

**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**

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**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



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**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.



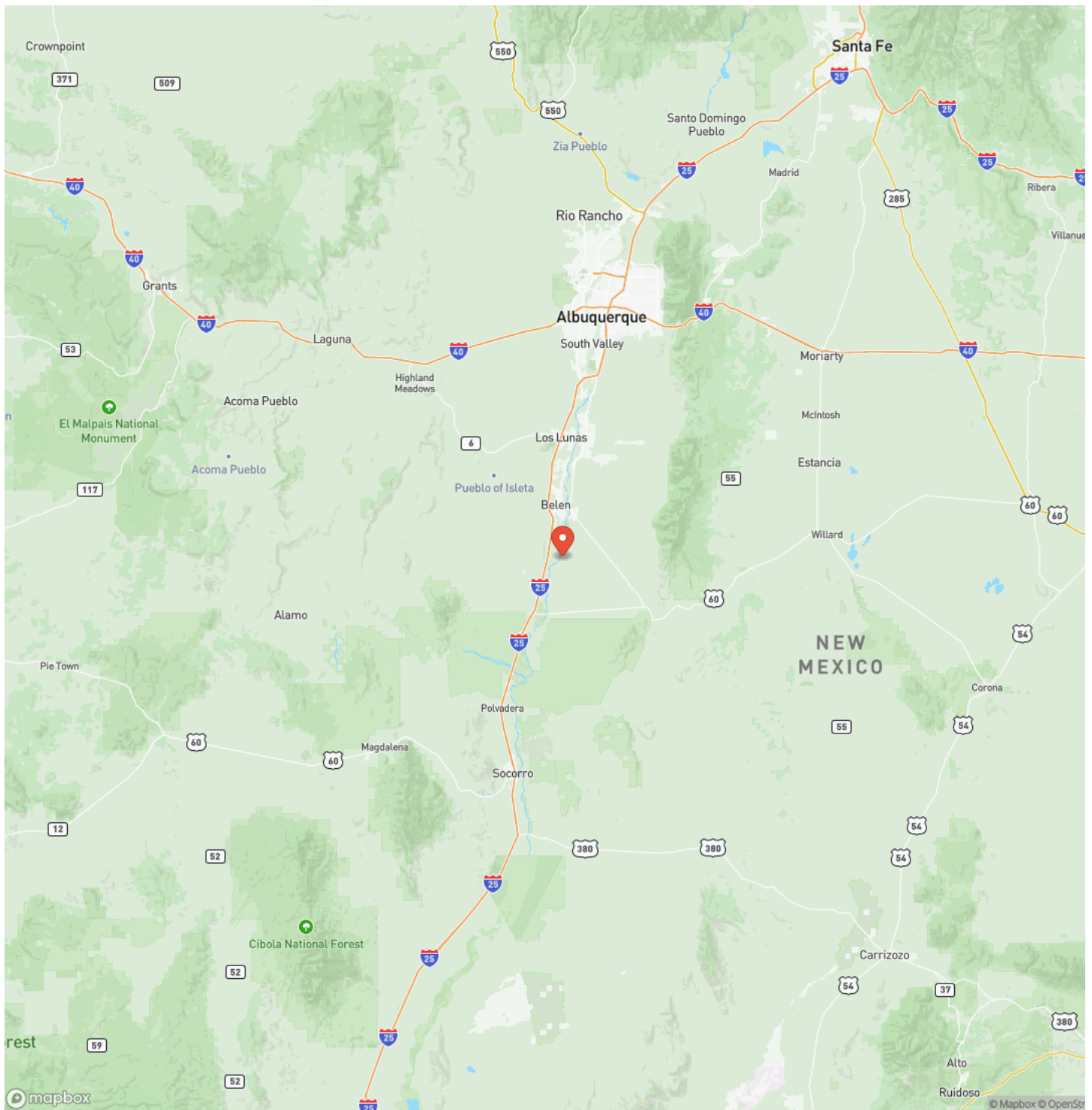
Casa Colorado Farm  
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# Locator Map



# Locator Map



## Satellite Map







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