

# Info Sheet Lot 11 Blk 23 Timberlake Ranch McKinley

**APN:** R194182

**Legal Description:** LOT 11, BLOCK 23, TIMBERLAKE RANCH UNIT 9 MISC 91-702 10/6/87 BK 4 PGS 83-84 12/11/91 BK 15 PG 3637 6/6/00 CODE 2-091-064-031-516

**County:** McKinley

**GPS Coordinates:** 35.191309, -108.469705

**Access:** Fox Road (Dirt Road)

**Water:** Well (To be installed by buyer)

**Water Delivery Service:** None

**Power:** [Continental Divide Electric Cooperative](#)

**Propane Delivery:** [Gallup Propane Service](#), [Ferrell Gas](#)

**Trash Service:** Trash is Hauled by owner to transfer station.

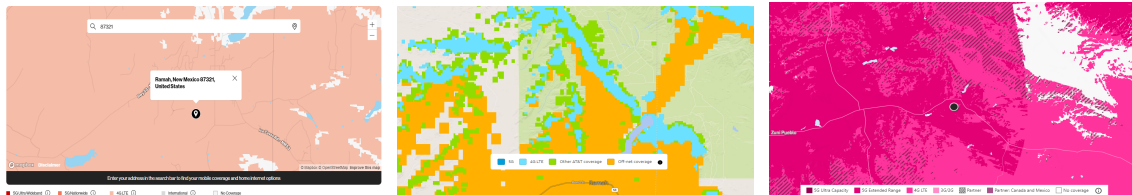
**Sewage:** Septic Only (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$95.88

**Property Tax Status:** Current

**Cell Service:** Verizon: (4G LTE) , AT&T: (Other AT&T Coverage) , T Mobile/Sprint: (5G Extended)

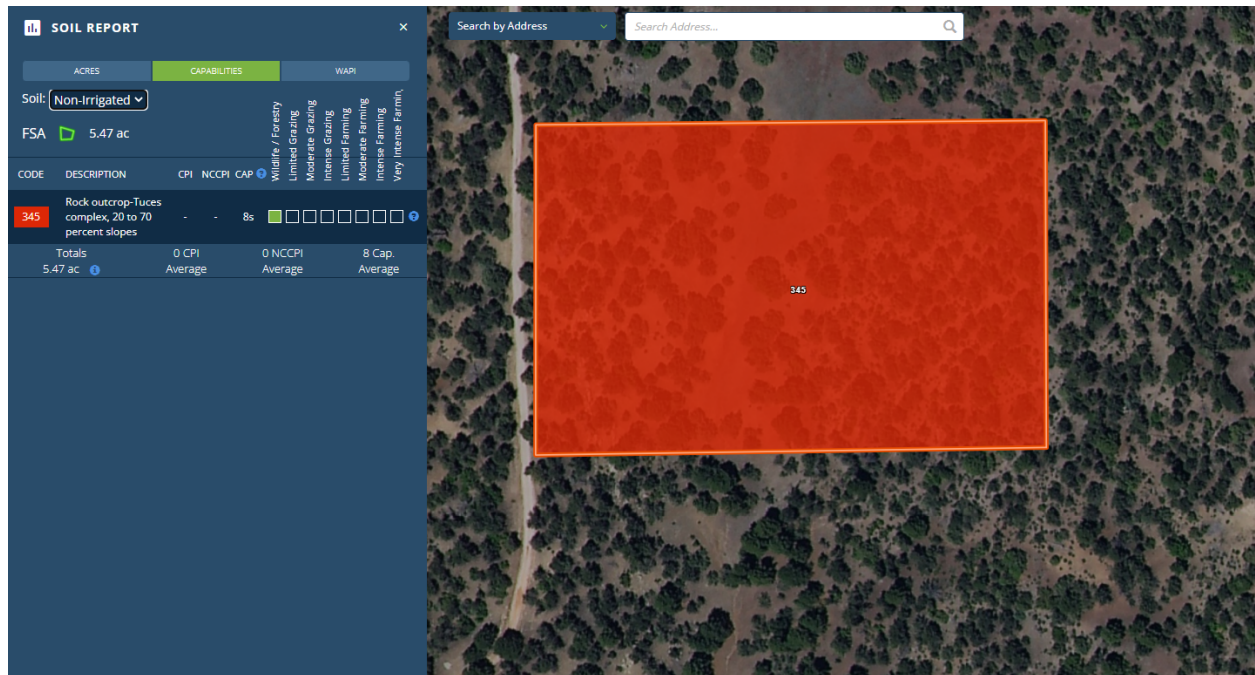


**Internet Service:** CenturyLink, Viasat, Hughesnet

**FEMA Flood Zone:** Not in floodplains.

**Wetlands:** No wetland/s.

**Terrain and Soil:** Rock outcrop-Tuces complex, 20 to 70 percent slopes. Has some wildlife and forestry.



**Trees:** Various types of trees all over the property.

**Google Maps link:** <https://goo.gl/maps/oxoyYwktiHNEoypEA>

**Mapright Link:** <https://mapright.com/ranching/maps/0764851fe06b2fede3c11fa68c07402f/share>

**HOA:** [Timberlake Ranch Landowners' Association](#)

Membership Fee: \$230 per year and go towards providing road maintenance and common use areas, such as picnic/park areas, a common water well (not for personal use), and many other amenities.

**School District:** Gallup-McKinley County Schools

**See Schools:** <https://www.gmcs.org/>

**Climate:**

Annual high temperature - 85 °F

Annual low temperature - 16 °F

Average annual precipitation - 14 inches

Average annual snowfall - 37 inches

**Nearby Places of Interest:**

-Albuquerque International Sunport - 2 hrs 21 mins away

-Gallup Indian Medical Center - 1 hr 4 mins away

-American Heritage Plaza Mall - 1 hr 7 mins away

- Pine Hill Market - 42 mins away
- Hogback Mountain Peak - 26 mins away
- Ramah Reservoir - 25 mins away
- Wild Spirit Wolf Sanctuary - 42 mins away
- Cliff Dwellings - 18 mins away

## **Building Restrictions and Land Use -**

<http://www.trnews.info/2ndAmendedAndRestatedDeclaration.pdf>