

Burns Family Farm and Ranch on the Chama River

710.00 Acres

Rio Arriba County, NM

\$8,900,000



HAYDEN  OUTDOORS

Burns Family Farm and Ranch on the Chama River

TOTAL ACRES:

710.00

PRICE:

\$8,900,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Chama, NM

Presented by



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Property Summary

Bull elk and brown trout! Mule deer and rainbows! Tons of hay and fat cattle! Over a mile of river frontage!

Belonging to the same family for +/- 150 years, the 710 acres of the Burns Family Farm & Ranch, encompassing over a mile on “both sides” of the very best the Chama River has to offer is not a “once in a lifetime opportunity” but a property that only comes along “once in generations”, if ever...



Activities & Amenities

ATV/Off Road
Borders Public Lands
Development Potential
Farm/Crops/Ag
Fishing
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Stream/River
Water Access, Water Rights, Water View
Waterfront
State Hunting Unit: 4

Land Details

Address: 16853 US Hwy 64/84, Tierra
Amarilla, New Mexico 87575, USA
Closest Town: Chama
Total Acres: 710.00
Deeded Acres: 710.00
Zoning: Agriculture
Elevation: 7600
Topography: Chama River, canyon,
flat irrigated ground, gentle hills
Vegetation: Pines, Pinyon, Juniper,
Oak, Cottonwood, grass
Irrigated Acres: 279.8
Water Rights: Yes, 279.8 Irrigated Acres
Income Type: Hay, summer grazing, cattle
Estimated Taxes: \$690 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Basement: None
Outbuildings: 1
Types of Outbuildings: Barn
Waterfront Features: Over a mile
of private, secluded Chama River
frontage on both sides of the river.



Land

Owned by the same family since the 1870's, this "first time on the market" hidden gem of +/- 710 acres can be yours... Many existing state & national parks would envy the privacy, location and natural beauty of the Burns Family Farm & Ranch on the Chama River. In a state where water is the gold, BFF&R has it all... The State Engineer represents water rights irrigating +/- 280 acres and over a mile of private, secluded Chama River frontage ON BOTH SIDES OF the river, miles from any public access.....

Offering an incredible diversity in ecosystems- bosque, hay production, cattle & livestock grazing, cottonwood lined river bottoms, benches layered in Oak, Pinyon Pine, Juniper & Ponderosas, intersected with gorgeous meadows of natural grass....There are secluded pockets that feel like they're a million miles from anything yet less than a mile to paved year round access.

