

**San Juan De Herrera Farm**  
Navajo Dam Road  
Navajo Dam, NM 87491

**\$1,400,000**  
34± Acres  
San Juan County



**San Juan De Herrera Farm  
Navajo Dam, NM / San Juan County**

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**SUMMARY**

**Address**

Navajo Dam Road

**City, State Zip**

Navajo Dam, NM 87491

**County**

San Juan County

**Type**

Riverfront, Farms, Recreational Land

**Latitude / Longitude**

36.784904 / -107.722888

**Acreage**

34

**Price**

\$1,400,000



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### PROPERTY DESCRIPTION

Welcome to the San Juan, De Herrera Farm and Recreational property.

This amazing property is located approximately 6 miles downstream from Navajo Lake State Park and Dam. The San Juan River below the Dam is among the most prestigious trout fishing waters in North America and is ranked a USA Top 10 Fly Fishing Destination. Water released from the bottom of the dam is stable, clear, cold and rich in nutrients. The abundant flora within the river bottom creates an ideal environment for insect proliferation, which in turn supports one of America's most prolific river trout populations, both in terms of quantity and size. Downstream from the dam itself is a 3.75 mile "Special Trout Water Section" where only the use of flies and artificial lures with a single barbless hook can be used and all trout caught must be immediately returned to the water.

The DeHerrera Farm is 34+ acres overall with approximately 7 acres of irrigated grass pasture for grazing seasonal livestock. Irrigation water is provided via the Bloomfield Irrigation Ditch system. All water rights of record will convey with the property. The remaining acreage is typical of a plush New Mexico river bottom and consists of large cottonwood trees, natural grasses and several large river fed ponds. Perimeter and cross fencing with locked gates are in very good condition. Roads within the property are dirt surface and two track in general.

If hunting Elk, Trophy Mule Deer, Turkey, Geese and Ducks are your passion as well, this property has it all! The large ponds with plenty of cover hold the waterfowl year-round. The irrigated pasture and natural grass within the cottonwoods provide plenty of grazing, cover and shade for the Elk, Mule Deer and Turkey. Located in Game Unit 2A which is known for Trophy sized Mule Deer of 170"-200"+ and a very respectable local elk population. The farm has historically received one Mule Deer Landowner Tag each year. Archery hunters may choose one of two hunts, September or January. The farm is enrolled in the E-Plus Elk program and is within the Secondary Management Zone which provides for "Unlimited" Ranch Only Landowner Tags which may be purchased online or over the counter. Hunters may choose Archery, Muzzle Loader or Rifle seasons for Bull or Cow. All Waterfowl and Turkey licenses may be obtained online or over the counter for their respective seasons as well.

Here's your opportunity to purchase a true sportsman's paradise. Imagine camping under the shade of the Cottonwoods in full fall colors, casting a line anywhere on the San Juan River, early mornings in the duck blind, letting an arrow fly toward that trophy mule deer or majestic bull elk. Perhaps trailer the boat or Jet Skis to Navajo Lake for a day on the water with family and friends. Year-round recreation all within a few miles!

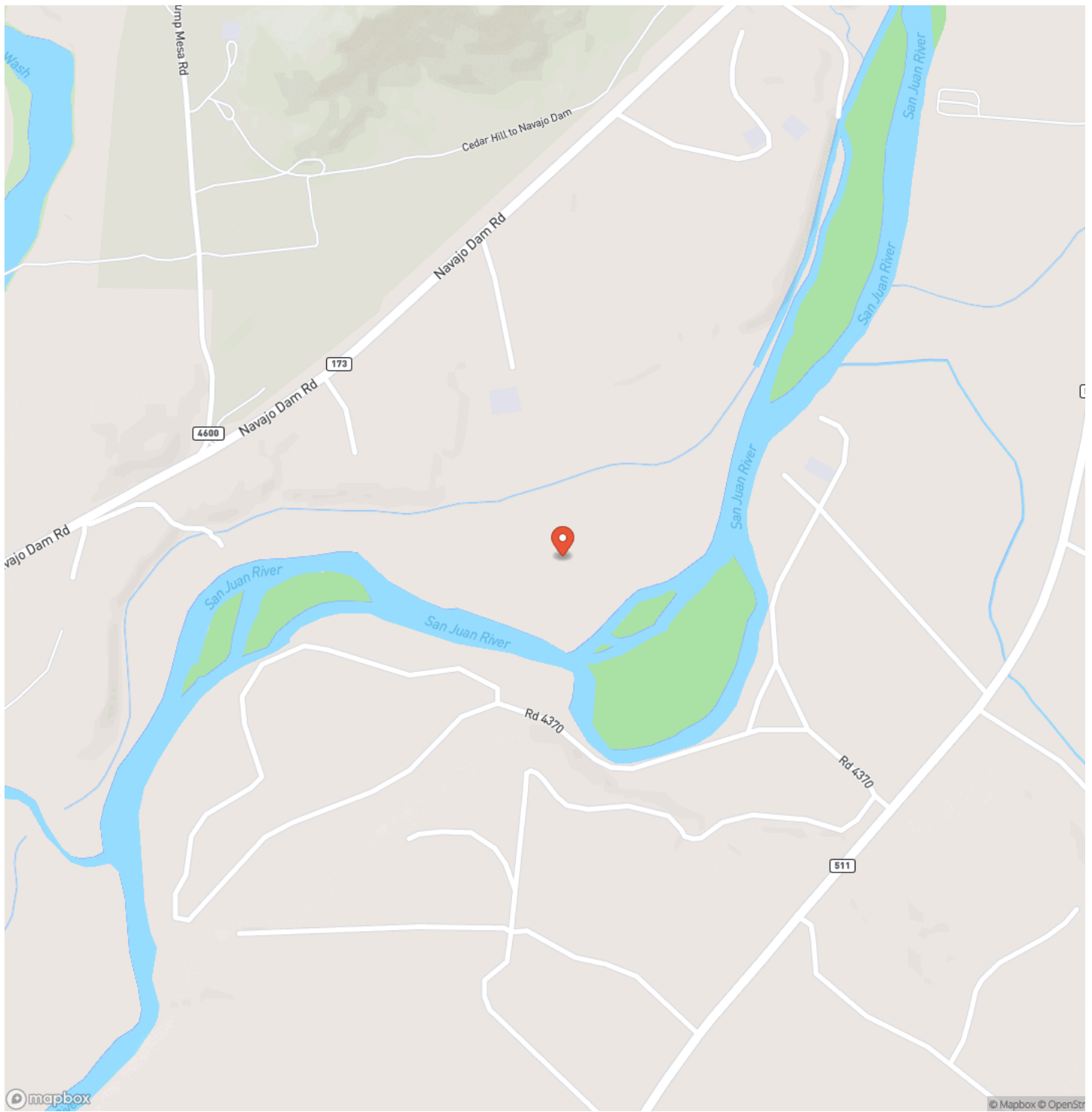
Some basic goods and services can be found just up the road at local stores and tackle shops. Medical, groceries, supplies, services and materials are a brief drive west to Aztec or Farmington, NM. Larger cities such as Durango, Colorado is a brief 1 hour drive to the north. Farmington, NM is one hour west and Albuquerque, NM is a 3+ hour drive south.

