Ticonderoga 272.27 acres
00Ticonderoga Dr
Chama, NM 87520

$680,675
272.27± Acres
Rio Arriba County







MORE INFO ONLINE:

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

SUMMARY

Address
00Ticonderoga Dr

City, State Zip
Chama, NM 87520

County
Rio Arriba County

Type
Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude
36.751108 / -106.479995

Acreage
272.27

Price
$680,675

Property Website
www.mossyoakproperties.com







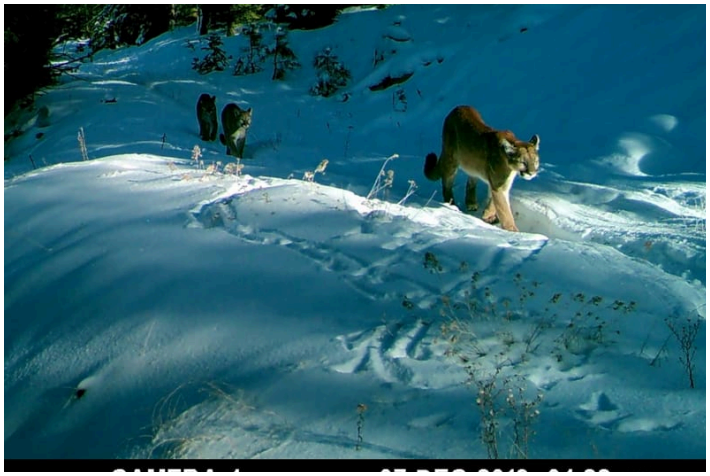
PROPERTY DESCRIPTION

Escape to the beauty of Northern New Mexico with this exceptional 272.27-acre property located in the highly sought-after Ticonderoga subdivision. This expansive acreage features a rich and diverse landscape filled with towering ponderosa pines, Gambel oak, spruce, aspen, and juniper trees. Sitting at just over 8,000 feet in elevation, the property offers breathtaking northern views from the mountaintop-perfect for those seeking privacy, natural beauty, and wide-open space. Wildlife is abundant, with elk, mule deer, turkey, black bear, grouse, and the occasional mountain lion roaming the area-making this a true outdoorsman's paradise. The current owner has enjoyed successful elk and mule deer hunts on the property. The property may qualify for elk and deer tags through the New Mexico Department of Game & Fish (NMGFD). Historically, these parcels were part of a larger tract that had assigned tags. A new owner will need to apply through the E-Plus program, and while tags are not guaranteed, the seller will convey two tags with the sale. Residents of Ticonderoga enjoy access to a 400-acre recreational/common area, complete with fishing ponds and scenic creeks. Recreational fees for these parcels have already been paid. HOA, landowner, and recreational fees are assessed annually. This is a rare opportunity to own a large, scenic tract in one of Northern New Mexico's premier recreational communities. Please note ponds and creek are not on the subject property and are part of the recreation/common area.













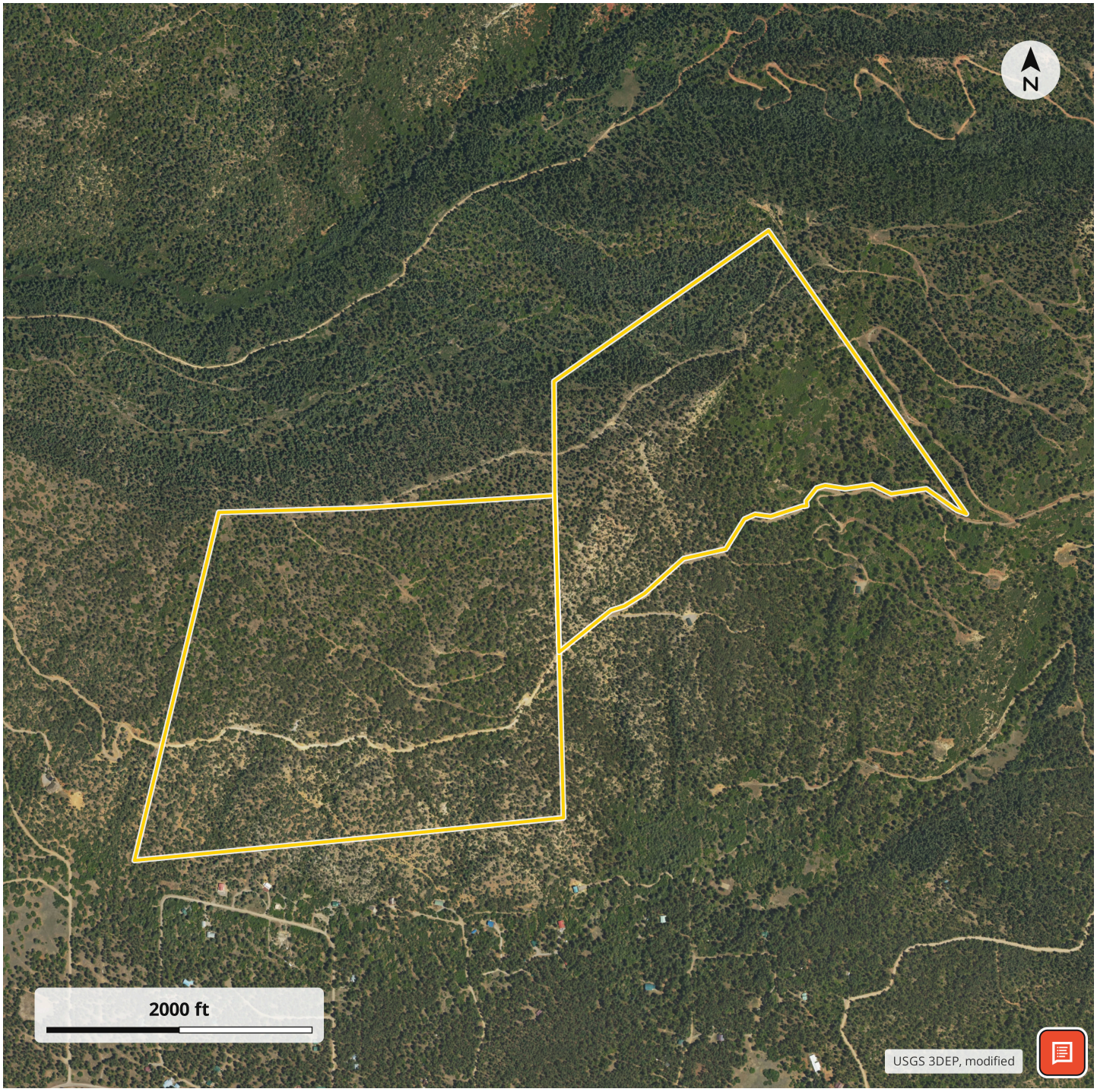
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Chama, NM 87520

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an “as is” condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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