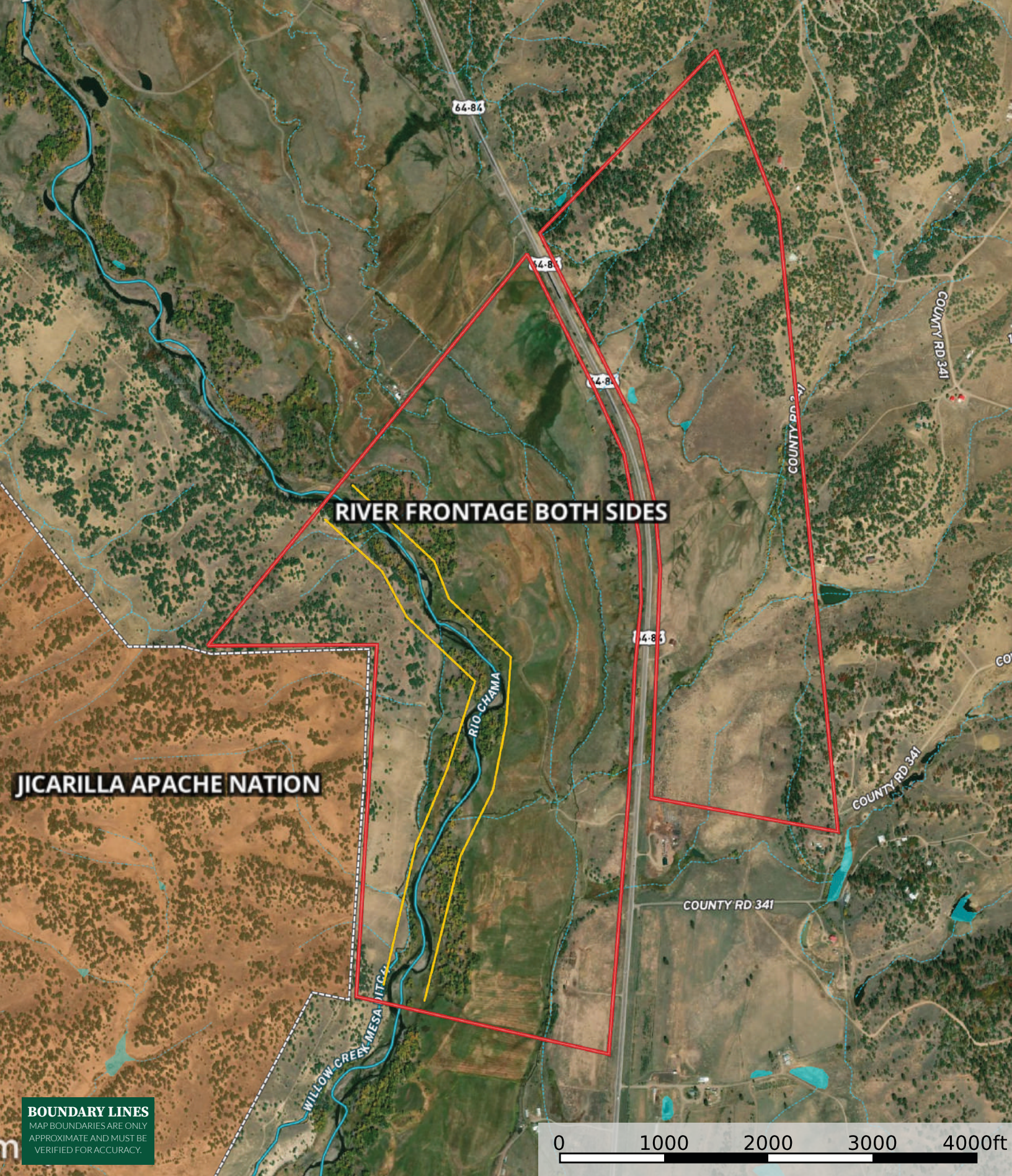
Improvements

There is a 60x60 barn/shop with power & water that includes a private beef & game processing plant, complete with walk-in cold rooms & freezer, a storage area, and power for the inside and outside RV/Motorhome stalls with a back-up generator. This HQ is ideal for full conversion into a barndominium or high end RV Parking.





