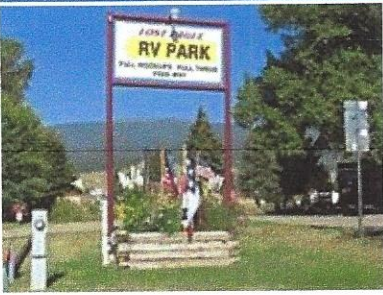


**ALL FIELDS DETAIL**



<b>MLS #</b>	99355	<b>USE</b>	RV Park
<b>Class</b>	COMMERCIAL	<b>FRONTAGE</b>	U. S. Highway
	/INDUSTRIAL	<b>TYPE OF TENANCY</b>	Other
<b>Type</b>	Land Building	<b>WILL SELL</b>	In Entirety
	Business	<b>LOCATION</b>	Free Standing
<b>Area</b>	EAGLE NEST (18A)	<b>TYPE OF LEASE</b>	Other
<b>Asking Price</b>	\$875,000	<b>LAND COVER</b>	Valley Land
<b>Address</b>	155 E Therma Dr.	<b>SURFACE WATER</b>	None
<b>City</b>	Eagle Nest		
<b>State</b>	NM		
<b>Zip</b>	87718		
<b>Status</b>	Active-Extended		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**GENERAL**

<b>Agent</b>	Stacie Ewing - Cell: 575-779-6314	<b>Listing Office 1</b>	American West Ranches, Homes, & Land LLC - Office: 575-377-3382
<b>Selling Commission</b>	3	<b>Dual Variable Y/N</b>	No
<b>O/A Y/N</b>	No	<b>List Type</b>	ERS
<b>Owner Name</b>	Lost Eagle RV LLC	<b>Occupied</b>	Owner
<b>Listing Date</b>	12/13/2016	<b>Expiration Date</b>	12/13/2018
<b>Name Of Business</b>	Lost Eagle RV Park	<b>Approx. Square Feet</b>	1400
<b>Assoc. Fee</b>	0	<b>Legal Description</b>	see Exhibit A
<b>Zoning</b>	General Commerc	<b>Subdivision</b>	Other
<b>Tour Zone</b>	Angel Fire North	<b>Approx. SqFt Bld Suite 1</b>	1600
<b>Approx. SqFt Bld Suite 2</b>	1480	<b>Approx. SqFt Bld Suite 3</b>	1900
<b>Approx. SqFt Bld Suite 4</b>	0	<b>Approx. SqFt Bld Suite 5</b>	0
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	No	<b>VOW AVM</b>	No
<b>Virtual Tour</b>	Virtual Tour	<b>Update Date</b>	12/14/2017
<b>Status Date</b>	12/9/2017	<b>HotSheet Date</b>	12/9/2017
<b>Price Date</b>	12/13/2016	<b>Input Date</b>	12/13/2016 12:46 PM
<b>Associated Document Count</b>	2	<b>Original Price</b>	\$875,000
<b>Subject to FIRPTA</b>	No	<b>REO</b>	No
<b>Days On Market</b>	581	<b>Cumulative DOM</b>	581
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	20
<b>Input Date</b>	12/13/2016 12:46 PM	<b>Update Date</b>	12/14/2017 12:25 PM
<b>GRT Code</b>	09-509		

**FEATURES**

<b>BUILDING EXTERIOR</b>	<b>UTILITIES</b>	<b>EXTERIOR FEATURES</b>	<b>CLOSING/POSSESSION</b>
Wood Siding	Electric	Landscaping	Closing +
<b>STYLE/BUILDING</b>	Propane	Lighting/ Security	<b>DOCUMENTS ON FILE</b>
2X6 Frame	Separate Meters	Parking/ 50 + Spaces	Legal
Drive in Doors	<b>HEATING SYSTEM</b>	RV Storage	Photos
Mini-Storage	Combination	<b>SHOWING INSTRUCTIONS</b>	Rental History
Multi-Story	Electric Baseboard	Call Listing Office	Sellers Disclosures
<b>ROOF</b>	Fireplace	Appointment Only	Lead Based Paint
Metal	Solar Active	List Agent Accompany	
<b>WATER/SEWER</b>	Wood Stove	Sign	
Public Water			
Sewer Connected			
Well Drilled			



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 Cell: 575-779-6314  
 stacie@americanwestre.com



**Listing Office:** American West Ranches, Homes, & Land LLC - Office: 575-377-3382

**FINANCIAL**

**Directions** Down Town Eagle Nest on the south side of Highway 64 look for sign

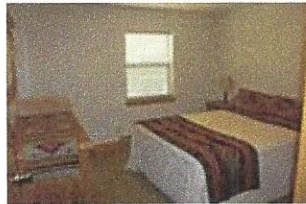
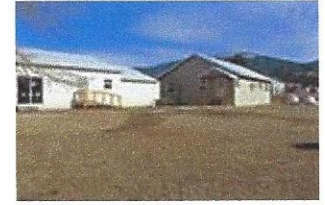
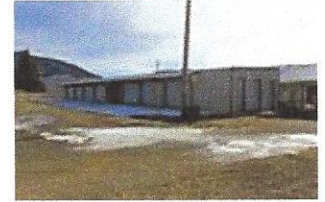
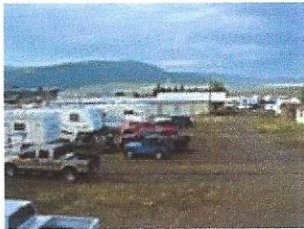
**AGENT ONLY REMARKS**

**Agent Only Remarks** Owners occupy the property full time, please DO NOT drive through the property with clients, make an appointment to see the property. Call Stacie 575-779-6314 listing broker will attend all showings.

**PUBLIC REMARKS**

**Public Remarks** Many options for living and working in the scenic Northern New Mexico mountains! Popular RV Park on 3.69 acres with 44 full hook ups (30 and 50 amp), 14 unit storage facility, 1900 square foot home/office, a 1650 square foot 3 bedroom, 2 bathroom rent house, a 1480 square foot recreational/common building with full kitchen, Storage Room, Separate shower room, washer/dryer facility. 32 x 24 workshop. Highway frontage for easy RV access and business visibility. Located in the heart of Eagle Nest, NM this location is within walking distance of everything, restaurants, shopping, public park, Eagle Nest Lake, etc. 10 minute drive to Angel Fire Resort, 20 minutes to Red River Ski Area. Perfect for a full time resident or part time seasonal ownership. Be your own boss in one of the prettiest places in New Mexico.

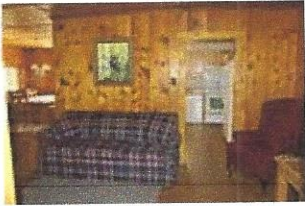
**ADDITIONAL PICTURES**



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**DISCLAIMER**

This information is deemed reliable, but not guaranteed.



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