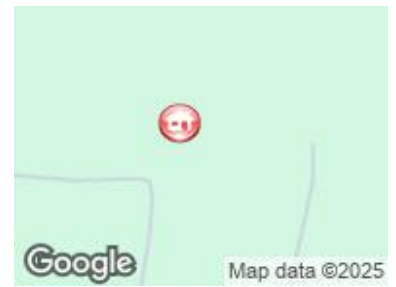


PRIMARY INFORMATION



(170) Address	803 Hwy 72 Highway	(163) MLS #	20253905
(169) Asking Price	\$975,000	(175) Sale/Rent	For Sale
(174) Status	Active	(164) Class	RESIDENTI
(29) Bedrooms	3	(105) Fireplace Y/N	AL
(32) Total Baths	2	(166) Type	Yes
(30) Full Baths	2		Residential
(31) 1/2 Baths	0		/Farm & Ranch
(34) Garage Type	Not Applicable	(7) Type of Listing	
(33) Garage Capacity	0	(171) City	Raton
(35) Fireplaces	1	(172) State	NM
(37) Apx Sq Ft	3000	(26) County	Colfax
(62) Year Built	0	(173) Zip	87740
(8) Type of Manufactured Housing		(146) Days On Market	47
(81) Legal Description	S: 6 T: 31 R: 25 UPC 11421891072 08 33.838 ACRES WD 201403412		
(0) Cumulative DOM	47		



BROKER / BROKERAGE INFORMATION

(43) Broker	WENDY MILETA - CELL: 575-707-1662	(49) List Team	
(176) Listing Broker Email	wendymileta@yahoo.com	(53) Transaction Coordinator	No
(45) Broker 1 License #	19831	(54) Transaction Coordinator Name	
(44) Listing Office 1	REALTY ONE OF NEW MEXICO - RATON - OFF: 575-707-1662	(177) Office Broker	WENDY MILETA
(46) Listing Broker 2		(50) Office Broker License #	19831
(48) Listing Broker 2 License #		(69) Covenants	
(47) Listing Office 2		(10) Other Building/Size	
(51) QB Name	wendy mileta	(9) Single Family Rural Type	Site Built
(52) QB License #	19831	(12) Added Space in SQFT	
(13) Number of Units		(5) Guest Quarters Square Footage	
(4) Guest Quarters Y/N	No	(145) Picture Count	70
(15) Water Acreage Feet		(2) Unique Property Identifier	
(6) Water Rights Type			
(11) Assumable Y/N			
(1) Sold Price per Acre			
(150) Days On MLS	47		
(3) RESO Universal Property Identifier			

PROPERTY INFORMATION

(21) Comp Only	No
(22) Comp Type	
(74) Non-Branded Virtual Showing	No
(76) Showing Instructions	24 hour notice and proof of funds
(73) Directions	Take Highway 72 toward Sugarite Canyon State Park and Yankee Canyon. At the Y take a right toward Yankee, continue for approximately 10 minute drive , property will be on your left.
(59) Owner (Recorded Name)	M & G Associates, LLC
(104) Sellers NMREC Licensee	Yes
(61) Lot Land Size	33.838
(60) Lot Size Irregular	Yes
(42) Total # of Acres	33.8380
(64) Acre Feet	
(41) Appx Age	Unknown
(36) Appx Sq Ft Range	2900+

MLS # 20253905

Address: 803 Hwy 72 Highway

Page 2 of 5

(39) Sq Ft Source assessor
(40) Price per SqFt \$325.00
(187) Original Price \$975,000

SECONDARY PROPERTY INFORMATION

(28) Audio/video surveillance? No
(160) Geocode Quality Exact Match
(27) Search By Map
(179) Associated Document Count
(23) Deactivated Title
(24) Additional Information on Manufactured Title

DATA DISSEMINATION

(85) Internet Y/N	Yes	(89) VOW AVM	Yes
(87) VOW Address	Yes	(88) VOW Comment	Yes
(86) VOW Include	Yes	(90) IDX Include	Y
(91) Homesnap Facebook Market	Yes	(92) Automated Valuation	Yes
(93) Blogging	Yes	(94) Realtor.com	Yes
(95) List Hub	Yes	(96) CoStar/Homes.com	Yes
(97) Move	Yes	(98) CoStar/Homesnap.com	Yes
(99) Smarter Agent	Yes	(100) Terradatum	Yes

