



FAY
RANCHES_{INC.}

**RANCHO DE
ABIQUIÚ
ESTATES**

Abiquiú, New
Mexico
\$1,495,000
66± ACRES



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

Situated along 1,257± feet of the Chama River, this 66± acre property blends historic charm and agricultural bounty. Huge cottonwoods and lush, productive hay fields dominate the property. The 184± acre-feet of senior (pre-1907) water rights provide abundant and dependable irrigation and are a valuable commodity in arid New Mexico. The resident elk herd is often seen grazing in the fields in mornings and evenings. This property offers beauty and serenity, just an hour from Santa Fe.

This property was once part of the Plaza Colorado Land Grant, which dates to 1739, and was named for the dramatic red hills in the area. These same hills went on to inspire American artist Georgia O’Keeffe. Abiquiú was home to O’Keeffe from 1929 until 1984, and many of her paintings depict scenes from the area. This thriving little art community grew around the legacy of the Georgia O’Keeffe Home and Studio.

This property supported the substantial livestock operation for the sprawling six-thousand-acre ranch in years past. The improvements include a caretaker’s residence, heated equipment barn, pipe corrals, sorting pens, and scales. The adjoining 138± acres with the historic Spanish hacienda are also available.

Outdoor recreation abounds, with excellent fishing on the Chama River, Abiquiú Lake, and Vallecitos River. The Chama also offers excellent rafting opportunities. The nearby National Forest offers trails for hiking, horseback riding, and ATV use.

Rancho de Abiquiú Estates offers an exceptional setting for a dream home or luxury equestrian estate—just one hour from Santa Fe. Its rich history, scenic beauty, wildlife, and productive farmland also present exciting potential for a vineyard, winery, or farm-to-table destination. This versatile property blends historic character and opportunity in a truly unique way.

QUICK FACTS

- 66± deeded acres
- 184± acre-feet of valuable senior (pre-1907) water rights
- 1,257± feet of Chama River frontage
- Resident elk herd
- Productive hay fields
- Massive, ancient cottonwood trees
- Excellent site for a luxury home, equestrian estate, or agricultural venture
- Less than 1 hour from Santa Fe
- 90± minutes from Taos
- One mile from the charming art community of Abiquiú







ACREAGE

66± deeded acres





RECREATION

World-class skiing and snowboarding await just 90± minutes away in both Santa Fe and Taos. Whether you prefer the refined charm and varied terrain of Ski Santa Fe or the legendary steeps and stunning vistas of Taos Ski Valley, you'll find exceptional powder and unforgettable alpine experiences within easy reach of the ranch. The nearby National Forest offers trails for hiking, horseback riding, and ATV use.



Photo not taken on property



Photo not taken on property

HUNTING | WILDLIFE

Game Management Unit 6C in New Mexico offers an exciting opportunity for hunters seeking quality over quantity. Located in the scenic high country of the Jemez Mountains, this unit consistently produces mature bull elk in the 260"-300" range, with the potential for true trophies. Mule deer are less common but can reach impressive sizes. With its rugged terrain, public access, and proximity to Valles Caldera, 6C rewards preparation with memorable hunts and exceptional scenery.

FISHING

Outdoor recreation opportunities are abundant, with excellent fishing on the Chama River, Abiquiú Lake, and Vallecitos River.



Chama River Trout



Photo not taken on property

OTHER

Enjoy an immersive experience of river rafting on the Chama near the Benedictine Monastery to the Abiquiú Reservoir. These 1-3 day trips include a mix of class II and III rapids and views of a wide valley and cottonwood groves as well as pine forests and options for camping near colorful sandstone cliffs and diverse wildlife.

