

**BADGER PARK 6**  
6 Badger Park  
Chama, NM 87520

**\$210,000**  
27.93± Acres  
Rio Arriba County



**BADGER PARK 6**  
**Chama, NM / Rio Arriba County**

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**SUMMARY**

**Address**

6 Badger Park

**City, State Zip**

Chama, NM 87520

**County**

Rio Arriba County

**Type**

Lot, Recreational Land, Undeveloped Land

**Latitude / Longitude**

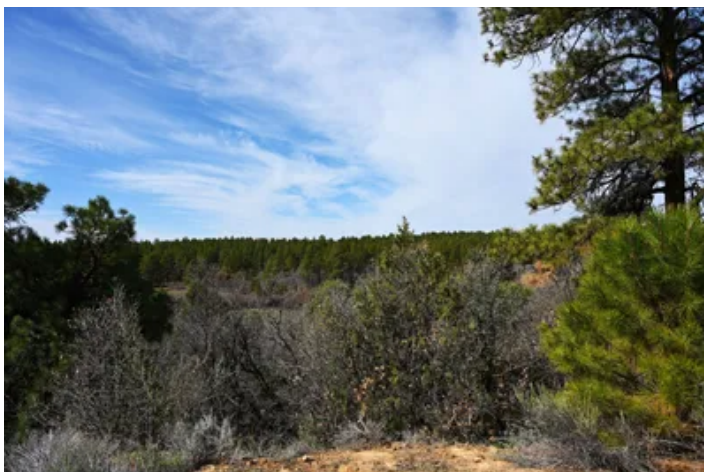
36.902264 / -106.581528

**Acreage**

27.93

**Price**

\$210,000



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**PROPERTY DESCRIPTION**

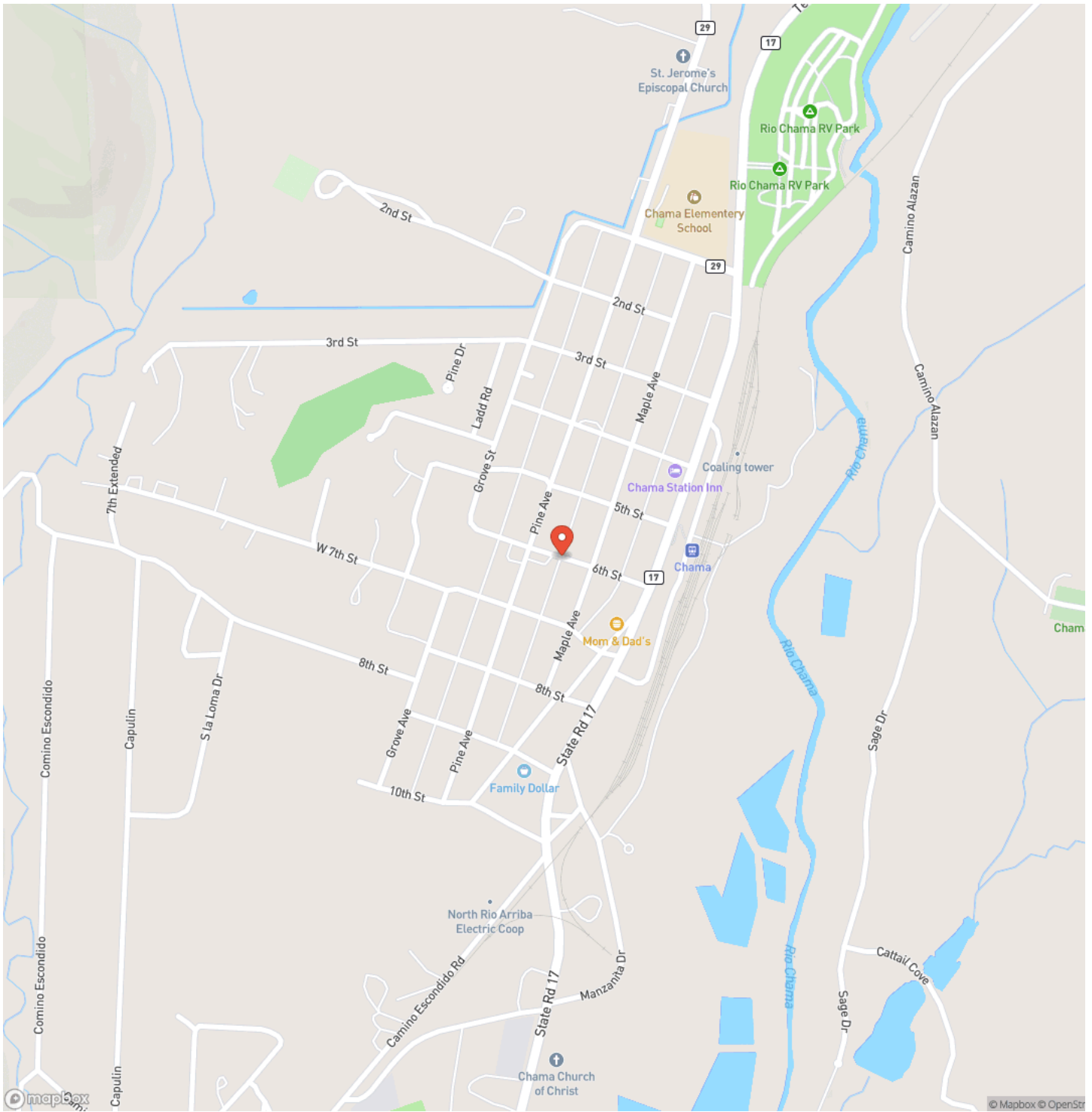
Come enjoy this beautiful 27.93-acre parcel, featuring a level building site with water and underground power available at the lot line-ready for you to build your mountain dream home. Located within the desirable Ticonderoga community, this property offers access to over 400 acres of private recreational/common area, perfect for outdoor exploration and enjoying nature. Owners can take advantage of fishing ponds and scenic creeks through the community's recreational amenities. This gated and private subdivision provides peace of mind, with established covenants and restrictions in place to help protect your investment. HOA, landowner, and recreational fees are assessed annually. Whether you're looking for a full-time residence or a weekend retreat, this property offers the perfect balance of accessibility, privacy, and natural beauty. Please note ponds and creeks are not on the subject property and are part of the common area.



