

17.36 Acres

San Juan County, NM

\$1,875,000







### **Activities & Amenities**

ATV/Off Road
Boating/Sailing/Rafting
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
House/Cabin

Hunting - Turkey & Waterfowl Irrigation Outbuilding/Barn/Shed/Shop Stream/River

Water Rights
Waterfront
State Hunting Unit: 2A

## **Land Details**

Address: 7 Road 2473, Aztec, New Mexico 87410, USA

> Closest Town: Aztec Total Acres: 17.36 Deeded Acres: 17.36 Zoning: Residential Elevation: 5,786

Topography: Pasture, Timbers Vegetation: Cottonwoods, Russian Olives, Pasture Grass

Water Rights: Yes, Ditch/ Irrigation Rights.
44 Acre Diversion Per Annum
Estimated Taxes: \$4,354 - 2021
Source of lot size: Assessor/Tax Data

# **Building Details**

Homes: 1 Style of Home(s): Ranch Finished Sq. Ft.: 4,012 Bedrooms: 3

Full Bathrooms: 3
Basement: None

Parking Types: Detached Garage

Total # of Spaces: 3
Outbuildings: 1

Types of Outbuildings: Shop/ Covered Storage Stalls

Fence Type: Chainlink/ Pipe
Cooling Systems: Evaporative Cooler
Heating Systems: Radiant





## **Property Summary**

Hidden amongst the cottonwoods, 27+/- miles south of Durango Colorado, lies the secluded and serene 17.5+/- acres of the Animas River Paradise. The centerpiece of this private end of the road oasis is the 4,000+/- sq ft, 3b/3b, Santa Fe style home that can truly be described as exquisite.







#### **Improvements**

The custom designed Santa Fe Style home was crafted and built for this exact property location, with the intention of balancing the hundreds of ft of river frontage, ponds, manicured pastures, and the gorgeous stand of cotton woods. With its spacious and tastefully designed open floor plan, this magnificent residence includes a polished and well-crafted office which has inside and outside access for the 42% of American's now working from home. The large island gourmet kitchen, containing a massive walk-in pantry, definitely compliments the large great room with its welcoming fireplace. It's almost as if the home has three master bedrooms due to the way each one a has its own wing designed for privacy. Two huge walk-in closets compliment the master suite. A huge 3.5 bay garage attached by a breezeway could house even the largest 3,500 long-bed dually! And without a doubt, one of the homes most impressive features is the incredible front and rear veranda's, which include an outdoor kitchen to entertain while enjoying the southwest's phenomenal climate with family and friends.

The property holds a  $30 \times 60+$ /- shop/barn equipment shed. 60% shop/40% livestock /equestrian, and concrete equipment wash-down pad. Four-wheel drive Kubota and implements are negotiable. Senior water rights keep 3/4 pastures irrigated. This is perfect for the property as it historically carries several horses. A small cattle herd, llamas, or alpacas could easily be accommodated.

#### Recreation

Located in Unit 2a, the property is a wildlife & fishing Mecca. The Pond can be easily stocked, with the Animas River offering world class flyfishing for large German browns & rainbows. There also remains a couple corners of the property that are kept as native woodlots for privacy and wildlife sanctuary, carrying a resident mule deer herd and large flock Merriam's turkeys. An early visit to your riverside blind will net a limit of Canadian Honkers and mallards. Picnic area, fire-pit and horseshoes will fill your afternoons along the riverside.









### **Region & Climate**

Located just south of the Colorado line, 21 miles outside of Farmington, this prestigious ranch provides excellent access to world class recreation, several national forests and lakes, and is a mere 40 minutes to Quality Waters of the San Juan River, which is said to be home to some of the best trophy trout fishing in the country today. And amazingly, it's only minutes to Durango for dining, shopping, and snow-skiing – as well as major hospitals and two regional airports in Durango Co and Farmington. This property is without question a hidden wonder!

#### **History**

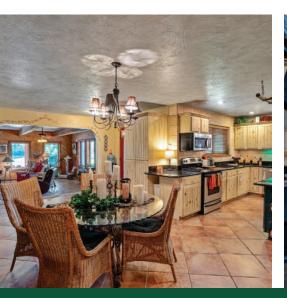
With builders quoting \$350-400 per ft, and 2-4 years out, it's almost impossible to find riverfront properties – let alone a turn key, secluded from the world, yet minutes to everything property such as the prestigious Animas Riverfront Paradise.

Call or email for more info and your qualified showing, co brokers are welcome.



\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale

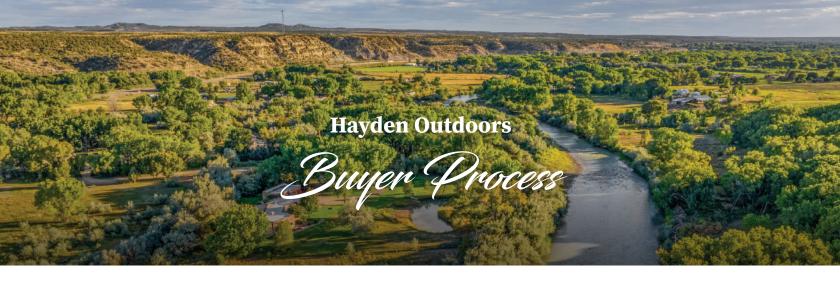
offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







 $www. \textbf{HaydenOutdoors}. com \mid 866.741.8323$ 



**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER









FARM, RANCH & RECREATIONAL REAL ESTATE

# **Greg Liddle**

- ☑ Greg@HaydenOutdoors.com
- 970.946.0374

## **Lauren Fichtl**

- Broker Partner, Licensed in CO & NM Broker Associate, Licensed in NM, CO, FL Lauren@HaydenOutdoors.com ⊠
  - 850.797.5417

