



MLS Area Major: 630 - Taos
Zone Atlas: NOZA
Subdivision Name: N/A
of Lots: 1
Lot Description: IRRIGATED PASTURE
Type: Acreage, Agricultural, Other - See Remarks
Acres: 63.59
Lot SqFt: 2,769,980
On Market Date: 12/31/2025
Expiration Date
DOM/CDOM: 0/0
Association: No

Sign On Property: No
Apex Lot Dim Front: 697.95
Apex Lot Dim Side: 2836.63
Addl Lot Dim:
Lot Size Source: Survey
Elementary School:
Middle School:
High School:
List Price/Acre: \$20,443.47
List Price/Lot SqFt: \$0.47
Owner/Broker: Yes
GEO LAT: 36.406621 **GEO LON:** -105.601059

Public Remarks: Rare find: large irrigated tract with owned surface water rights just west of main Plaza in Taos. Currently used for grazing but many possibilities may show higher and better use. Wonderful mountain views!! The land runs SE from Blueberry Hills. (Thanks Louie). Multiple irrigation acequias throughout. Fenced corral area with some out buildings. Current access easements BUT there is an owned 40' wide tract that connects to Upper Ranchitos Road. Will need small bridge crossing over Rio Pueblo installed for actual use. Some exchanges may be considered or seller carry back for part of sale. See sat pics and surveys in "Documents" & photos.

LO/SO Remarks: Consideration possible for partial exchange property(s) up to about \$500K. Contact Frank at land4u.nm@gmail.com for more info as needed. Or, seller carry back could be considered in the same \$\$ range. Have OSE docs on irrigation water.

Features	Lot Information	Utilities
Acc. To Prop Line: Assessments: Docs/Data Available: Aerial Map, Survey, Other - See Remarks Documents: Topography: Mostly Level Existing Survey: Certificate of Survey Features: Horses Permitted, Meadow, Views, Wire Fence Property Access: E Property Line, Unimproved Road Timber/Mineral Right: Mineral Rights Unk, Timber Rights Unknown	Tract: N/A Unit: N/A Lot: N/A Block: N/A Section: 12 Township: 25N Range: 12E Package Deal: No	Utilities: None Utility Impact Fee: Utility Impact Fee: Unknown Water Source: Other - See Remarks Water Conservation: Wastewater: Other Irrigation Source: Ditch; Irrigation Possible Dist to Electrical: 0 - 1/4 Mile Distance to Water: Call Listing Broker Distance to Phone: 0 - 1/4 Mile Distance to Gas: Call Listing Broker Distance to Sewer: None Distance to Cable: Call Listing Broker
Listing & Contract Info	Disclosures	County Data
Original List Price: \$1,300,000 Listing Contract Date: 12/23/2025 Listing Service: Full Service Agreement Type: Exclusive Right To Sell Buyer Exclusion: Yes Possession: Day of Funding Short Sale: No Bank Owned: No Seller Assist Ofrd: No Delayed IDX/Syndication (DIS): No Marketing Begin Date: 12/31/2025	Miscellaneous: Finance Considered: Cash; Conventional; Owner Financing; Other - See Remarks Seller Assist Ofrd: No Trade/Xch Considered: Yes Trade/Xch Terms: Trade for Home (L); Trade for Other RE; Trade for Pers Prop Flood Zone: No Flood Map NMAR 2100: No FIRPTA: No	County: Taos UPC Code: 298041072149508009 Tax Annual Amount: \$55.00 GRT Code: 20-020 Tax Exemption: Unknown Zoning: NR PID: No SAD: No Restrictive Covenant: Same As Zoning Short Legal Desc: SEC.12, T25N, R12E - 63.59 ACRES
Showing Info	Listing Office & Broker Info	Sale Info
Owner/Broker: Yes Owner Name: ESTATE SALE Owner Phone: Owner Phone 2: Owner Name 2:	Listing Member: Frank Andreone License #: 25713 QB Name: AMY STEUDLE QB License #: 20084 Point of Contact Name: FRANK Point of Contact Number: 505-857-2294 Point of Contact License#: 25713 Phone: Email: land4u.nm@gmail.com Fax: Listing Office: Coldwell Banker Legacy (CBLR01) Listing Office Phone: 505-828-1000 Fax: 505-821-0399	Status Change Date: 12/31/2025 Listing Contract Date: Estimated Closing Date: How Sold: Concessions:

Directions: East of Taos Plaza on HY240 Ranchitos Rd. about 1.25 miles to right turn on Upper Ranchitos Rd. North about 1000' to La Senisa Rd. on left. West over small bridge then bear left at "Y". See Documents for sat pic and marked plat maps for access. Appointment recommended.