

# Animas Riverfront Paradise

17.36 Acres

San Juan County, NM

\$1,875,000



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## 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 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 x 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.



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## Hayden Outdoors

# Buyer Process

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**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.

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*- RICK STEINER, SELLER/BUYER*

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ROAD 2470

550

550

550

**BOUNDARY LINES**  
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 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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