

# La Plata Valley Overlook

65.66 Acres | San Juan , NM | \$250,000



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## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Conservation Easement  
Cycling/Mountain Biking  
Development Potential  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Upland Birds  
Income Producing  
Propane  
Skiing/Snowmobiling/Snow Sports  
Solar  
Waterfront  
Wind/Energy  
State Hunting Unit: 2A

## Land Details

Address: Twin Peaks Blvd, Farmington,  
New Mexico 87401, USA  
Closest Town: Farmington  
Total Acres: 65.66  
Deeded Acres: 65.66  
Elevation: 5330  
Topography: Mesa tops & Valley  
Vegetation: Sage Brish & Native Grasses  
Estimated Taxes: \$878 - 2025

## Building Details

Price: \$250,000  
Electricity Provider: City of Farmington  
Gas Provider: NMGCO



## About This Property

Unmatched views and endless vistas. Perched high above the confluence of the La Plata and Animas Rivers, this exceptional property offers breathtaking, unobstructed views and stunning natural surroundings. Ideal for a dream home, multiple residences, or securing a prime investment opportunity, the possibilities here are limitless. It combines elevation, natural beauty, and outstanding potential in a truly rare setting.

## Land

The property offers a primarily rectangular configuration with a narrow access corridor along the north side from Twin Peaks Boulevard. The northern section is elevated high above the valley, providing sweeping panoramic views of the Animas and La Plata Rivers, the ballpark, and the La Plata and San Juan Mountains, with multiple potential building sites positioned to capture these vistas.

The southern portion is accessed by a paved road through the La Plata Heights subdivision and features additional building sites with convenient access to power, water, and nearby utilities. A dramatic natural gorge separates the northern and southern sections, offering privacy, visual interest, and unique development opportunities.

With its elevated setting, stunning natural surroundings, and exceptional location, this property is a rare offering where scenery, potential, and value come together.





## Improvements

Access roads on both the northern and southern ends of the property, Utilities adjacent to the property boundaries. On the south end of the property, Utilities are buried underground in the street leading up to the property

## Recreation

Outdoor recreation abounds in every direction. World-class skiing is easily accessible at Purgatory, Wolf Creek, and Telluride, all within a convenient drive. Less than an hour away, the renowned San Juan River Quality Waters offer some of the finest trout fishing in the country. This celebrated four-mile stretch below Navajo Dam is a consistent producer of rainbow and brown trout averaging 16–18 inches, with many exceeding those sizes. With fisheries studies estimating more than 15,000 fish per mile, it's a truly exceptional angling destination. Jackson Lake Reservoir is less than 15 minutes away, regularly stocked by the NMDGF, it provides a close, year-round family fishing destination.

Just across the valley to the East sits the Farmington Sports Complex. Offering 8 different fields for baseball, softball for children, men, and women.

The famed Navajo Reservoir, located less than 45 minutes from the property, provides outstanding opportunities for boating, water sports, and fishing. Numerous additional lakes offering family-friendly recreation and fishing are also within an hour's drive.

The property itself offers on-site opportunities for hiking, camping, hunting, and ATV riding. Wildlife is abundant, with sightings of rabbits, coyotes, foxes, and frequent visits from mule deer.

The surrounding region is rich in culture and history, featuring countless art museums, galleries, national parks, and monuments—enough to explore for years to come. The property is located within New Mexico Game and Fish Unit 2A, making it ideal for outdoor and hunting enthusiasts.





### **Agriculture**

The property is mostly covered in native Sage Brush and plenty of native grasses

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

None associated with the property

### **Region & Climate**

Located just minutes from Farmington, this property rests in the foothills of the La Plata and San Juan Mountains, offering a desirable balance of comfortable temperatures and year-round outdoor enjoyment. Farmington, New Mexico features a semi-arid climate with warm summers and mild winters, ideal for recreation and daily living alike. Summer temperatures average around 90°F, while winter temperatures typically hover near 35°F.

The region enjoys approximately 13 inches of annual rainfall, primarily during the spring and summer months, along with relatively light snowfall averaging about 12 inches per year. With nearly 300 days of sunshine annually, the area is known for its bright skies, low humidity, and refreshing day-to-night temperature swings.

Climate conditions vary with elevation and season, providing warm summers, crisp winters, and a summer-focused precipitation pattern driven by afternoon thunderstorms. This favorable climate, combined with the property's location near town and mountain foothills, makes it an ideal setting for both full-time living and recreational use.





## History

The area is steeped in rich history, from its Native American heritage to the early Spanish settlers who once called this region home. World-renowned archaeological and cultural sites are just a short drive away, including Aztec Ruins National Monument, Chaco Culture National Historical Park, Bisti/De-Na-Zin Wilderness Area and Mesa Verde National Park, located less than an hour away. Numerous additional Anasazi sites, ancient ruins, and petroglyphs are scattered throughout Largo Wash and the surrounding finger canyons, making the area a captivating destination for both avid and novice explorers alike.

