



# Aztec Private Retreat

62.10 Acres | San Juan County, NM | \$248,000



HAYDEN  OUTDOORS.



# Aztec Private Retreat

TOTAL ACRES:

62.10

PRICE:

\$248,000

COUNTY:

San Juan County

CLOSEST TOWN:

Aztec, NM

*Presented by*



## Robert Espinoza Sr.

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**REAL ESTATE**







### **About This Property**

Aztec Private Retreat consists of 62.1 +/- Deeded acres.

This beautiful 62.1 acre +/- Building Site/recreational, property is located less than 10 minutes from downtown Aztec and a short 15 miles Navajo Lake and the Quality Waters of the San Juan River. Farmington is less than 16 miles away with all the major shopping venues such as Sam's Club Walmart, Target, Albertson's to fill your needs. Durango Colorado is less than hours' drive.





## Activities & Amenities

ATV/Off Road

Borders Public Lands

Cycling/Mountain Biking

Development Potential

Equestrian/Horse Property

Hiking/Climbing

House/Cabin

Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Waterfowl

Lodge/Resort

Skiing/Snowmobiling/Snow Sports

Timber

Wooded

State Hunting Unit: 2A

## Land Details

Address: County Road 2550, Aztec, New Mexico  
87410, USA

Total Acres: 62.10

Deeded Acres: 62.10

Elevation: 6,470' to 6,520'

Topography: Wooded with sage brush and grassy openings

Vegetation: Pinon, Cedar, Sage Brush, Mountain Mahoney cover most of the property

Estimated Taxes: \$368.44 - 2024





## Land

+/- 62.1 Deeded Acres

With the anticipated uptick in Oil & Natural Gas Production, now is the time to buy property in San Juan County, before prices go up and the availability of quality building sites goes down.

Accessed via NM State Route 170. From Aztec proceed north on US 550 for one mile, take NM 173 East for 5 miles, take the paved road San Juan County Road 2550 for ½ mile , then continue for 1/4 mile on the dirt road to southern property Boundary

Grassy Bottoms, Pinon, Cedar, Sage Brush, Mountain Mahoney cover most of the property with several open areas to gaze the stars or the open valley below. Sitting in an alcove next to a high ridge, the high spots on the property offer excellent building sites with un-obstructed views of the La Plata and San Juan Mountains in Colorado. With an un-obstructed view of the Western horizon, the New Mexico Sunsets are a sight that will leave anyone awe struck.







## Improvements

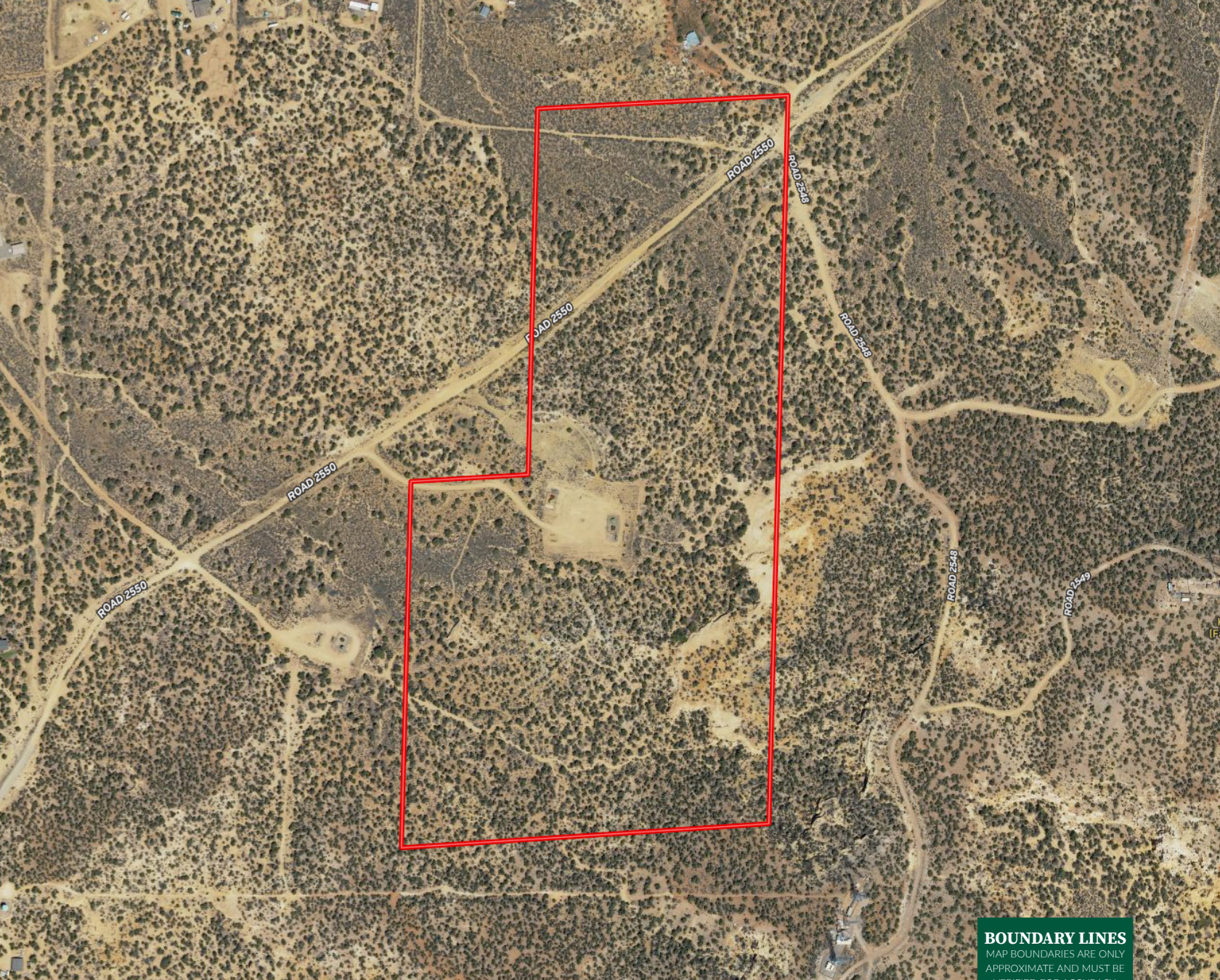
There are no improvements on the property, which leaves the new owner to develop and build on the property their dream home and other playground improvements.

