

# 798 E. DUNN HILL

## FORT SUMNER, NM



AN EXCLUSIVE LISTING OF



***FALLON-CORTESE LAND***



1410 E. SUMNER AVE  
FORT SUMNER, NM 88119

575-355-2855

**KELLY SPARKS**  
575-760-9214

**NICK CORTESE**  
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**SCOTT BURTON**  
575-760-2088

[ranchseller.com](http://ranchseller.com)

## **798 E. Dunn Hill**

**A NICE RANCH STYLE BRICK, 2 BEDROOM, 1 BATH, 1881 +/- SQ FT HOME IS ON APPROXIMATELY 1 ACRE OF LAND AND READY FOR A NEW OWNER. THE HOUSE HAS A SHINGLE ROOF, THE PATIO HAS A METAL ROOF AND THE HOME WAS REMODELED SOME YEARS AGO WHICH ADDED MORE SQUARE FOOTAGE.**

**SCATTERED AROUND THE PROPERTY ARE 4 PECAN, 1 APRICOT, 1 MULBERRY, A COUPLE OF JUNIPER TREES AND GRAPE VINES. ON THE COOL EVENINGS YOU CAN SIT OUTSIDE AND ENJOY THE NICE PATIO.**

**THE HOUSE IS HEATED WITH NATURAL GAS HEATERS, IS DUCTED FOR A SWAMP COOLER ON THE ROOF AND HAS REFRIGERATED AIR IN THE DINING ROOM.**

**RECENTLY BUILT WAS A DETACHED, INSULATED 24X24 GARAGE WITH ROLL-UP DOOR AND WALK-THROUGH DOOR. THERE IS ALSO AN INSULATED RAILROAD CAR, A CHICKEN COUP AND A SHED TO PARK YOUR RV IN.**

**THE PROPERTY IS LOCATED IN THE VILLAGE OF FORT SUMNER WITH WATER, SEWER AND WASTE PICK-UP. IT IS FENCED AND ALSO HAS A DOMESTIC WATER WELL.**

**TAXES: \$386.02 FOR YEAR 2017**

**THIS IS A MUST-SEE PROPERTY LOCATED IN A NICE NEIGHBORHOOD.**

**PRICE REDUCED:**

**\$75,000.00**









