

**Chama West 30**  
15476 NM ST HWY 64  
Chama, NM 87520

**\$299,900**  
30± Acres  
Rio Arriba County



**Chama West 30**  
**Chama, NM / Rio Arriba County**

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**SUMMARY**

**Address**

15476 NM ST HWY 64

**City, State Zip**

Chama, NM 87520

**County**

Rio Arriba County

**Type**

Undeveloped Land, Horse Property

**Latitude / Longitude**

36.873896 / -106.582596

**Acreage**

30

**Price**

\$299,900



**PROPERTY DESCRIPTION**

**Northern New Mexico Property with Panoramic 360° Views – 30 Acres in Chama West**

Discover wide-open space and breathtaking vistas on this 30-acre parcel located in the desirable **Chama West Subdivision**. This property offers an exceptional blend of natural beauty and practical readiness for development.

**Property Highlights:**

- **360-degree mountain and valley views**
- **Community water and power available**
- **Two installed septic systems** — a rare find in the area
- **Beautiful ponds** at the entrance from Hwy 64 leading to the property
- **Improved gravel road access** directly to the parcel
- **Rolling hills with scattered Ponderosa Pines**, offering both openness and character
- **Potential NM Gas tap** (buyer to verify availability with NM Gas Co.)
- **Some Utilities already in place**—ideal for starting a new home construction project

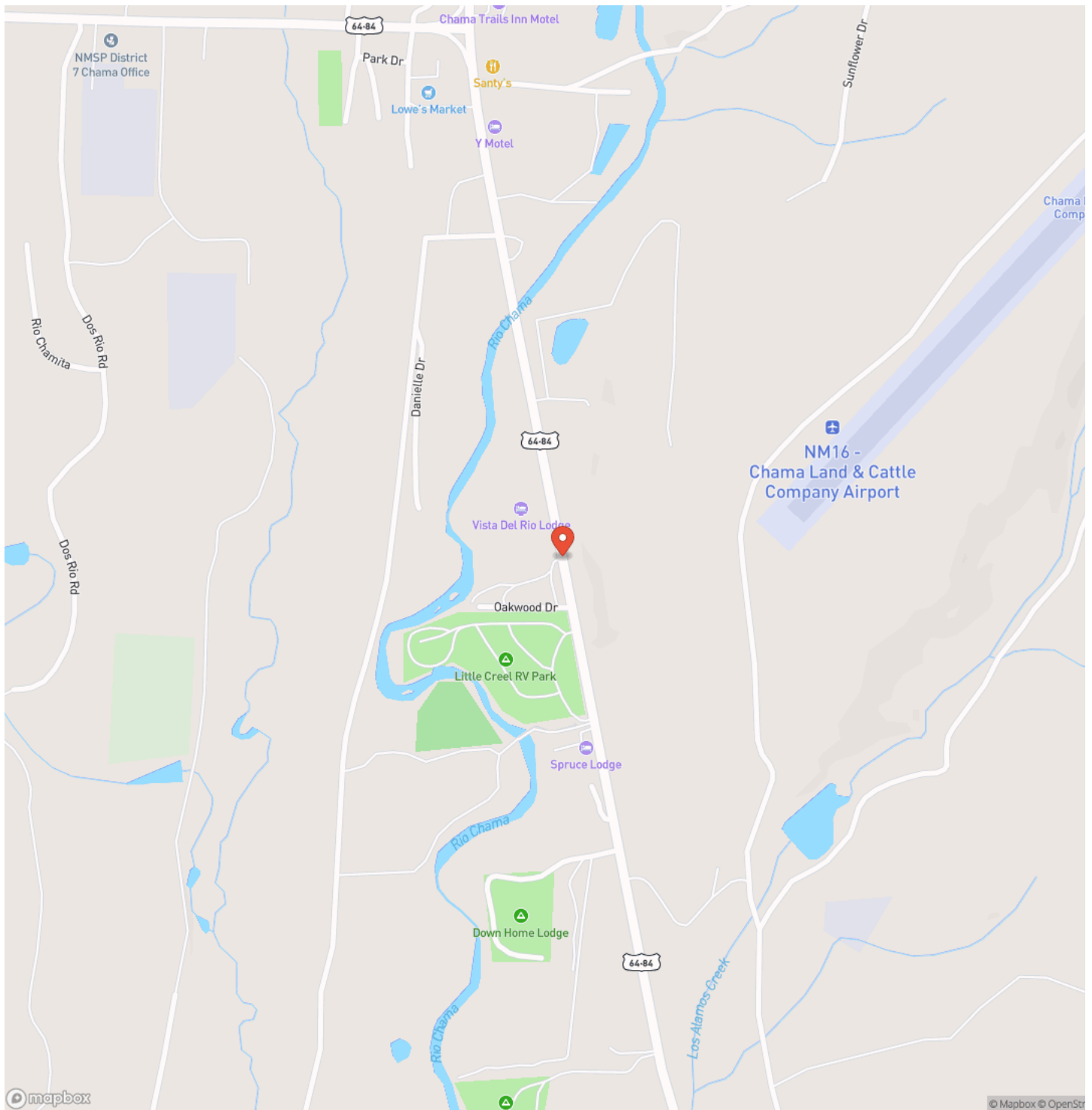
Situated approximately **6.5 miles west of Chama**, this property rests at an elevation of **7,800 feet**, providing cool summers, stunning night skies, and year-round mountain charm. Located just **45 miles from Pagosa Springs, Colorado**, you'll enjoy convenient access to recreation, shopping, and dining.