FEATURES

APPLIANCES INCLUDE Range-Free Standing Refrigerator	EXTRA ROOMS Workshop	LANDSCAPING Native/Natural	TERMS OF SALE Cash
CONSTRUCTION Siding Siding-Wood	FIREPLACE FEATURES In Living Room Woodburning Fireplace	OUTSIDE INCLUSIONS Horses Allowed RV Parking Workshop	UTILITIES Electricity Propane Septic System Water-Well Private Well
FLOOD ZONE Unknown	FLOOR COVERINGS Carpet Tile	POSSESSION Upon Recording	UTILITY BILLS AVAILABLE No
	HEAT Central Forced Air Propane	ROOF Pitched Shingles	

FINANCIAL INFORMATION

(101) Seller Pays NM GRT?	Yes	(113) Taxes \$	\$6,956.00
(102) GRT Code	09102 – Raton	(114) Tax Year	2025
(103) List Type	Exclusive Right to Sell	(112) Owner Financing	No
(106) Sole & Separate Agreement		(110) Auction	No
(107) 3rd Party Approval	No	(116) Assessments 1	
(115) Court Approval	No	(117) Assessments 2	
(108) Short Sale	No	(14) Special Finance	
(109) REO/Bank Owned	No	(118) Financial Remarks	
(16) Estate Owned			

IMPORTANT DATES

(57) Listing Date	7/9/2025	(151) Input Date	7/9/2025 10:55 AM
(58) Expiration Date	1/7/2026	(182) Status Date	7/9/2025
(178) Off Market Date		(184) Price Date	7/9/2025
(152) Update Date	7/10/2025 3:46 PM	(183) HotSheet Date	7/9/2025
(18) Buyer Contingency Deadline		(111) Auction Date	
(17) Time Off Market			

INFORMATION DISSEMINATION

(82) Broker Hit Count 2
(83) Client Hit Count 0

BROKER ONLY REMARKS

(120) Broker Only Remarks

PUBLIC & SYNDICATION REMARKS**(122) Public Remarks**

Serene Mountain Retreat on 33+ Acres in Yankee Canyon, Raton NM Discover peace and privacy on over 33 acres of stunning land nestled beneath the breathtaking mountains of Yankee Canyon, just off Highway 72 in Northern New Mexico. This expansive property offers the perfect escape to nature with fresh air, dramatic vistas, and tranquil creeks winding through the landscape. The custom-built 3-bedroom, 2-bathroom home features rustic charm and comfort, including a wood-burning stove for cozy evenings and an open-concept kitchen that flows into the spacious living area. A lofted suite offers a private bedroom and bath, creating an ideal guest retreat or secluded primary space. Enjoy your morning coffee from the inviting front porch while taking in the panoramic mountain views. The property includes a large detached garage, ample storage buildings, a hay barn, and room for livestock or hobbies. Whether you're seeking a full-time residence, vacation getaway, or working homestead, this rare offering captures the essence of New Mexico's natural beauty.

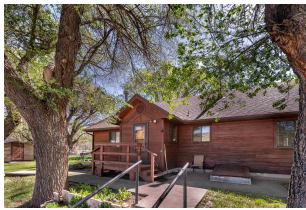
(123) Syndication Remarks

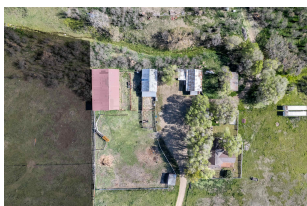
Serene Mountain Retreat on 33+ Acres in Yankee Canyon, Raton NM Discover peace and privacy on over 33 acres of stunning land nestled beneath the breathtaking mountains of Yankee Canyon, just off Highway 72 in Northern New Mexico. This expansive property offers the perfect escape to nature with fresh air, dramatic vistas, and tranquil creeks winding through the landscape. The custom-built 3-bedroom, 2-bathroom home features rustic charm and comfort, including a wood-burning stove for cozy evenings and an open-concept kitchen that flows into the spacious living area. A lofted suite offers a private bedroom and bath, creating an ideal guest retreat or secluded primary space. Enjoy your morning coffee from the inviting front porch while taking in the panoramic mountain views. The property includes a large, detached garage, ample storage buildings, a hay barn, and room for livestock or hobbies. Whether you're seeking a full-time residence, vacation getaway, or working homestead, this rare offering captures the essence of New Mexico's natural beauty.

SOLD INFORMATION

(126) Contract Date
(127) Closing/Funding Date
(124) How Sold
(125) Sale Type
(128) Sold Price
(148) Sold Price Per SQFT
(136) Final Seller Concession

(130) Selling Broker 1
(131) Selling Office 1
(134) Selling Broker 2
(135) Selling Office 2
(132) Sell Team
(137) Additional Comments

ADDITIONAL PICTURES



**DISCLAIMER**

This information is deemed reliable, but not guaranteed. COPYRIGHT©2025 New Mexico Multiple Listing Service dba New Mexico MLS.