AREA HISTORY

Plaza Colorado is a storied stretch of land nestled in the dramatic Chama River Valley of northern New Mexico. This area has been cherished for thousands of years—first by ancestral Puebloan peoples who farmed, hunted, and built thriving communities, and later by Spanish settlers drawn to its fertile fields, mesas, and sweeping river views. Rosalia Valdes and her family first settled the Plaza Colorado in 1739, which marked one of the rare examples of a colonial-era grant led by a woman. This land was named for the dramatic red hills in the area. The home reached its grand stature in the mid-1800s as the home of Jose Pablo Gallegos, a successful rancher and a member of New Mexico's Territorial Congress. Through generations, it became home to ranchers, farmers, and local leaders who helped shape the culture and history of Abiquiú and the surrounding region.



Rio Chama River

NEARBY ATTRACTIONS & ACTIVITIES



Plaza Blanca, Abiquiú, New Mexico



Ghost Ranch

Located in the heart of northern New Mexico's high desert beauty, this ranch offers convenient access to some of the region's most iconic destinations. Just one mile away lies the historic home of Georgia O'Keeffe, offering a glimpse into the life and inspiration of one of America's most beloved artists. Outdoor enthusiasts will enjoy nearby hiking at Plaza Blanca, known for its striking white sandstone formations and abundant wildlife. The renowned Ghost Ranch—famous for its dramatic landscapes and paleontological significance—is only 20± minutes away, while the tranquil waters of Abiquiú Lake, perfect for kayaking and fishing, are just a 15± minute drive. For those seeking relaxation, the mineral-rich hot springs of Ojo Caliente Spa are a short 40± minute drive, providing a rejuvenating retreat surrounded by natural beauty.

CONSERVATION | STEWARDSHIP

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

CLIMATE

Abiquiú, New Mexico, has a semi-arid climate with four distinct seasons. Summers are warm and dry, with temperatures often in the 80s and 90s, while winters are cool, with occasional snowfall. The region enjoys abundant sunshine year-round and low humidity, which makes it ideal for outdoor activities and ranch living.



