

# \$72,500 - Aspen Bluff #5, Chama

MLS® #202503918

**\$72,500**

0 Bedroom, 0.00 Bathroom,  
Land on 6.54 Acres

Ticonderoga, Chama, NM

Stunning views of the surrounding mountainside with a large building pad for the home/cabin of your dreams located within Ticonderoga S/D. Property comes with a recreational membership that has close to 500 acres for hiking, fishing along the Chavez Creek. Enjoy the peaceful serenity while listening to the wind gently blowing through the pines and animals such as elk, deer, squirrels meandering by. The Chama and Brazos Rivers are also near for those fly fishing enthusiasts!



## Listing Details

Listing Agent	Michele A. Marino
Listing Office	Realty One of Chama

## Essential Information

MLS® #	202503918
Price	\$72,500
Bathrooms	0.00
Acres	6.54
Type	Land
Sub-Type	Residential
Status	Active

## Community Information

Address	Aspen Bluff #5
Area	41-Chama
Subdivision	Ticonderoga

City	Chama
County	Rio Arriba
State	NM
Zip Code	87520

### **Amenities**

Utilities	Electricity Available, Other, See Remarks, Water Not Available
Features	Views, Wooded
Waterfront	Other, See Remarks

### **Exterior**

Lot Description	Views, Wooded
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### **School Information**

Elementary	Chama
Middle	Tierra Amarilla
High	Escalante High School

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	46
Zoning	Rural Residential
HOA Fees	880
HOA Fees Freq.	Annually



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