Power is adjacent to the property via an existing power line. Water to the property can be obtained via city water line that is less than  $\frac{1}{4}$  mile from the property boundary, cost of tapping into the existing water line to supply city water to the property and associated costs will need to be arranged with the local water users system owner.


The San Juan County Fire Center Point Station 2 is less than a mile from the property boundary. With a fire hydrant just a few hundred yards from the southern boundary, fire response is virtually at your door step.

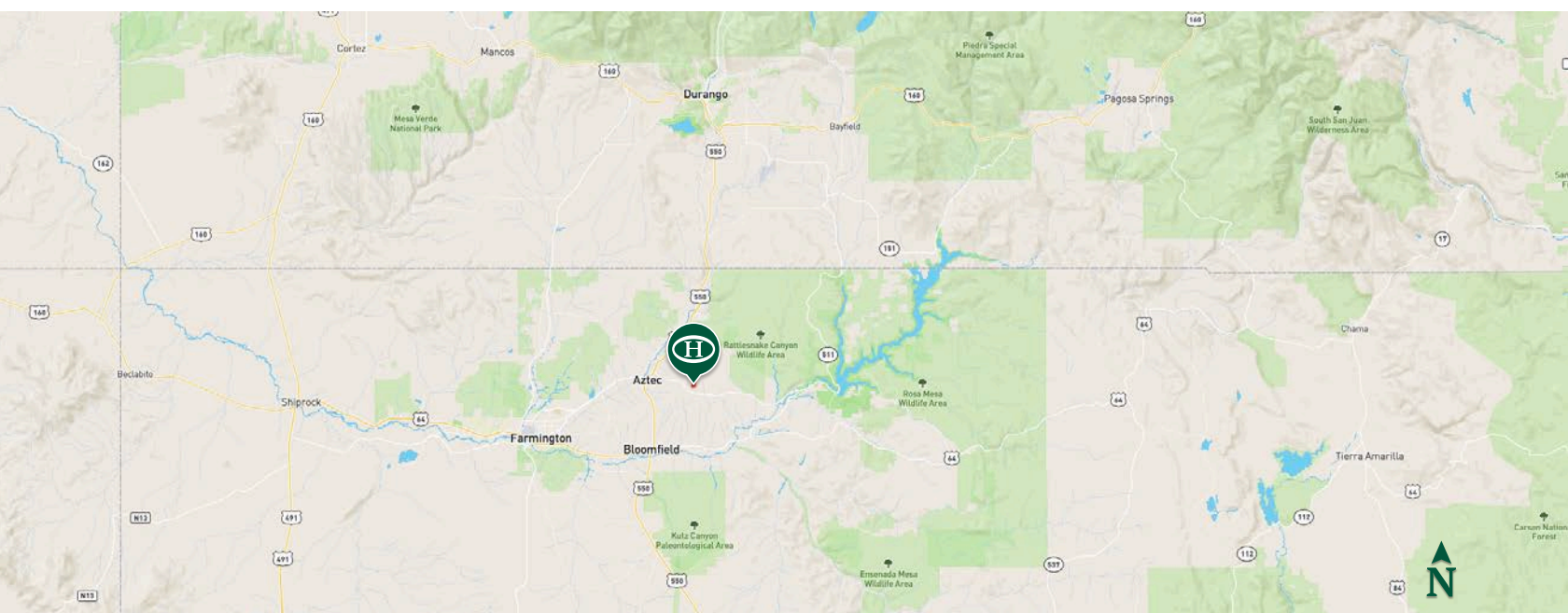






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary







## Recreation

Durango, Colorado is less than hours' drive. World Class Skiing awaits you at the world famous Purgatory Resort, Wolf Creek or Telluride all with an hour or two drive from the property.

The property has several ATV trails that wonder through the property and surrounding Bureau of Land Management and NM State Trust lands. With the east boundary consisting of rock bluffs, the property offers endless possibilities for rock climbing and exploring.

The property is bordered by NM State Trust Land & Bureau of Land Management lands on the east and south sides.

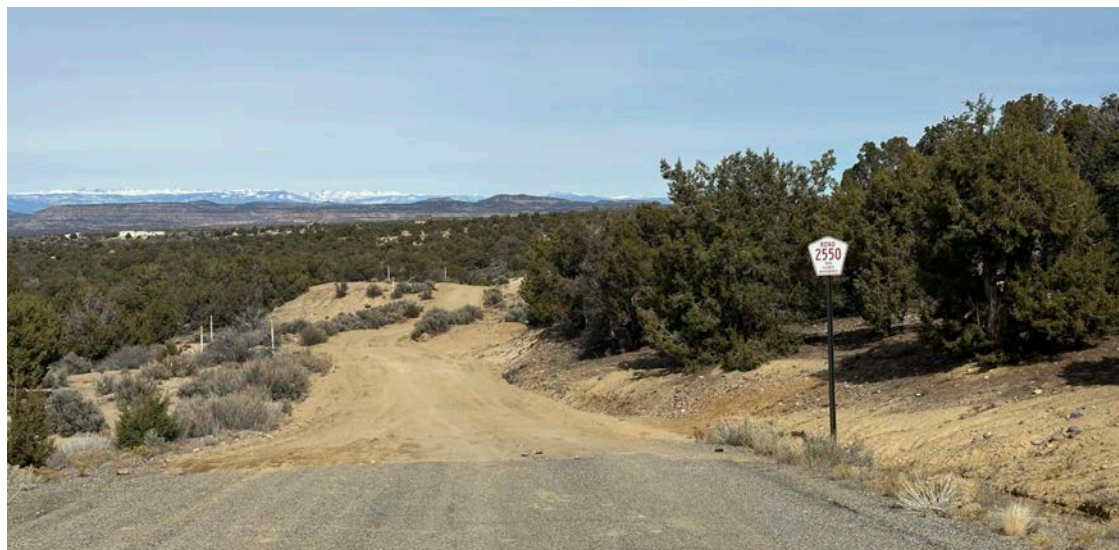
The ranch is less than 30 minutes drive from The San Juan River Quality Waters. the San Juan River is world renowned for providing some of the most rewarding trout fishing you will ever experience. The San Juan River Quality Waters, which is a 4 miles stretch of river below Navajo Lake Dam is a consistent producer of both rainbows and browns averaging 16 to 18 inches, with many reaching much larger proportions. Recent studies have suggested that there are more than 15,000 fish per mile; WOW that's a lot of fish!

The City of Aztec's Tiger Park is less than 4 miles from the property, the park features Covered picnic areas with BBQ grills, Public fishing (NM fishing license required), Half-mile walking/jogging track around lake, ADA accessible restrooms.

The famed Navajo Reservoir also offers world class boating, water sports and fishing and is less than 45 minutes' drive from the property. Numerous lakes that offer great family fishing and recreation are within a hours drive.

Hiking, Camping, Hunting, ATV Riding are all available on the property.

Small animals, such as rabbits, coyotes, fox can be found on the property, mule deer are often seen on the and around the property.







## **Agriculture**

There are currently no agricultural activities on the property. .

## **Water/Mineral Rights & Natural Resources**

One active oil/natural gas well is located on the property, Hillcorp is the owner of the well. Previous owner has a surface agreement with Hillcorp. .

