

# Pena Blanca on the Rio Grande

11 Lots

Sandoval County, NM



HAYDEN  OUTDOORS

# Pena Blanca on the Rio Grande

AVAILABLE:

11 Lots

COUNTY:

Sandoval County

CLOSEST TOWN:

Sante Fe, NM

## Activities & Amenities:

Canal  
Cattle/Ranch  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
Hunting - Predator/Varmint  
Hunting - Waterfowl  
Irrigation  
Orchard/Vineyard  
Stream/River  
Water Access  
Water Rights

## Land Details:

Closest Town: Santa Fe, NM  
Total Acres: 48  
Elevation: 5,236  
Water Rights: Yes  
Junior Surface Water Rights.  
Source of Lot Size: Assessor/Tax Data

## 11 LOTS

### *Pena Blanca on the Rio Grande*

Tract 1	16.01 Acres	\$640,000
Tract 2	12.73 Acres	\$510,400
Tract 3	5.65 Acres	\$367,250
Tract 4	3.25 Acres	\$211,250
Tract 5	3.2 Acres	\$208,000
Tract 6	2.08 Acres	\$135,200
Tract 7	1.93 Acres	\$125,450
Tract 8	1.31 Acres	\$85,150
Tract 9	1.05 Acres	\$68,250
Tract 10	.34 Acres	\$34,000
Tract 11	.15 Acres	\$15,000

## About the Lots:

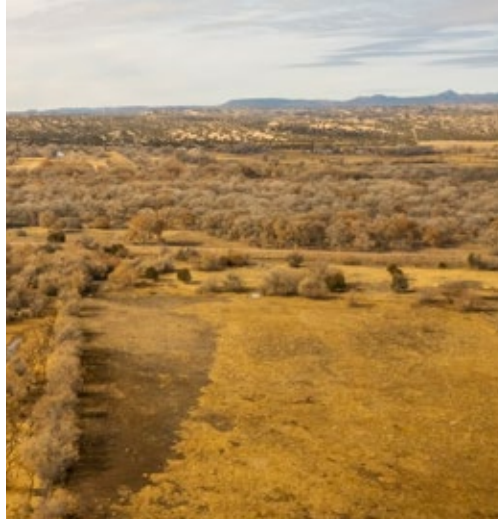
Pena Blanca is a small village nestled along the Rio Grande Valley between Santa Fe and Albuquerque, NM. This small lush farmland is filled with wild grasses, cottonwoods, elms, orchards, and amazing views of the surrounding Jemez, Sandia, and Ortiz mountain ranges. It's situated between Santo Domingo Pueblo to the south and Cochiti Pueblo & Cochiti Lake to the north. This area is well preserved and filled with an abundance of wildlife.

## Land:

There are a total of 11 separately deeded lots consisting of approximately 48 acres. The lots range in size from .15 acres to 16 acres. 9 of the lots are clustered together with junior surface water rights in place; the other 2 lots are free standing. The irrigation ditch borders the lots to the west and the east ditch is close by. The west lots are adjacent to the Bosque with access to the Rio Grande only ¼ mile away. The land is generally flat with plenty of areas to cultivate crops, build or bring in your new home. A portion of the large lots are wetlands. A well and septic will be needed for a residence.

Enjoy a beautiful country lifestyle of farming, fishing, and wildlife only 20 minutes to Santa Fe and 30 minutes to Albuquerque.





### **Improvements:**

There are a total of 11 separately deeded lots consisting of approximately 48 acres. The lots range in size from .15 acres to 16 acres. Nine of the lots are clustered together with junior surface water rights in place; the other two lots are free standing. The land is generally flat with plenty of areas to cultivate crops, build or bring in your new home. A portion of the large lots are wetlands. There are 2 pens and some old ruins on the property. Electric is along the property lines. A well and septic will be needed for a residence.

### **Agriculture:**

Farming, Cattle, Vineyard, Equestrian

### **Water/Mineral Rights & Natural Resources:**

Junior Surface water rights in place for irrigation. No mineral rights known.

### **General Operations:**

This land has been used primarily for grazing.

### **Region & Climate:**

Pena Blanca, NM is located in the high desert environment of the Southern Rocky Mountains of northern NM. It borders the Middle Rio Grande Valley and has an elevation of 5,236 ft. The summers are hot and dry and the winters are mild. It averages 12 inches of rain, 11 inches of snow, and has 280 sunny days annually.

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 Boundary



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