

\$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 of New



Mexico's stunning landscape.

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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