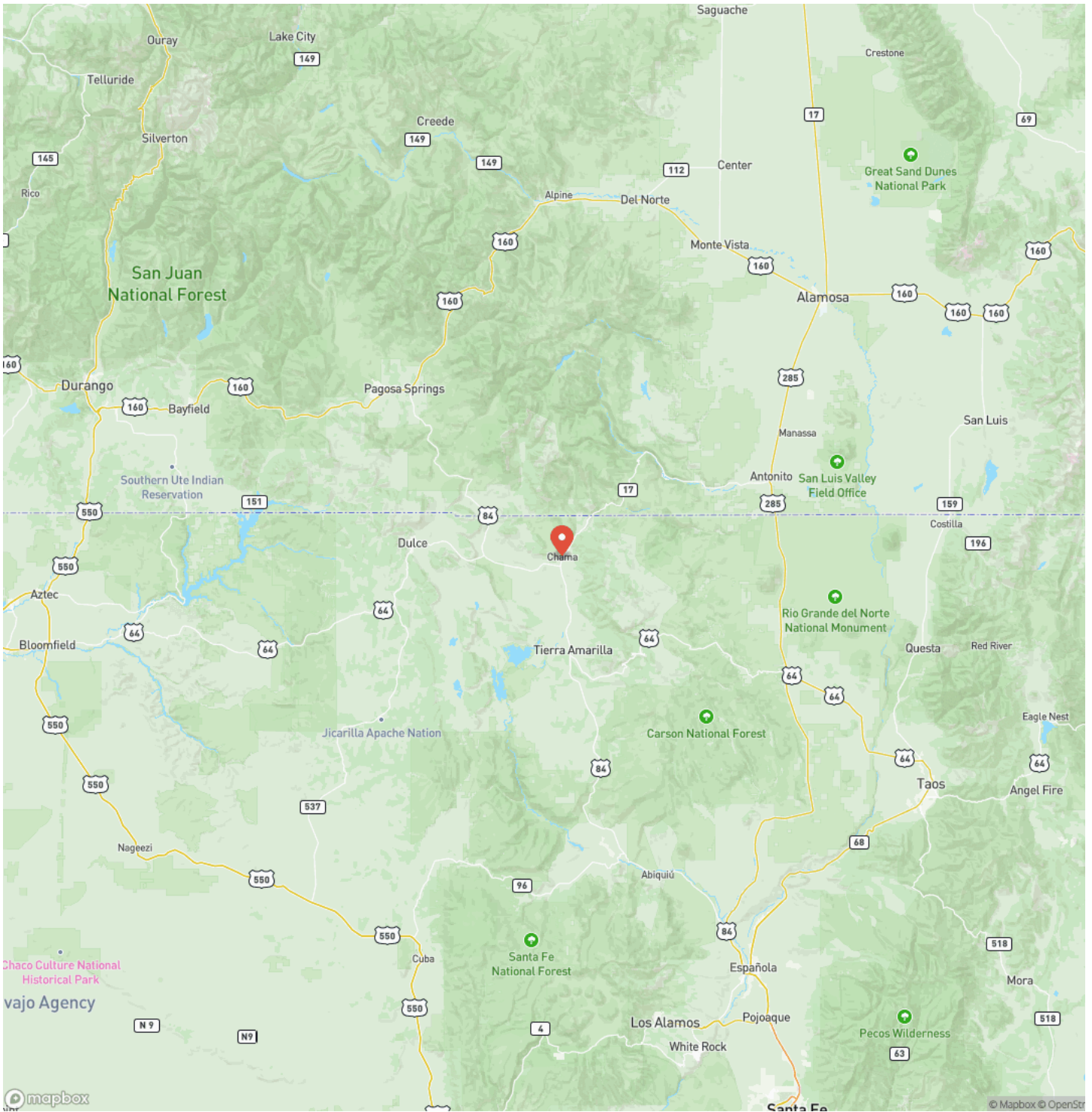
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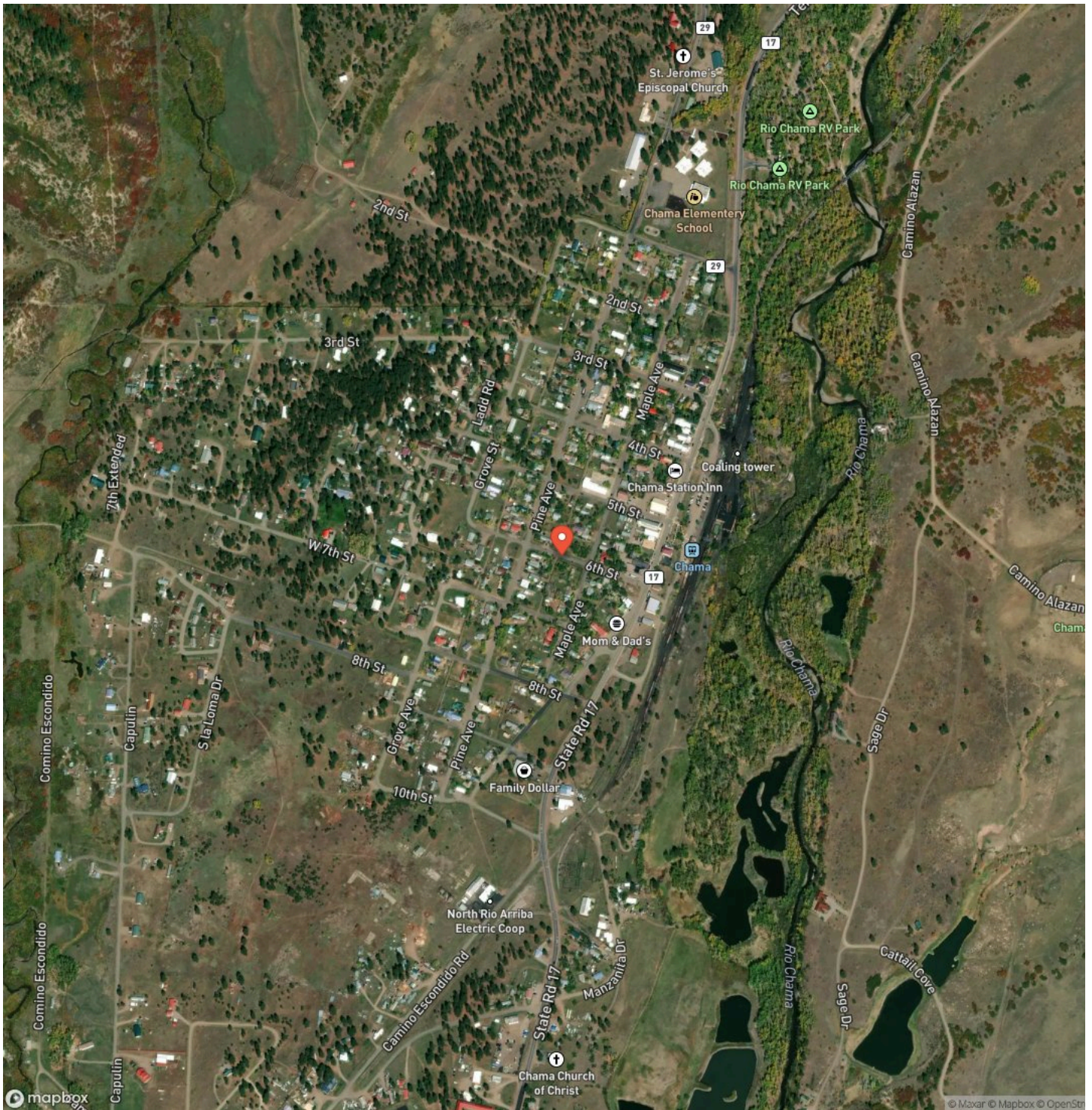
# Locator Map



# Locator Map



## Satellite Map







## **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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**Mossy Oak Properties Enchanted Ranch Land and Home**

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

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