

Agua Fria Retreat

40.95 Acres | Cibola County, NM | \$1,365,000



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Activities & Amenities

ATV/Off Road	Off Grid Power
Borders Public Lands	Outbuilding/Barn/Shed/Shop
Cattle/Ranch	Outfitting/Guide Service
Cycling/Mountain Biking	Pond/Lake
Equestrian/Horse Property	Propane
Food Plots	Recreational Business
Hiking/Climbing	Skiing/Snowmobiling/Snow Sports
Hotel/B&B/Resort	Solar
House/Cabin	Timber
Hunting - Big Game, Upland Birds	Water Rights
Income Producing	Wind/Energy
Lodge/Resort	Wooded
Mineral Rights	

Land Details

Address: 41 Wild Iris Rd, Bluewater, New Mexico 87005

Closest Town: Grants

Total Acres: 40.95

Deeded Acres: 40.95

Leased Acres: 0.00

Zoning: SFR

Elevation: 7,750 to 7,870

Topography: Valley and Mesa Tops

Vegetation: Ponderosa Pine, Alligator Juniper, and Rocky Mountain Juniper, +

Pasture Acres: 35

Riverbottom Acres: 3

Water Rights: Yes

Mineral Rights: Yes, Transferable TBD

Includes Business

Estimated Income: 500

Income Type: apartment rental

Estimated Taxes: \$NAN - 2023

Source of lot size: Unknown

Building Details

Homes: 1, Rigid Metal Building Shell

Style of Home(s): 2-story

Finished Sq Ft.: 3,850

Unfinished Sq Ft.: 600

Bedrooms: 3

Full Bathrooms: 3

Basement: None

Parking Types: Detached Garage, Driveway

Number of Parking Spaces: 10

Outbuildings: 2

Types of Outbuildings: Driveway

Detached Garage that has 1400 sf apartment within the building, 320 sf 20'x16' Green House

Fence Type: Wood & Log Poles

Heating Systems: Boiler-HWBB, Electric Heaters, Fireplace, Radiant, Wood Stove

Foundations: Concrete

Waterfront Features: filtered pond stocked with goldfish



Property Summary

Agua Fria Retreat consists of 40.95+/- acres. Nestled among the tall pines of the Zuni Mountains, along the banks of the Agua Fria Creek, this property has it all: a 3,250 sq ft handcrafted and built home and many other features. It is built with seclusion, being self-contained with an on-site well and solar panels and plenty of area to explore. Off-grid, but close enough to major airports and local shopping for all your needs.

Land

Agua Fria Creek flows from February to June each year. Rock Bluffs Rocky outcroppings and Man-Made Pond have many additional features. A small valley runs mostly north and south along the length of the property. Ridgetops turn into mostly flat mesa tops.

The property is easily accessed via a partially paved and gravel road maintained year-round by Cibola County. The 2.2-mile road leading to the property is well-maintained by the owner. Grants, a community along Interstate 40, is a mere 30-minute drive. Grants has several restaurants, several service stations, a hospital, a Wal-Mart, and schools. The mining, art, and history museums offer yet additional places to visit and explore.

History

Agua Fria Retreat is the perfect location for those who seek an off-grid, secluded, upscale Home. It is self-contained, away from the crowded subdivisions and neighbors, yet close enough to a community that offers all the necessary shopping and health care that you may need. With so many historic and cultural sites within minutes or a few hours away and the 1.6 million acres of Cibola National Forest as your backyard, there will always be somewhere to see and explore.





The owner is an American Artist, instructor, and videographer whose work is immediately recognizable and collected worldwide.

The home and amenities were built by hand by the owner over the course of a few years. His attention to detail and artistic talents are expressed in the workmanship. The owner milled all the lumber from logs harvested on the property. The stonework, both in the main house and in the other buildings, and the landscaping come from the property.

The home, apartment, and garage are built using a Metal Building by Rigid Buildings as the shell. The metal building design was chosen over traditional wood or log construction for its durability and fire mitigation. Being in the middle of the forest, a metal building will not burn and is an excellent choice for this area. Additional fire mitigation has been done around the home.

The interior design is based on a Japanese open-design floor plan and was built with comfort in mind. The open design, both inside and outside, is perfect for entertaining out-of-town guests; imagine sitting around the pond or one of the fire pits, enjoying your favorite beverage, enjoying the mountain air, watching the sunset, and then watching the stars that seem close enough to touch.

