

\$69,000 - Tbd Shroyer, Rutheron

MLS® #202500866

\$69,000

0 Bedroom, 0.00 Bathroom,
Land on 5.00 Acres

Laguna Vista, Rutheron, NM

This exceptional 5-acre property, consisting of two adjoining 2.5-acre lots, offers the perfect blend of privacy, convenience, and natural beauty. Nestled in the coveted, gated community of Laguna Vista, this land provides a peaceful retreat while being just minutes from local amenities and outdoor recreation. The property boasts access to a shared well, that may require some repair, and electricity to the lot line, ensuring ease of development. With only a 0.5-mile walk to Willow Creek, youâ€™ll have the perfect spot for fishing, nature walks, or simply unwinding by the water. The annual voluntary road maintenance fee of \$350 keeps the roads in excellent condition, while the private landowner access to nearby Heron Lake State Park offers endless opportunities for outdoor adventures. Located just 2.6 miles from State Road 95, this land offers both seclusion and easy access to Chama, New Mexico, and is only about an hour's drive to the charming town of Pagosa Springs, Colorado. There is no HOA. Whether you're looking for a serene getaway, a place to build your dream home, or a peaceful retreat close to nature, this property in Laguna Vista has everything you need and more. Donâ€™t miss out on this rare opportunity to own prime land in one of the most desirable areas of northern New Mexico!



Listing Details

Listing Agent	Christopher Dennison
Listing Office	United Country N New Mexico RE

Essential Information

MLS® #	202500866
Price	\$69,000
Bathrooms	0.00
Acres	5.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Tbd Shroyer
Area	41-Chama
Subdivision	Laguna Vista
City	Rutheron
County	Rio Arriba
State	NM
Zip Code	87551

Amenities

Utilities	Electricity Available, Sewer Not Available, Water Available
Waterfront	Other, See Remarks

Exterior

Exterior Features	None
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School Information

Elementary	Tierra Amarilla
Middle	Tierra Amarilla
High	Escalante High School

Additional Information

Date Listed	March 5th, 2025
Days on Market	220
Zoning	Rural Residential



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