

\$4,250,000 - 997 New Mexico Highway 65, Montezuma

MLS® #202503538

\$4,250,000

6 Bedroom, 6.00 Bathroom, 4,200 sqft

Residential on 74.54 Acres

N/A, Montezuma, NM

Rio de Vega â€” A Rare Legacy Estate on 74.54 Acres with River Frontage, Guesthouse & Barn

Welcome to Rio de Vega â€” a legacy estate that has been cherished for generations and affectionately known by the family as â€œThe Playground.â€• This extraordinary 74.54-acre property is a sanctuary of beauty, creativity, and comfort just minutes from Las Vegas, NM, and the renowned United World College.

At the heart of the estate is a custom 4,200 sq. ft. main residence, originally a barn kit reimaged into a luxury home by renowned designer Pedro Marquez. Featuring pine siding, alder doors, and thoughtful architectural details, the home blends rustic character with refined finishes. Two refrigerators, a chest freezer, and a stand-up freezer are included, and a 1,000-gallon propane tank powers a Cummins generator for added peace of mind.

A separate 2,000 sq. ft. guesthouse offers additional comfort and privacy with its own 500-gallon propane tank and independent septic system. Thereâ€™s even a third septic and 220 electric already in place, ready for an additional home to be built.

The 2,610 sq. ft. drive-through barn is a masterpiece in itself, constructed atop teak-floored storage containers and framed in



canyon-harvested red fir. The property also includes a rebuilt, powered chicken house, multiple charming outbuildings, and three serene ponds—one spring-fed and another sealed with bentonite. Water is plentiful with the water table just 6 feet below ground and nearly half a mile of Gallinas River frontage enhanced by protective jersey barriers for added flood security.

Rio de Vega is fully equipped for modern living with high-speed internet (Starlink at the guesthouse and DesertGate at the main house), plumbed 4 feet deep throughout, and year-round access with roads plowed in the winter.

With abundant water rights, lush surroundings, and boundless potential for relaxation, recreation, or even expansion, this is more than just a property—it’s an opportunity to own a truly one-of-a-kind estate with deep roots and lasting possibilities.

Built in 2007

Listing Details

Listing Agent	Ryan D. Ferguson
Listing Office	Sotheby's Int. RE/Washington

Essential Information

MLS® #	202503538
Price	\$4,250,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	1
Square Footage	4,200
Square Footage	4200 SquareFeet
Acres	74.54
Year Built	2007

Type	Residential
Sub-Type	Single Family Residence
Style	Manufactured Home, Mobile Home, Multi-Level, Ranch
Status	Active

Community Information

Address	997 New Mexico Highway 65
Area	28-San Miguel Cnty
Subdivision	N/A
City	Montezuma
County	San Miguel
State	NM
Zip Code	87731

Amenities

Utilities	High Speed Internet Available, Electricity Available
Parking Spaces	3
Parking	Attached, Garage
# of Garages	2
Is Waterfront	Yes
Pool	None

Interior

Interior	Carpet, Wood
Interior Features	Beamed Ceilings, Interior Steps
Appliances	Dryer, Dishwasher, Gas Cooktop, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Water Heater, Washer
Heating	Radiant Floor, Radiant, Fireplace(s), Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Wood Burning, Wood Burning Stove
Stories	One, Multi/Split, Two

Exterior

Exterior	Frame, Modular/Prefab
Exterior Features	Horse Facilities
Windows	Insulated Windows
Roof	Built-Up, Other, See Remarks

Construction	Frame, Modular/Prefab
Foundation	Permanent

School Information

Elementary	Las Vegas
Middle	Las Vegas
High	Las Vegas

Additional Information

Date Listed	August 5th, 2025
Days on Market	67



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