

\$249,900 - 13.27 Acres Cielo Azul, Rowe

MLS® #202500651

\$249,900

0 Bedroom, 0.00 Bathroom,
Land on 13.27 Acres

N/A, Rowe, NM

Excellent opportunity awaits the purchaser of 13.27 acres just beyond Rowe on the way to Ilfeld. The property had preliminary San Miguel County approval for a 13 lot subdivision and contains 3 drilled but undeveloped wells. The approval has expired but the owner is willing to share the documents provided in the event an investor would like to follow through with the subdivision. The land is quite beautiful with healthy old growth pinon, juniper, oak and cedar trees. There are a number of potential building sites, several meadows, views to the Pecos River Valley and Glorieta Mesa, and is situated west of Forked Lightning ranch and BNSF tracks and east of Glorieta Mesa. The listing is approx. 30 minutes to Santa Fe and 25 minutes to Las Vegas with entry road in place and is accessed from Frontage Road 2116. The sellers are willing to carry with reasonable down payment. Acreage adjoins public land on the south end. No Homeowners Association. Much potential for further development as a subdivision or a rural homestead.



Listing Details

Listing Agent	James Congdon
Listing Office	Santa Fe Properties

Essential Information

MLS® #	202500651
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Price	\$249,900
Bathrooms	0.00
Acres	13.27
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	13.27 Acres Cielo Azul
Area	9-Pecos, Rowe
Subdivision	N/A
City	Rowe
County	San Miguel
State	NM
Zip Code	87562

Amenities

Utilities	Electricity Available, Propane, Sewer Not Available, Water Available
Features	Views, Wooded
Waterfront	None

Exterior

Lot Description	Views, Wooded
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School Information

Elementary	Pecos
Middle	Pecos
High	Pecos

Additional Information

Date Listed	February 28th, 2025
Days on Market	225
Zoning	Rural Residential



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