Casa Colorada Farm
Hwy 304
Casa Colorada, NM 87002

$1,100,000
15.39± Acres
Valencia County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/office/mossy-oak-properties-enchanted-land/

SUMMARY

Address
Hwy 304

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 Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

The Casa Colarada 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.



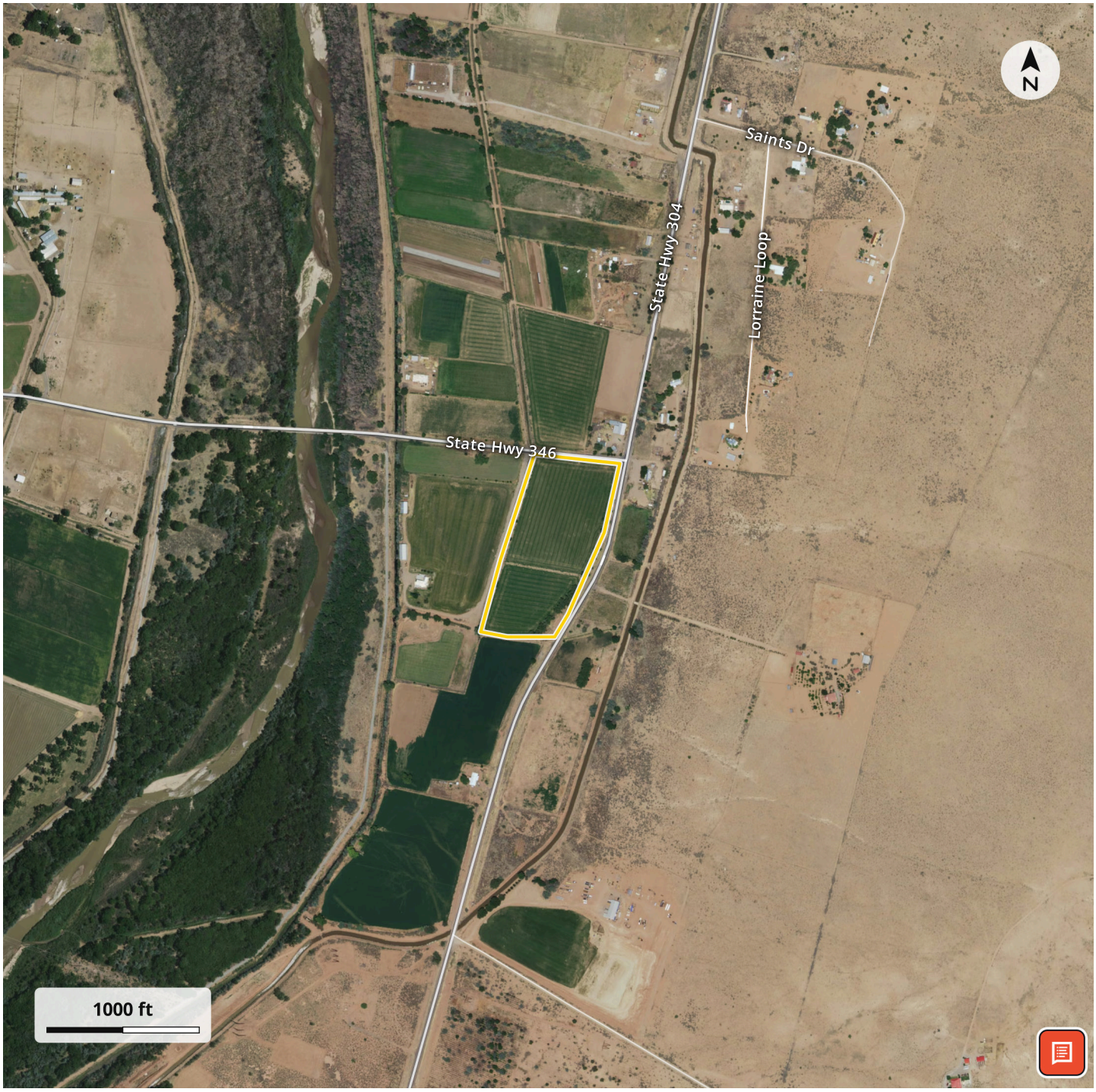





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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