## **General Operations**

The property will make an amazing site to build a rural dream home. With a few high end homes that are close to the property, your dream home will not be out of place.

The property also may be suited to be divided into a couple of smaller parcels, which opens the possibility of gaining some revenue from the sale to build your dream home. Check with local and county zoning and regulations

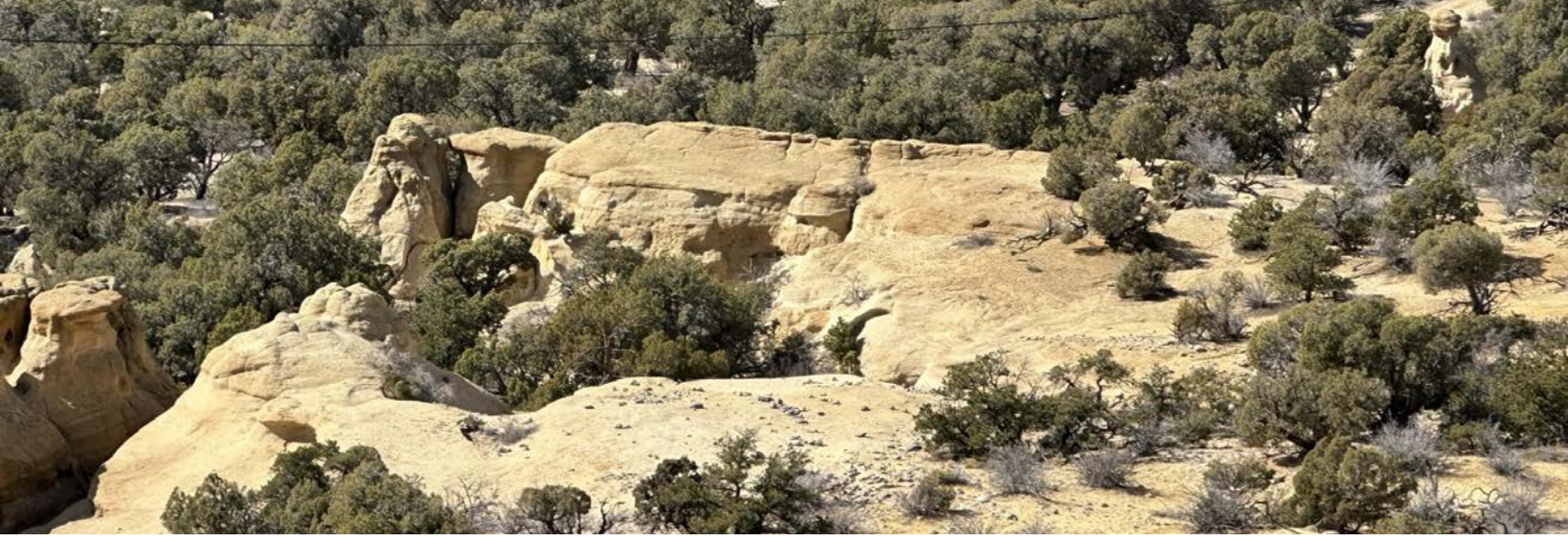
## **Region & Climate**

The Aztec region of New Mexico has a semi-arid climate with hot summers, cool winters, and large temperature swings.

- Average annual temperature: High 73°F, low 30°F
- Winter temperature (January): High 40°F, low 18°F
- Summer temperature (July): High 91°F, low 60°F
- Frost-free period: May 10 to October 6
- Average annual precipitation: 7.87 in







## History

The area is rich in history from the Native American tribes to the early Spanish settlers that called the area home. With Aztec Ruins, Chaco Canyon, Mesa Verde National Parks just a short driving distance from the property. Chaco Canyon is less than an hour drive from the property; Mesa Verde is less than two hours' drive. Aztec Ruins and many other Anasazi sites are nearby.

There are Numerous petroglyphs and ancient ruins dot the landscape in Largo Wash and the numerous finger canyons in the area. This makes this area ideal for the avid or novice explorer.

Please call or email today for more information on this unique property and answer any questions you might have and to schedule a qualified showing. Financial verification is required prior to all showings. Co brokers welcome.

## Location

- Area communities driving distance
- Aztec New Mexico: within 10 minuite drive
- Farmington New Mexico: within a 30 minuite drive
- Albuquerque: within two & half hour's drive
- Durango Colorado: within a 30 minuite drive
- Santa Fe: within 3 hour drive
- Navajo Reservoir: within a 30 minuite drive







## Hayden Outdoors

# 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 regard 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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testimonials







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