

The River's Edge

2.00 Acres | San Juan County, NM | \$275,000



HAYDEN  OUTDOORS.

The River's Edge

TOTAL ACRES:

2.00

PRICE:

\$275,000

COUNTY:

San Juan County

CLOSEST TOWN:

Blanco, NM

Activities & Amenities:

Development Potential
Income Producing
Outfitting/Guide Service
Recreational Business
Rental Property
Stream/River
Water View
Waterfront

Land Details:

Address: 37 SR 4366, Blanco,
New Mexico 87412, USA

Total Acres: 2.00

Elevation: 5600

About This Property

Rare San Juan River frontage with utilities in place. This ±2-acre parcel offers direct river access, private road seclusion, and an existing well, septic, and power — a ready-to-build homesite in one of the Southwest's most desirable recreational regions. Whether for a primary residence, vacation retreat, or investment, this riverfront opportunity is hard to match.

Land

This property spans just under two deeded acres along the banks of the San Juan River, a stretch widely regarded as one of the best trout fisheries in the country. The parcel combines level ground for easy building with mature riverbank vegetation that provides shade, privacy, and wildlife habitat. With direct river access, owners can step outside and immediately enjoy fishing, rafting, or simply relaxing along the water's edge.

Improvements

The parcel is already equipped for residential use. A private well, septic system, and electric service are in place, allowing for an expedited building process. The site was previously occupied, so essential infrastructure is already established — a significant advantage compared to undeveloped parcels.





Recreation

The San Juan River is world-famous for its trout fishing, particularly the quality tailwater below Navajo Dam that draws anglers from across the country. In addition to fishing right from the property, the region offers boating, rafting, hiking, and access to vast public lands within a short drive. The Four Corners area also provides rich cultural, historical, and outdoor opportunities, from Mesa Verde National Park to the high peaks of the San Juan Mountains.

Water/Mineral Rights & Natural Resources

The property includes a private domestic well that conveys with the sale. River frontage offers a direct connection to one of the Southwest's most important water resources. Any mineral rights owned by the seller will transfer.

Region & Climate

Located in northwest New Mexico, the San Juan River valley enjoys four distinct seasons. Summers are warm and sunny, ideal for time on the river, while winters are generally mild at this elevation, with snowfall more common in the nearby mountains. Average annual precipitation is roughly 12 inches, with 280+ days of sunshine per year.

Location

Situated off a private road, the property offers both seclusion and convenience. Bloomfield is less than 20 minutes away for groceries and services, with Farmington just 30 minutes for regional amenities, shopping, and hospitals. Durango, Colorado is approximately 1.5 hours north, providing commercial air service, skiing, and additional recreation. Albuquerque International Sunport is just under 3 hours to the southeast.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

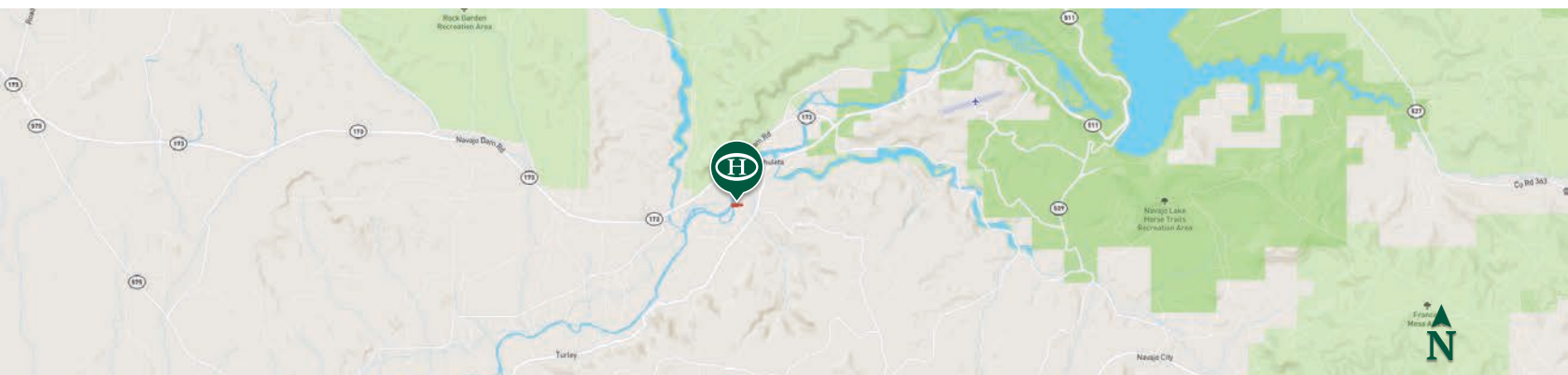




 Boundary

BOUNDARY LINES

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Lauren Fichtl

 Broker Associate,
Licensed in CO, FL & NM

 Lauren@HaydenOutdoors.com

 850.797.5417

Chris Fichtl

 Sales Associate,
Licensed in FL, NE & NM

ChrisF@HaydenOutdoors.com 

850.737.8248 



www.HaydenOutdoors.com

THE BRAND THAT SELLS THE *Land*®

866.741.8323