Call today for additional property information and or to schedule your personal viewing of this unique property.

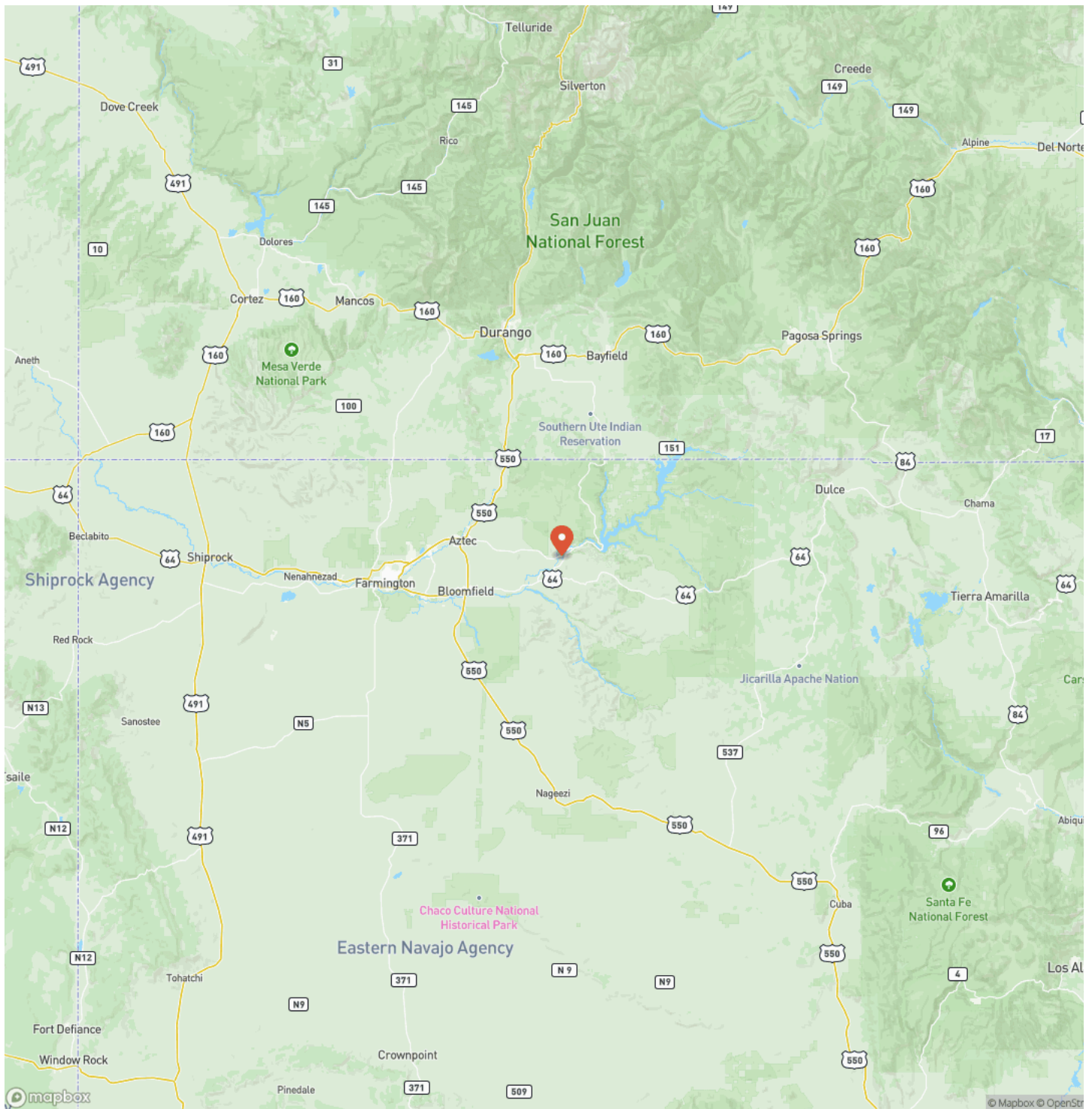
San Juan De Herrera Farm  
Navajo Dam, NM / San Juan County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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