Large parcels with utilities available are increasingly hard to find—don't miss this opportunity to create your Northern New Mexico retreat.

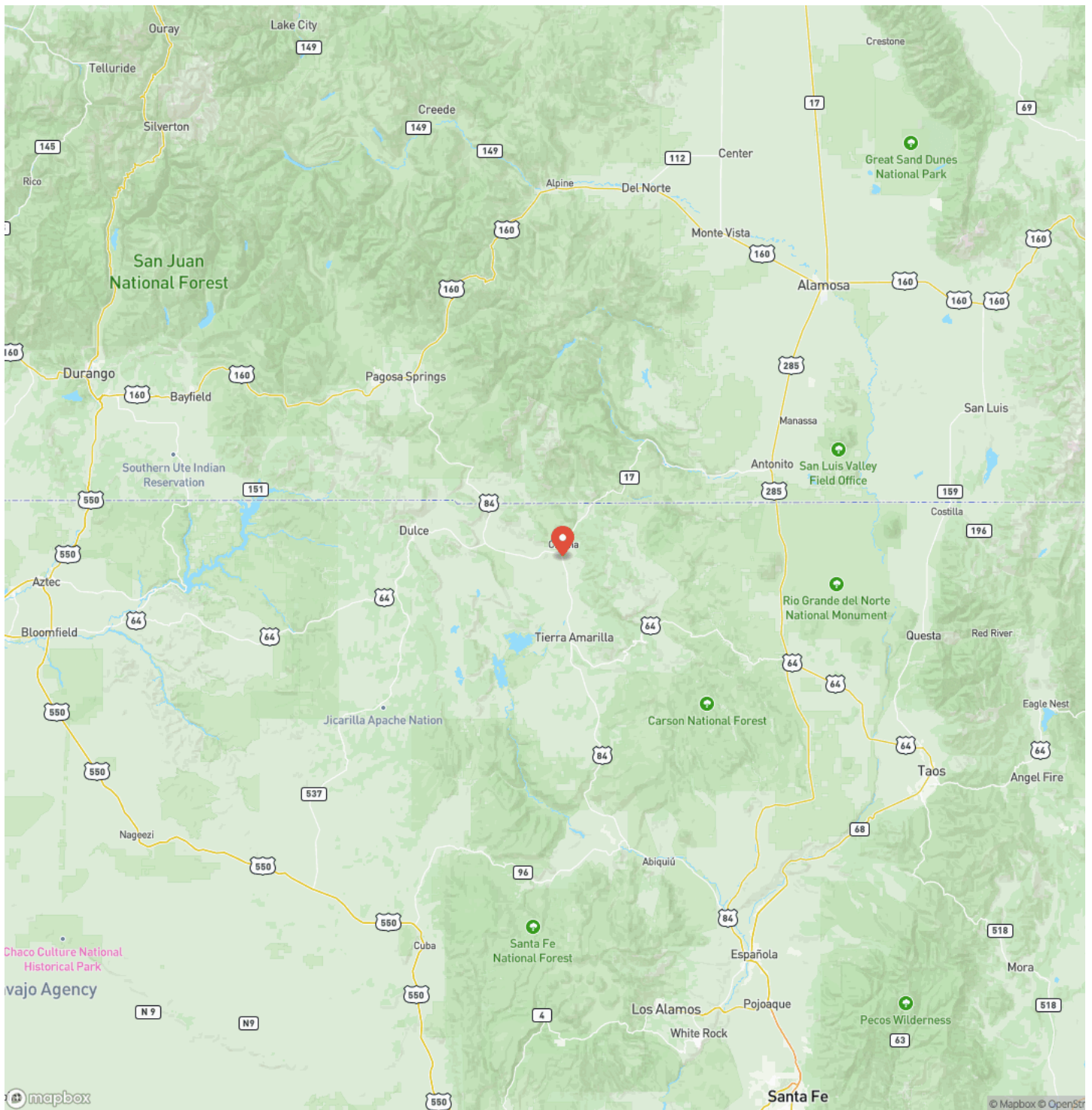
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# Locator Map



# Locator Map



# Satellite Map







## **DISCLAIMERS**

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