

# Tee Pee Ranch Lot 71



## **64 Wagon Trail—Catron county**

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Enjoy peace and solitude on this remote yet accessible property located in high mountain country approximately 25 miles southwest of Datil, NM in the Tee Pee Ranch Subdivision. Containing 5 acres, the property is near the Horse Mountain Wilderness Area. The terrain has heavy tree coverage but still allows glimpses of mountain views. Electricity is on the lot and there is a camp trailer with an addition add on in need of repairs. Home to bear, mountain lion, bobcat, elk, mule deer, turkey and numerous smaller game and predators, the property offers the opportunity for a great place to get away from the big city hustle.

**Price: \$25,000**





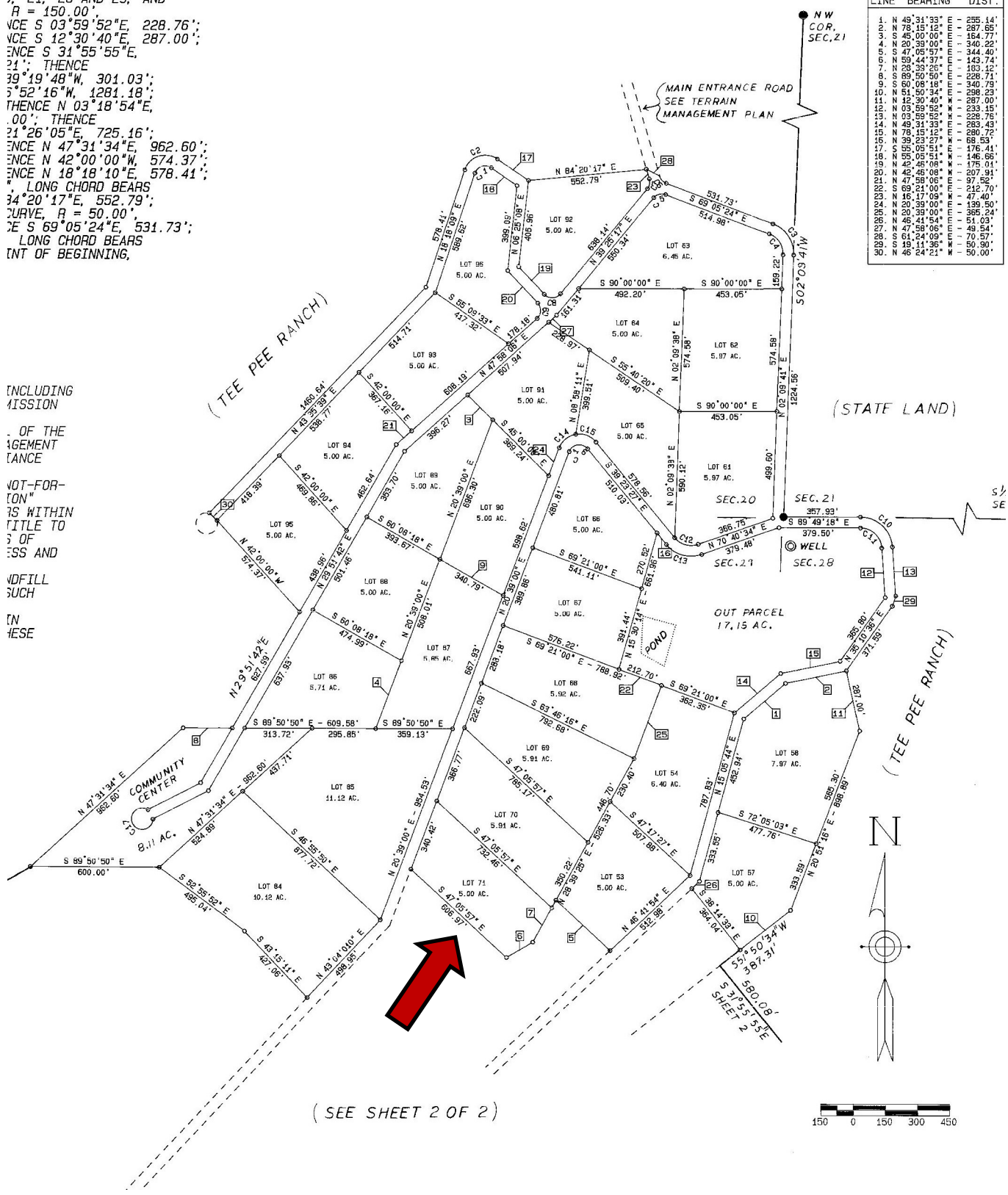


# Tee Pee Ranch Lot 71

R. 12W., N.M.P.M.,  
 MEETS AND BOUNDS  
 1, 21, 28 AND 29, AND  
 R = 150.00'  
 VCE S 03°59'52"E, 228.76';  
 VCE S 12°30'40"E, 287.00';  
 VCE S 31°55'55"E,  
 21'; THENCE  
 39°19'48"W, 301.03';  
 5°52'16"W, 1281.18';  
 THENCE N 03°18'54"E,  
 .00'; THENCE  
 21°26'05"E, 725.16';  
 VCE N 47°31'34"E, 962.60';  
 VCE N 42°00'00"W, 574.37';  
 VCE N 18°18'10"E, 578.41';  
 LONG CHORD BEARS  
 34°20'17"E, 552.79';  
 CURVE, R = 50.00'  
 E S 69°05'24"E, 531.73';  
 LONG CHORD BEARS  
 DIST OF BEGINNING,

LINE TABLE		
LINE	BEARING	DIST.
1.	N 45°31'33" E	235.141'
2.	N 78°15'12" E	287.85'
3.	S 45°00'00" E	164.77'
4.	N 20°39'00" E	340.22'
5.	N 47°05'57" E	344.40'
6.	N 59°44'37" E	143.74'
7.	N 28°29'25" E	103.32'
8.	S 69°50'50" E	228.71'
9.	S 60°08'18" E	340.79'
10.	S 51°50'34" E	298.23'
11.	N 12°30'40" E	287.00'
12.	N 03°59'52" E	228.76'
13.	N 03°18'54" E	283.43'
14.	N 49°51'33" E	280.72'
15.	N 78°15'12" E	176.41'
16.	S 45°00'00" E	146.66'
17.	S 05°05'51" E	175.01'
18.	S 05°05'51" E	207.91'
19.	N 42°00'00" W	574.37'
20.	N 18°18'10" E	578.41'
21.	S 69°05'24" E	531.73'
22.	S 69°05'24" E	531.73'
23.	S 69°05'24" E	531.73'
24.	S 69°05'24" E	531.73'
25.	S 69°05'24" E	531.73'
26.	S 69°05'24" E	531.73'
27.	S 69°05'24" E	531.73'
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90.	S 69°05'24" E	531.73'
91.	S 69°05'24" E	531.73'
92.	S 69°05'24" E	531.73'
93.	S 69°05'24" E	531.73'
94.	S 69°05'24" E	531.73'
95.	S 69°05'24" E	531.73'
96.	S 69°05'24" E	531.73'
97.	S 69°05'24" E	531.73'
98.	S 69°05'24" E	531.73'
99.	S 69°05'24" E	531.73'
100.	S 69°05'24" E	531.73'

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(SEE SHEET 2 OF 2)