

\$1,299,000 - 477 County Road 142, Medanales

MLS® #202502711

\$1,299,000

2 Bedroom, 1.00 Bathroom, 1,496 sqft
Residential on 25.00 Acres

N/A, Medanales, NM

Nestled in the lush river valley of Medanales, this 2-bedroom, 1-bath home offers 1,496 square feet of living space and is full of potential for the right buyer. While the home needs some TLC, the setting is truly special—approximately 70 mature fruit trees form a large orchard, and fertile pastures are currently in hay production. Bordering the Rio Chama, the property enjoys direct river access and boasts abundant water rights, making it ideal for farming, gardening, or simply enjoying the beauty of Northern New Mexico’s natural landscape. Whether you’re seeking a homestead, hobby farm, or investment opportunity, this rare riverside property offers the foundation to create something remarkable.

Built in 1925

Listing Details

Listing Agent	Mark Rochester
Listing Office	Berkshire Hathaway HomeServ

Essential Information

MLS® #	202502711
Price	\$1,299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,496



Square Footage	1496 SquareFeet
Acres	25.00
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Northern New Mexico
Status	Active

Community Information

Address	477 County Road 142
Area	39-Abiquiu
Subdivision	N/A
City	Medanales
County	Rio Arriba
State	NM
Zip Code	87548

Amenities

Utilities	Electricity Available
Parking Spaces	6
Parking	None

Interior

Interior Features	No Interior Steps
Heating	Electric, Fireplace(s), Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Stories	One

Exterior

Exterior	Adobe
Roof	Metal
Construction	Adobe

School Information

Elementary	Abiquiu
Middle	Carlos F. Vigil Espanola Middle School

High

Espanola Valley High

Additional Information

Date Listed June 17th, 2025

Days on Market 117



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