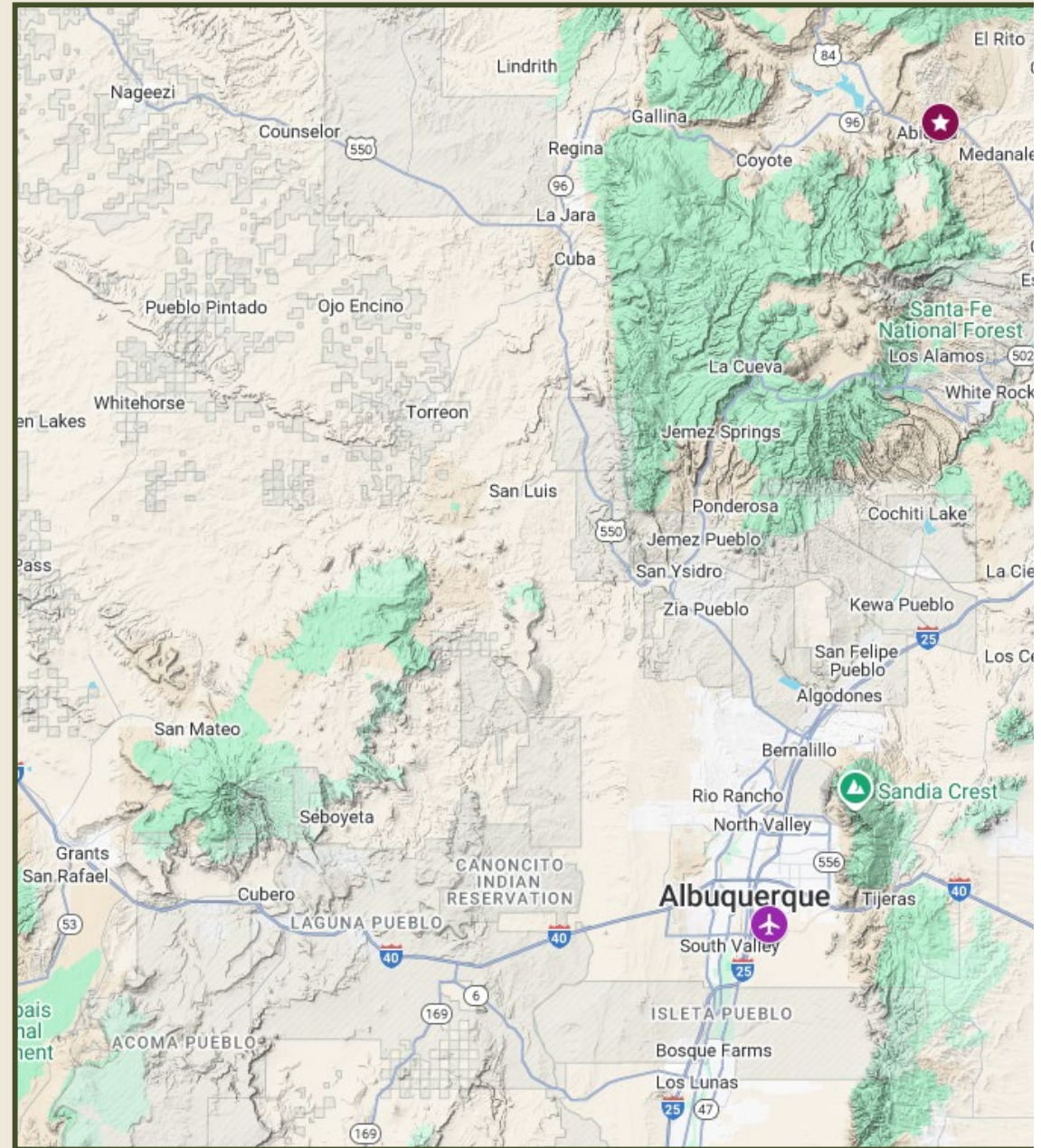


WATER RIGHTS

The Chama River flows 1,257± feet along the boundary, providing an idyllic setting against the spectacular high desert backdrop. 184± acre-feet of senior (pre-1907) water rights provide abundant and dependable irrigation, supporting productive hay fields and massive cottonwoods.