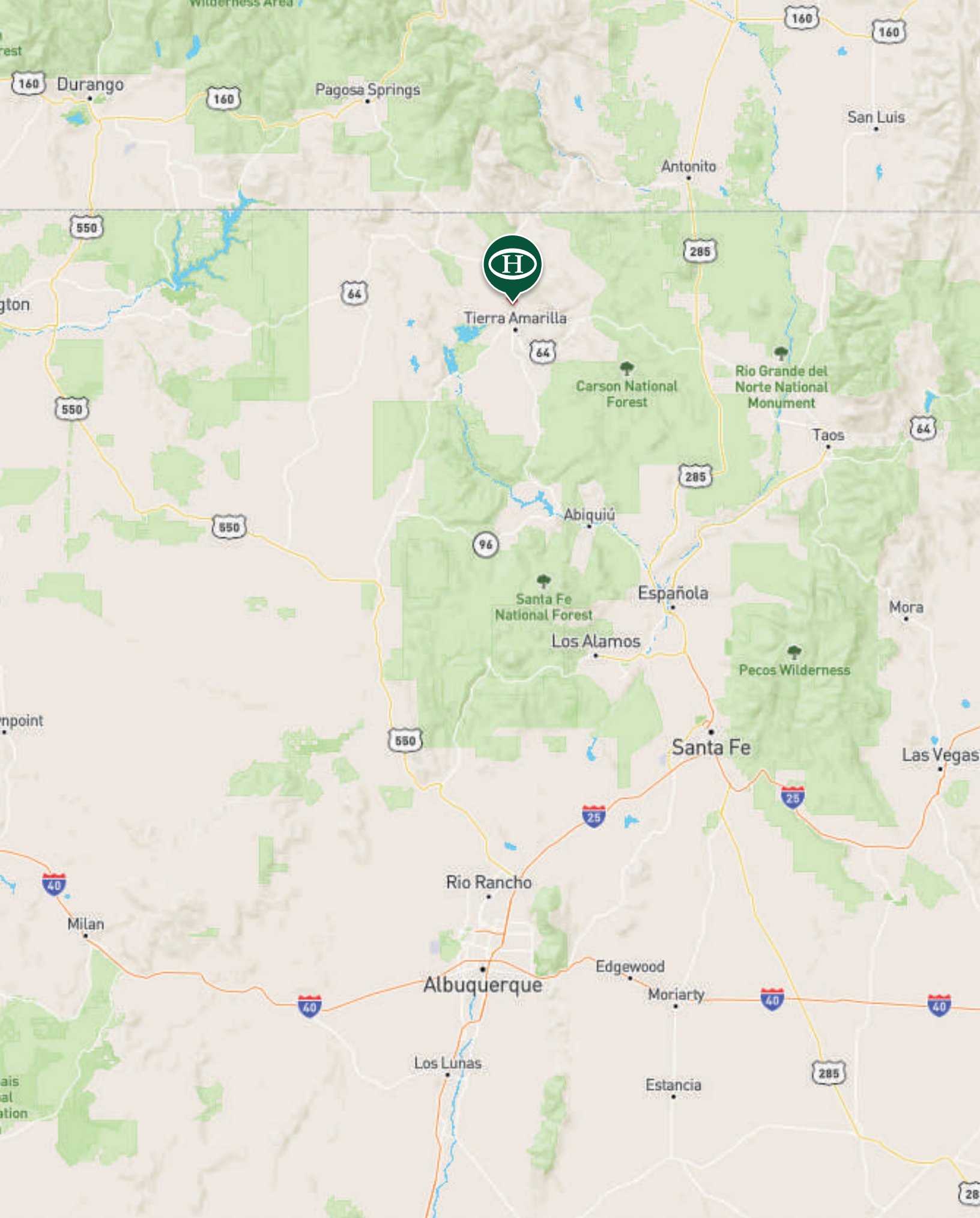




BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

- Distance
- Boundary
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body





Recreation

With over a mile bordering the almost million acres of the Jicarilla Apache Reservation, the elk and mule deer hunting is world class. The Jicarilla Reservation has added actual fence crossings, spread along the border of the ranch, so the elk and mule deer can cross into the ranch to water at the river. The game trails look like cattle paths with lots of traffic... New Mexico Game and Fish currently awards BFF&R 2 mature bull elk tags, 1 archery tag and 1 cow elk tag annually (averaging 1 tag per +/- 177 acres). Mule Deer landowner tags are applied for in March each year. Rio Arriba County, NM has consistently been the top producing county in the US, Canada and Mexico for placing mule deer in the Boone & Crockett record book! With over a mile of the Chama River meandering through the ranch, there are a dozen or so incredibly deep pools holding massive german browns and rainbows for the consummate fly fisherman who likes to release a dozen or so before breakfast. For the archer, bow fishing for carp can be outstanding. The river is miles from any public access so the trespasser is non-existent and your game and fish are protected. The Burns Family Farm & Ranch on the Chama River's fishing and hunting have both been in high demand by trout guides and big game outfitters for years, representing the quality of both.







General Operations

Development options are endless. With a shop/barn and working pens as the only improvements, you are not paying for someone else's McMansion! There are no HOA or Conservation Easements restricting BFR&R, so subdivision or preservation options are available for today's discriminating investor. There are numerous building sites on secluded benches with tremendous privacy & seclusion as well as over a mile of highway frontage bordering both sides of Highway 84.

Caretaker – As the current ownership lives off the property, there is a long term caretaker in place who manages the ranch, oversees the livestock and has a desire to continue as caretaker with the right situation.

Location

With +/- 710 acres bordering over a mile of river frontage on both sides of the Chama River, Burns Family Farm & Ranch has no equal. Over +/-150 years of family history has kept this incredible property off the market and the seller said it's time to pass the baton. Ideal for that dream family estate, corporate retreat, land investment opportunity for future use or securing one of the Southwest's last great riverfront opportunities, the options for the Burns Family Farm & Ranch on the Chama River are endless. The opportunity to own it is not...

Call or email today for more info and your private qualified showing. Co brokers welcome.





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Buyer Process

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 bring buyers to purchase our properties. We offer cooperating 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

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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