# \$239,900 - 5 Bear Run, Chama

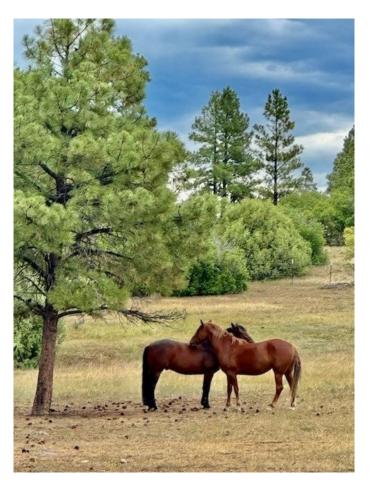
MLS® #202504467

## \$239,900

0 Bedroom, 0.00 Bathroom, Land on 10.00 Acres

N/A, Chama, NM

Stunning 10 +/- Acre Horse property in Chama, NM. Build Your Dream Home! Discover your slice of paradise just west of the charming Village of Chama, NM with this breathtaking 10 acre horse property, perfect for building your custom mountain home or weekend retreat. Boasting year-round access, community water, 200 amp electrical service, this lot is ready for your vision. Fully fenced with six stall metal barn that sustains your horses. This property offers a harmonious blend of functionality and natural beauty. The current owner thoughtfully improved the land with graded road leading to a prime building site or campsite, complete with water and power hookups. There is a shed and a container for storage, and a fully fenced-fully enclosed chicken coop. From this elevated vantage point, enjoy sweeping views of lush meadows below, ideal for watching your horses graze or soaking in the tranquility of the Chama Valley. Whether you dream of a full time homestead or a seasonal escape, this property delivers. Saddle up and explore the nearby Sargeant Wildlife Preserve or Humphries Wildlife Management Area, or venture to pristine rivers and lakes for world class fishing, all just minutes away. With spectacular mountain vistas, abundant recreational opportunities, and the infrastructure in place for an easy build, this Chama gem is your getaway to the ultimate high country life style. Don't miss out on this rare opportunity to own a piece if New





## **Listing Details**

Listing Agent Hunter D. Battle

Listing Office United Country N New Mexico RE

## **Essential Information**

MLS® # 202504467 Price \$239,900

Bathrooms 0.00
Acres 10.00
Type Land

Sub-Type Residential

Status Active

## **Community Information**

Address 5 Bear Run Area 41-Chama

Subdivision N/A

City Chama
County Rio Arriba

State NM Zip Code 87520

#### **Amenities**

Utilities Electricity Available, Sewer Not Available, Water Available

## **School Information**

Elementary Chama Middle Chama

High Escalante High School

## **Additional Information**

Date Listed September 29th, 2025

Days on Market 11

Zoning CRAD HOA Fees 450

HOA Fees Freq. Annually



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