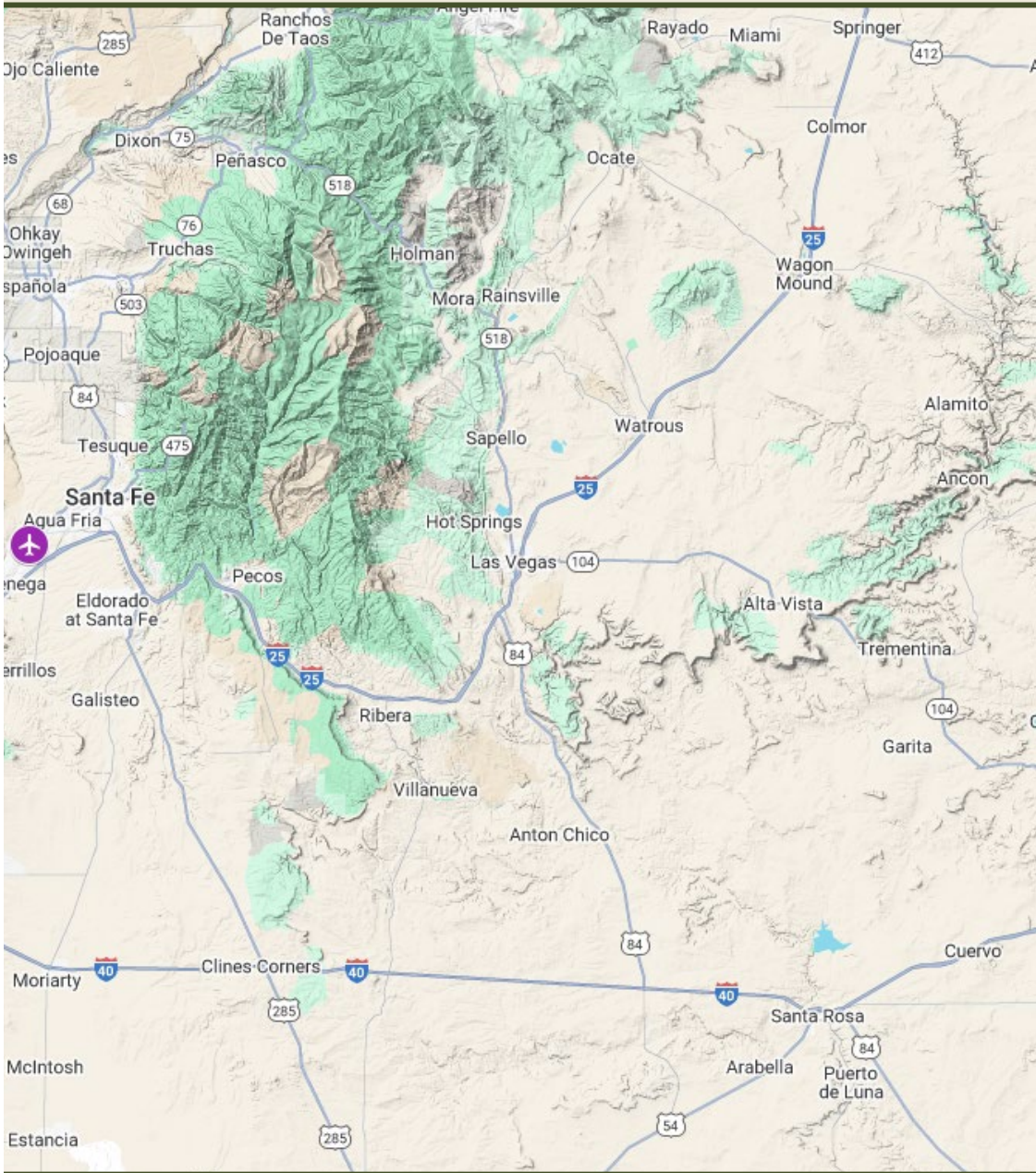
LOCATION

Abiquiú, New Mexico, is a region of striking natural beauty, known for its colorful cliffs, the Chama River, and the inspiration it offered to artist Georgia O'Keeffe. Outdoor opportunities abound—hiking, fishing, and horseback riding are all at your doorstep. Rancho de Abiquiú Estates is conveniently located just one hour from Santa Fe, one and a quarter hours from Taos, and two hours from Albuquerque. These nearby cities offer access to vibrant art scenes, rich cultural history, and regional cuisine, all set within the timeless landscape of northern New Mexico.



AIRPORT SERVICES

Rancho de Abiquiú Estates offers convenient access to regional and international travel. The Santa Fe Regional Airport is about one hour away, providing connections to larger hubs like Dallas, Denver, and Phoenix. The Albuquerque International Sunport is only about two hours from the ranch for broader domestic and international travel. With these two airports nearby, residents and guests enjoy efficient travel options while remaining immersed in the scenic, rural charm of northern New Mexico.











SUMMARY

Rancho de Abiquiú Estates, situated along 1,257± feet of the Chama River on 66± acres, combines historic character with agricultural productivity. The property features lush hay fields bordered by massive cottonwoods, irrigated by 184± acre-feet of pre-1907 water rights. The beautiful views of the surrounding hills often feature sightings of the resident elk herd in the foreground. Once part of the Plaza Colorado Land Grant, dating back to 1739, its surroundings inspired Georgia O'Keeffe's iconic works. The estate includes a caretaker's residence, heated equipment barn, and ample livestock facilities. Outdoor enthusiasts will enjoy fishing and rafting on the Chama River, and exploring nearby attractions like Ghost Ranch, Plaza Blanca, and Ojo Caliente Spa. Just an hour from Santa Fe, Rancho de Abiquiú Estates offers an exceptional opportunity for a luxury home, equestrian estate, or agricultural venture.



