

Casa Colorada Farm
Hwy 304
Casa Colorada, NM 87002

\$1,100,000
15.39± Acres
Valencia County



Casa Colorada Farm
Casa Colorada, NM / Valencia County

SUMMARY

Address

Hwy 304 null

City, State Zip

Casa Colorada, NM 87002

County

Valencia County

Type

Farms, Horse Property, Undeveloped Land

Latitude / Longitude

34.54338 / -106.758389

Acreage

15.39

Price

\$1,100,000



PROPERTY DESCRIPTION

The Casa Colorado Farm sits at the southwest corner of State Highways 346 and 304 just a few minutes south of Belen, NM within the Rio Grande Valley.

All "Pre 1907 Water Rights" will convey with the land. Files are available by request. There are two productive fields, one 5 acre and one 10 acre. Both fields have been planted in Alfalfa for the past few years. Local farmers typically get 4 cuts per season. Irrigation water is provided by the Middle Rio Grande Conservancy District from April through October at the rate of \$59 per acre watered. A concrete ditch services both fields. Currently the property is zoned Agricultural although having Highway frontage brings opportunity for commercial development as well.

Electricity is at the Highway. Domestic wells in the area range from 100'-225' deep. Propane would be the easiest gas service and septic systems are typical in the area.

A great place to build a home, develop a commercial business or simply farm and pasture a few cows or horses in the winter months.

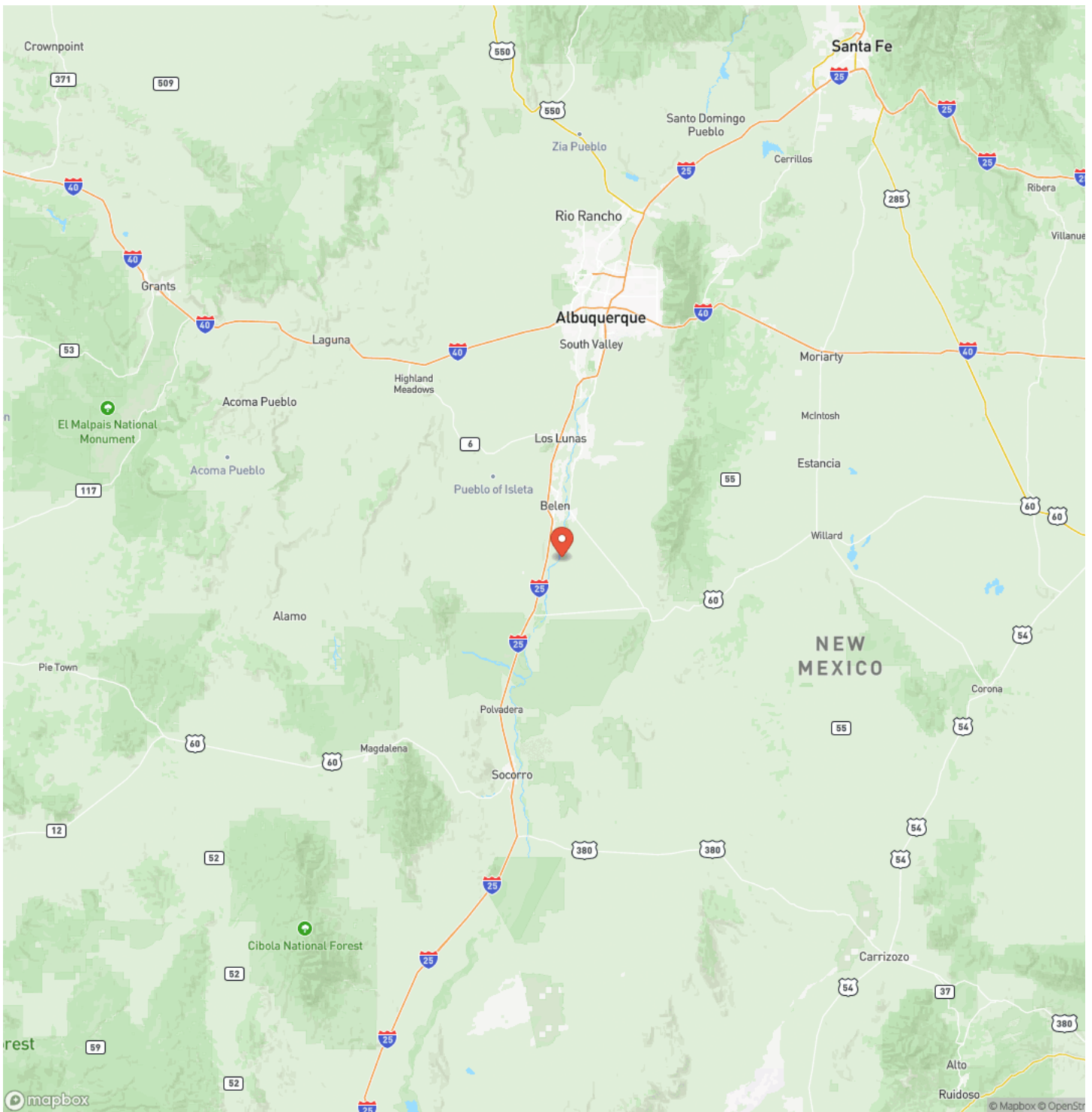
Casa Colorado Farm
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Locator Map



Locator Map



Satellite Map



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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