This property has many possibilities, from a couple looking for a place to retire to a family with several family members, to a hunting lodge, to a bed and breakfast, to an AirBNB destination. Live in the main house and rent out the apartment. With all the property has to offer, there are as many possibilities as you can imagine.

Recreation

This property borders the Cibola National Forest (consisting of more than 1.6 million acres) on three sides. The west side is Private property, which just so happens to be owned by the owner of the Agua Fria Retreat.





Agriculture

With a bit of work, a fence and/or corrals could be installed to hold a few heads of cattle, horses, sheep, or goats. The property may then be viewed as agricultural, which could conceivably lower the property taxes. The new owner may wish to explore this.

Water/Mineral Rights & Natural Resources

Mineral rights are included in the sale of the property

There is one well on the property Water level 100 feet. Well depth 560 feet.
Private well permit #B-1698 TRN# 371229

General Operations

Used by the current owners as their primary residence.

The apartment can be a source of income by renting it out or used as a AirBNB vacation rental.





Region & Climate

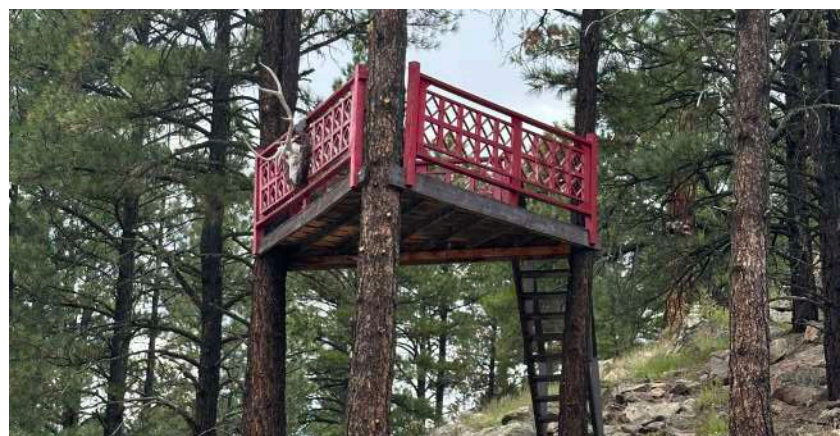
Cibola County, New Mexico, has a warm and dry climate. Summers are hot and sunny, with temperatures usually in the mid to high 90s. Winters are mild, with temperatures typically ranging from the mid-40s to 70 degrees. Spring and fall also tend to be mild, with a mix of warm and cold days. Precipitation in Cibola County is sparse, often only receiving around 8 inches per year. Though it can become quite dry during long periods of drought, there is usually enough rain to support the local vegetation.

Cibola County, New Mexico, gets an average of 13 inches of rain per year, compared to the US average of 38 inches. Cibola County averages 23 inches of snow per year, compared to the US average of 28 inches.

On average, Cibola County has 278 sunny days per year, compared to the US average of 205 sunny days.

These numbers are county-wide. The Agua Fria Retreat sits at a higher elevation and may experience slightly cooler temperatures than the average.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