PRICE

\$1,495,000

TERMS

Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Robert Martin** at (505) 603-9140 | rmartin@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



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**NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2020
PART I – BROKER DUTIES**

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

Brokers owe the following broker duties to all prospective buyers, sellers, landlords (owners) and tenants.

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of potential conflict of interest or any other written agreement that the broker has in the transaction, including, but not limited to:
 - A. any written brokerage relationship the Broker has with any other parties to the transaction or;
 - B. any material interest or relationship of a business, personal, or family nature that the broker has in the transaction;
 - C. any written agreement the Broker has with a licensed Transaction Coordinator who will be providing service related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

In addition to the above duties, Brokers owe the following Broker Duties to the buyer, seller, landlord (owner) and/or tenant to whom the broker is directly providing real estate services, regardless of the scope and nature of those services. Brokers working as Property Managers for a landlord (owner) are directly providing real estate services to the landlord (owner), not to the tenant:

1. Unless otherwise agreed in writing with the applicable party, assistance to the party in completing the transaction, including:
 - A. timely presentation of and response to all written offers or counter-offers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advice to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship options available in New Mexico which include, but are not limited to:
 - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interests of the person in a real estate transaction. Such agreements include buyer agency, seller agency, designated agency, and sub-agency agreements.
 - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as a facilitator in a real estate transaction rather than as an exclusive agent for either party to the transaction.
 - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller/owner shall not disclose the following to the buyer/tenant in a transaction:
 - A. that the seller/owner has previously indicated they will accept a sales/lease price less than the asking or listed price of a property;
 - B. that the seller/owner will agree to financing terms other than those offered;
 - C. the seller/owner's motivations for selling/leasing; or
 - D. any other information the seller/owner has requested in writing remain confidential, unless disclosure is required by law;

APPLICABLE PARTY: PLEASE ACKNOWLEDGE RECEIPT OF THIS INFORMATION BY INITIALING BELOW

NEW MEXICO ASSOCIATION OF REALTORS®
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PART I – BROKER DUTIES

8. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a buyer/tenant shall not disclose the following to the seller/owner in the transaction:
- A. that the buyer/tenant has previously indicated they will pay a price greater than the price submitted in a written offer;
 - B. the buyer/tenant's motivation for buying/leasing; or
 - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.
9. In the event, the broker is working for the landlord (owner) as a residential property manager, the broker additionally owes to the landlord (owner) all duties owed under the law of agency.

In addition to the broker duties owed to prospective buyers, sellers, landlords (owners) and tenants as set forth in the above sections, Brokers working as Property Managers for landlords (owners) owe the following duties to TENANTS:

- 1. Prompt accounting for all money or property received by the broker from the tenant, including issuance of a receipt for cash received;
- 2. If a residential property manager, written disclosure that the broker is the agent of the owner of the property and not of the tenant; in the commercial property management context, written disclosure of the broker's relationship with the landlord (owner).

PART II - OTHER REQUIRED DISCLOSURES
Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

- 1. ☐ Broker has a written brokerage relationship with any other party(ies) to the transaction.
- 2. ☐ Broker(s) has any **CONFLICT OF INTEREST** (including any material interest or relationship of a business, personal, or family nature in the transaction).
- 3. ☐ Broker(s) knows of **ADVERSE MATERIAL FACTS** about the Property or Transaction.
- 4. ☐ Broker(s) has a written agreement with a licensed **TRANSACTION COORDINATOR** who will be providing services related to the transaction.
- 5. ☐ **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: ☐ **AGENT** ☐ **TRANSACTION BROKER** ☐ **OTHER.** If "OTHER", explain: _____

APPLICABLE PARTY

PARTY IS A ☐ **SELLER** ☐ **BUYER** ☐ **LANDLORD (OWNER)** ☐ **TENANT**

Signature Date Time

Signature Date Time

BROKER

Broker Signature

Broker's NMREC Lic#

Broker ☐ is ☐ is not a REALTOR®

Brokerage Firm

Office Phone

Email Address



Scan the QR code
to learn more.