REFERENCE NUMBER: RANM-12135

LOCATION & SIZE

The subject property is a 1.5 acre parcel located in Chama River Estates, a rural residential, though largely undeveloped region situated just outside Tierra Amarilla.

Situated in the shadows of the Cerro Pedernal and located within a short drive of everything from National Forests and Big Game Hunting retreats to rivers, lakes and even ski resorts, this property is an outdoor lover's dream. Additionally, this area's relaxed zoning allows for extended recreational use of land, making it ideal for those looking for a property that can be used for seasonal visits or even extended RV vacations.

County, State:	Rio Arriba County, New Mexico
Lot Size:	**1.**5 Acres
Nearest Town:	Tierra Amarilla
Street Address:	Not Designated
Zip Code:	87575
Latitude & Longitude:	Center: 36.70140,-106.53810
	NW: 36.70170,-106.53860
	NE: 36.70210,-106.53790
	SW: 36.70050,-106.53770

LEGAL INFORMATION

Legal Description:	Chama River Estates, Unit 2, Block 16, Lots 1, 2 & 3
Parcel Number:	1019170501430
	1019170496443
	1019170493455
Account Number:	R005809
	R005800

	R005811
Annual Taxes:	$45.00

ACCESS & UTILITIES

Roads & Access: The subject property is located just south of County Road 485 along one of the few well-maintained access roads entering the subdivision. And while not named, this road is not only a major arterial through this region but connects directly to State Road 573 less than a mile north. Because of this the property should be easier to access and locate than most of the parcels in this region. That said, given the climate, weather and generally poor road conditions here, anyone scouting the land is encouraged to take a larger truck or off-road capable vehicle.

Power & Utilities: Like most of the Chama River Estates subdivision, residential power lines and underground utilities do not extend to the subject property. Because of this, anyone looking to develop the land is encouraged to consider alternative energy sources. Anyone looking to investigate the cost of getting power extended to the land is encouraged to contact Jemez Mountains Electric Cooperative, the local utility servicing this region.

Legal Access:	Yes
Access Road:	Undefined
Access Condition:	Unmaintained Dirt Roads
Access Frontage:	482 Feet Southern Boundary; 548 Feet Northern Boundary
Power:	Solar or Alternative
Phone:	Mobile or Satellite
Water:	By Well or Holding Tank
Sewer:	By Septic

ZONING & RESTRICTIONS

Zoning: Rio Arriba County has fairly undefined and lax zoning, and designates the Chama River Estates subdivision, as well as most of the land in the County, as “CRAD” or County Residential Agricultural District. This catch-all term allows for land to be developed with either residential or agricultural purposes. Other uses, such as industrial and commercial developments, require a use permit obtained through a public hearing.

No HOA: The Chama River Estates subdivision features no HOA and there are no annual dues associated with land ownership here.

Covenants & Restrictions: The Chama River Estates subdivision also features no recorded covenants on file with the County enumerating any subdivisions restrictions. This suggests that the property can be developed not only with conventional structures such as single-family residences, mobile and modular homes but also unconventional structures difficult to get permitted elsewhere such as shipping containers and tiny homes.

Camping & RV Use: Per Rio Arriba County Zoning, RVs are acceptable in this region for ninety days at a time or six months with a special use permit.

Zoning:	County Rural Agricultural District
HOA:	None
Covenants, Conditions & Restrictions:	None
Annual Dues:	None
Time Limit On Building:	None

TITLE INFO

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	None
Title Insurance:	None
Conveyance Document:	Special Warranty Deed
Suggested Type Of Closing:	Notary Close
Doc Prep Fee:	Waived

HELPFUL LINKS

Rio Arriba County Assessor's Office (575) 588-7726 (Click Here)

Rio Arriba County Planning & Zoning (505) 753-7774 (Click Here)

Jemez Mountains Electric Cooperative (505) 753-2105 (Click Here)

New Mexico Department of Game and Fish (Click Here)

New Mexico State Engineer (505) 827-6091 (Click Here)

Well Drilling Info (Click Here)

Well Drilling Permit Application (Click Here)

NEARBY TOWNS

While the subject property is located outside Tierra Amarilla, it is ultimately limited in its commercial resources. In fact, the presence of a Family Dollar and a convenience store aside, there are not many stores for groceries and supplies. Fortunately, the town of Espanola (population roughly 10,000) is located roughly an hour southeast along Highway 84. There you'll be able to find a number of big box stores including a Walmart Super Center and Lowe's Home Improvement as well as fast food restaurants, pharmacies, schools and churches. In addition, the Presbyterian Hospital of Espanola is there along with the Santa Claran Hotel and Casino.

Española: 66 miles (1 hr 12 min)

Santa Fe: 92 miles (1 hr 40 min)

Taos: 105 miles (1 hr 56 min)

Farmington: 124 miles (2 hr 23 min)

Albuquerque: 156 miles (2 hr 37 min)

NEARBY ATTRACTIONS

Heron Lake State Park (Click Here)

El Vado Lake State Park (Click Here)

The Timbers At Chama (Click Here)

Fish Tail Ranch (Click Here)

Stone House Lodge (Click Here)

Navajo Dam Marina (Click Here)

Abiquiu Lake Recreation Area (Click Here)

Georgie O'Keefe Museum (Click Here)

Things To Do In Taos (Click Here)

Things To Do In Taos Ski Valley (Click Here)

Things To Do In Santa Fe (Click Here)