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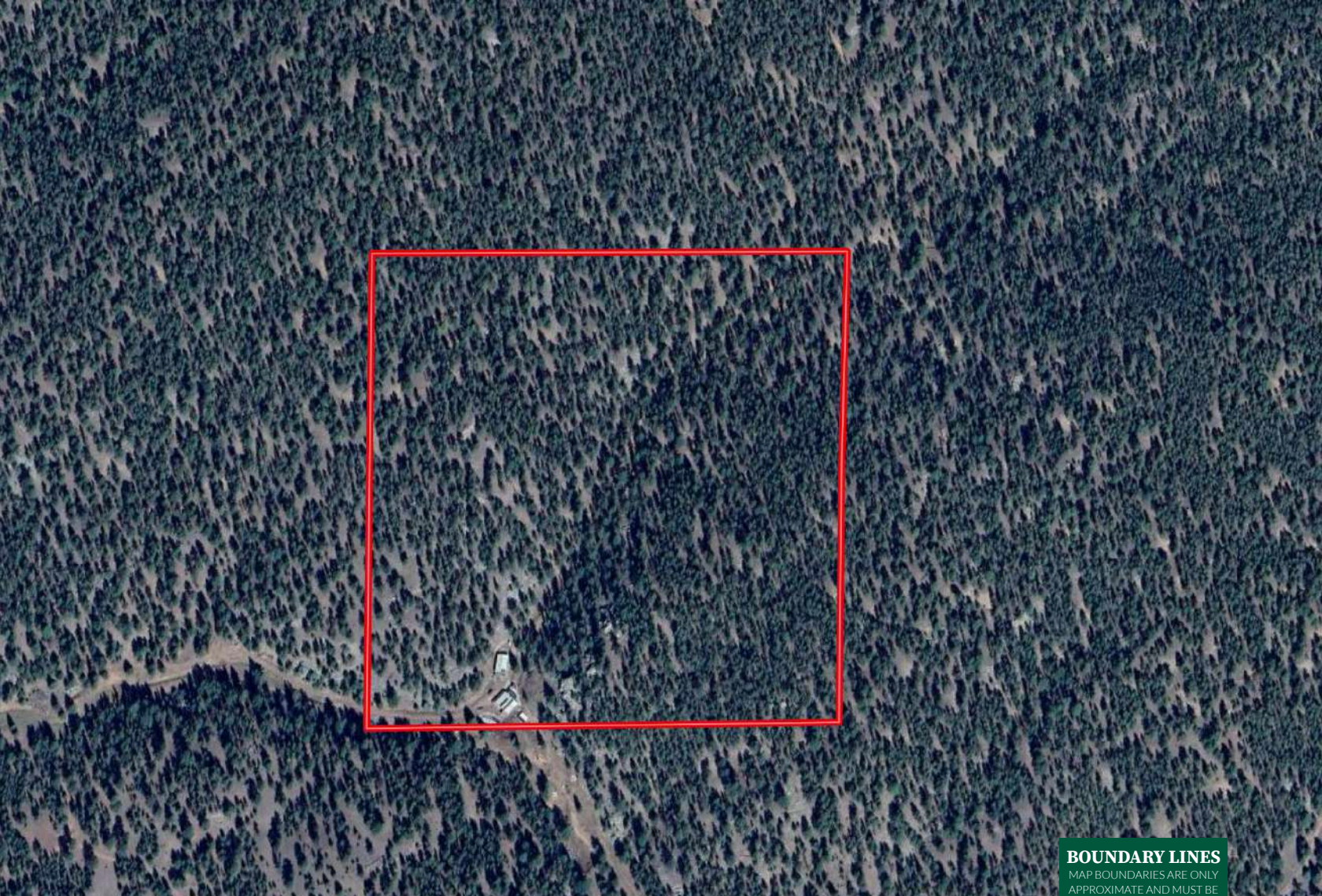


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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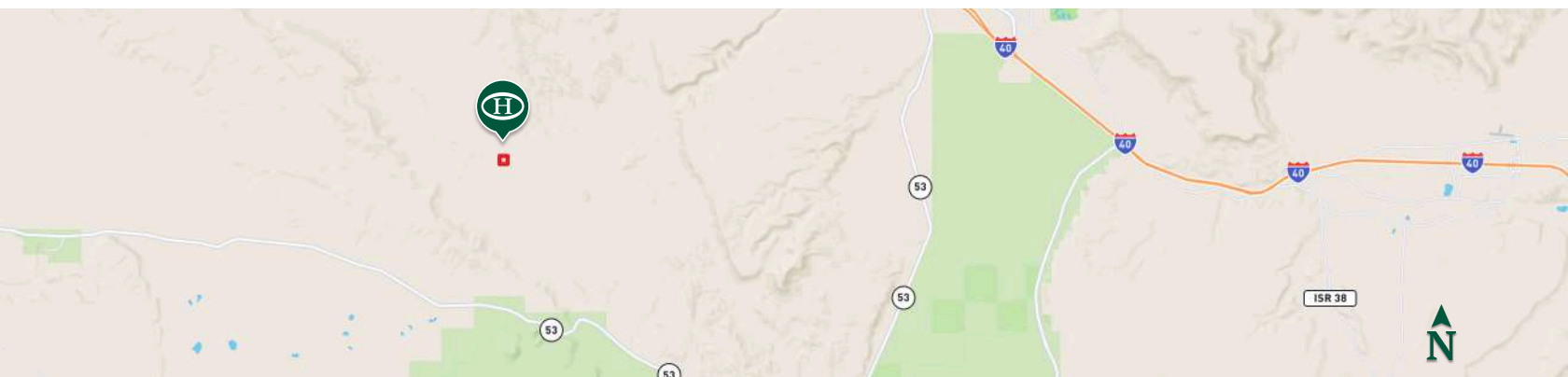




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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