Durango, Colorado is less than 45 minutes from the property and offers a vibrant blend of history and culture, including its mining heritage and the iconic Durango & Silverton Narrow Gauge Railroad.

Please call or email today for additional information on this truly unique offering or to schedule a qualified showing. Financial verification is required prior to all showings. Co-brokers welcome.

## Location

- Area communities driving distance
- Aztec New Mexico: within 20 minute drive
- Farmington New Mexico: within a 5 minute drive
- Albuquerque: within three hour's drive
- Durango Colorado: within a 45 minute drive
- Santa Fe: within 4 hour drive
- Navajo Reservoir: within a an hour's drive
- Both Durango and Albuquerque have major airports to serve with both domestic and international flights.

\*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.



## Hayden Outdoors

# 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.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

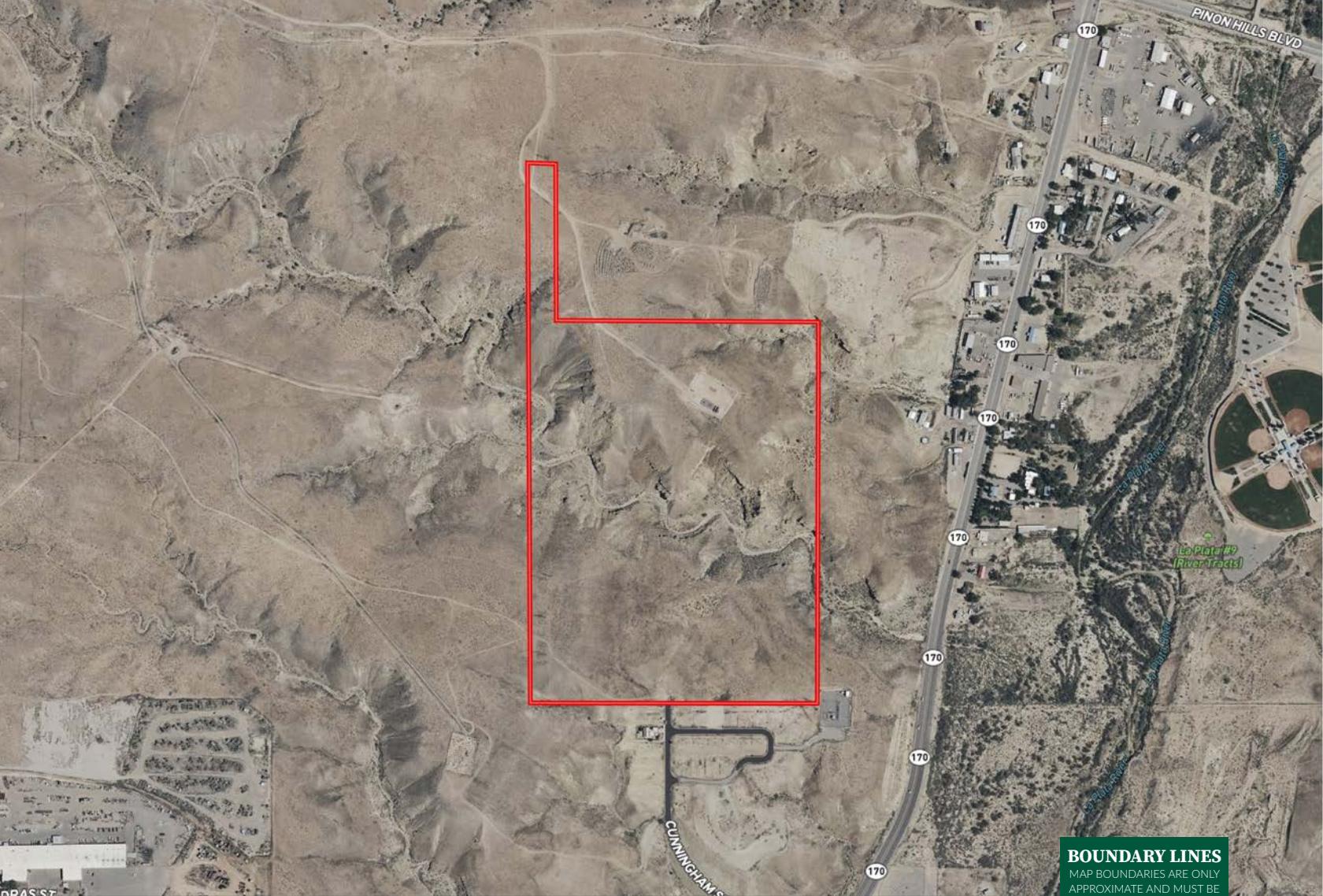


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- 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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