

Brazos River View Farm

13.70 Acres | Rio Arriba County, NM | \$699,000



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Activities & Amenities

Development Potential
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Income Producing
Irrigation
Off Grid Power
Outbuilding/Barn/Shed/Shop
Solar
Water Rights
State Hunting Unit: 4

Land Details

Address: 17103 US HWY 64/84, Los
Ojos, New Mexico 87551, USA
Closest Town: Tierra Amarilla
Total Acres: 13.70
Elevation: 7250
Topography: flat
Tillable/Crop/Orchard Acres: 13.7
Irrigated Acres: 13.7
Water Rights: Yes
13.3 acre feet
Estimated Income: \$45,000
Income Type: Crop sales
Source of lot size: Assessor/Tax Data

Building Details

Outbuildings: 6



Property Summary

Brazos View Farm encompasses ± 13.7 deeded acres of irrigated hay fields and commercial vegetable production, with 13.3 acre-feet of senior water rights from the Parkview Community Ditch. Featuring two commercial greenhouses, solar-powered hydroponics, and multiple outbuildings, this turnkey farm delivers proven income potential in one of the most beautiful settings in northern New Mexico, with the iconic Brazos Cliffs as a dramatic backdrop.





Land

At an elevation of approximately 7,250 feet in the fertile Chama Valley, the Brazos View Farm combines ± 13.7 acres of level, irrigated hay fields, productive vegetable plots, and hydroponic greenhouse space with excellent year-round access off US HWY 64/84. Fully fenced with a gated entrance along the highway, the farm includes timothy grass fields, in-ground vegetable beds, and controlled-environment growing systems. An acequia, sand-bed filtration pond, two large water storage tanks and underground 8-inch mainline with above-ground valves provide efficient irrigation to both outdoor crops and greenhouses.

Improvements

Brazos View Farm is equipped with a full suite of infrastructure designed for efficient, year-round agricultural production. Two commercial-size greenhouses, each measuring 30 by 96 feet, support both hydroponic and soil-based vegetable systems. Water from the acequia flows into a fully fenced sand-bed filtration pond and then through an advanced purification system, producing potable-quality water ideal for hydroponic and other vegetable production. An underground 8-inch mainline distributes water to multiple access points for both greenhouse and field irrigation.

A new 12×32-foot sales shed just inside the gate of the property includes a CoolBot walk-in cooler for post-harvest storage, while a 12×24-foot storage shed provides space for tools and supplies. A 10×10-foot pump shed houses the solar and water system infrastructure, and a separate 10×10-foot climate-controlled cooling shed—maintained at a steady 60 degrees—stores seed, produce, and hydroponics chemicals.

Although the entirety of the farm operation is currently powered by solar and the ditch-supplied irrigation water, grid electricity is available along the highway and a city water tap is already installed near the sales shed, so prospective buyers looking to build a home can live off-grid, on-grid, or a combination of both!

If desired, the seller is willing to train the buyer on the operation of the solar, water, and greenhouse systems to ensure a smooth transition.

*Buyer to verify all information in the properties listing



Recreation

The Brazos River flows just north of the property, offering excellent trout fishing with a New Mexico license, while nearby El Vado Lake and Heron Lake provide serene boating and angling for kokanee salmon, trophy trout, and bass.

For avid anglers, top-tier fishing awaits along the San Juan River below Navajo Dam—a world-class tailwater fishery famed for clear, cold flows and trophy rainbow, brown, and cutthroat trout. Navajo Lake itself, located just across the border, stretches over 25 miles and offers boating, shoreline camping, and prime fishing for kokanee, trout, smallmouth bass, catfish, and crappie.

Hunters will appreciate that Brazos View Farm lies within Game Management Unit 4, at the heart of New Mexico's largest elk herd and an abundant mule deer population. Rio Arriba County ranks among the top in the nation for Boone & Crockett mule deer entries. Registration with the New Mexico Department of Game & Fish may qualify this property for private land elk and deer tags—buyers should always confirm eligibility and current regulations with NMDGF.

From late spring through mid-fall, the historic Cumbres & Toltec Scenic Railroad operates from Chama, drawing visitors from around the world. Its rides through the San Juan Mountains are especially famous in autumn, when the high-country leaves turn brilliant shades of gold and orange. When winter arrives, the outdoor possibilities continue with Wolf Creek Ski Area in Colorado—renowned for the most snowfall in the state—just about 70 miles north via Wolf Creek Pass. The region also offers snowshoeing, snowmobiling, sleigh rides, and festive winter events, making Brazos View Farm a true year-round recreational base.

Agriculture

Brazos View Farm is a proven income producer, with an operation that includes hay production, hydroponically grown lettuce, greens, and herbs, plus field-grown tomatoes, carrots, spinach, and seasonal vegetables. The mix of in-ground and greenhouse production extends the growing season and provides diversified crop offerings.





Water/Mineral Rights & Natural Resources

The property conveys with 13.3 acre-feet of senior water rights from the Parkview Community Ditch. A city water tap is installed, with a hydrant near the sales shed at the entrance to the property.

Region & Climate

The Chama Valley enjoys a cool high-mountain climate with warm summer days, crisp nights, and snowy winters. The growing season is extended by greenhouse production, and abundant sunshine supports the property's solar-powered infrastructure.

Location

Located about 7 miles north of Tierra Amarilla, the property is approximately 11 miles south of Chama, which has groceries, gas, a hardware store, and restaurants. It lies roughly two hours from Santa Fe and about two hours and 45 minutes from Albuquerque International Sunport.

Beyond New Mexico, Colorado's high-country charm is within easy reach. Pagosa Springs—with its renowned hot springs, river access, dining, and shops—is about an hour north. Durango, with its regional airport, historic downtown, and stunning San Juan Mountains backdrop, is roughly two hours away.

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- RICK STEINER, SELLER/BUYER

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Boundary Shed Water Storage

BOUNDARY LINES

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



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