

# \$349,000 - 60 Cr B29c, Villanueva

MLS® #201903296

## \$349,000

2 Bedroom, 2.00 Bathroom, 2,908 sqft  
Farm And Ranch on 18 Acres

N/A, Villanueva, New Mexico

Slice of heaven, Real Paradise. Amazing valley feeling with mountains on both side and The pecos River and two acequia flowing throughout the property. The PECOS River to North has approximately 450 feet of river frontage. The Villanueva South Ditch, which is concrete, lined is to the south. There are two houses with two septic systems old house which is now being used as studio/storage is right at the boundary @ CR B29C there is electrical and plumbing to this house but recently its mostly being used as storage can be great studio where you can do art when listening to the sounds of flowing acequia right out your window. Newer house built in year 2015 with 2 bedrooms and 1.5 baths is approximately 1008 sq. feet. Passive solar wood stove heating (wood stove is now removed) on demand water heater, stucco, pitched beautiful metal roof. Stove, refrigerator, washer, dryer all are included. Private well is solid has all the documentation. Old house is Original adobe and stone walls is bermed on towards North Side with add on. Size of the old house may be close to 1900 sq. feet. Total 17.9 Acres farm 7.5 acres is currently farmed in hay + 8 acres of pasture and large garden area and fruit trees including pears/peach and palm. ADUNDANT water rights dating back to 1860. 2 Acequias and all pipe and connectors for easy watering ..fences in good condition excellent curb entrance access is easy with upgraded CR B29C. Easy to Santa Fe / Albuquerque and Las Vegas NM.



Think organic

## Listing Details

Listing Agent      Krishan Kumar  
Listing Office      spicyProperties

## Essential Information

MLS® #              201903296  
Price                 \$349,000  
Bedrooms            2  
Bathrooms          2.00  
Full Baths          1  
Half Baths          1  
Square Footage    2,908  
Acres                 17.80  
Type                  Farm And Ranch  
Sub-Type            Ranch, Working  
Status                Active

## Community Information

Address              60 Cr B29c  
Area                  28-San Miguel Cnty  
Subdivision        N/A  
City                  Villanueva  
County               San Miguel  
State                 New Mexico  
Zip Code            87583

## Amenities

Utilities             Yes  
Is Waterfront      Yes  
Waterfront         River

## Exterior

Lot Description    Grassland, Solar Exposure

## School Information

Elementary         Valley Elementary

Middle Valley Middle School  
High West Las Vegas High

### **Additional Information**

Date Listed July 15th, 2019

Days on Market 93



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