

# PASEO DEL RIO GRANDE

Albuquerque-Bernalillo County, NM

15.1671 +/- Prime Irrigated Acres



OFFERED EXCLUSIVELY BY:

*Chas. S. Middleton and Son*

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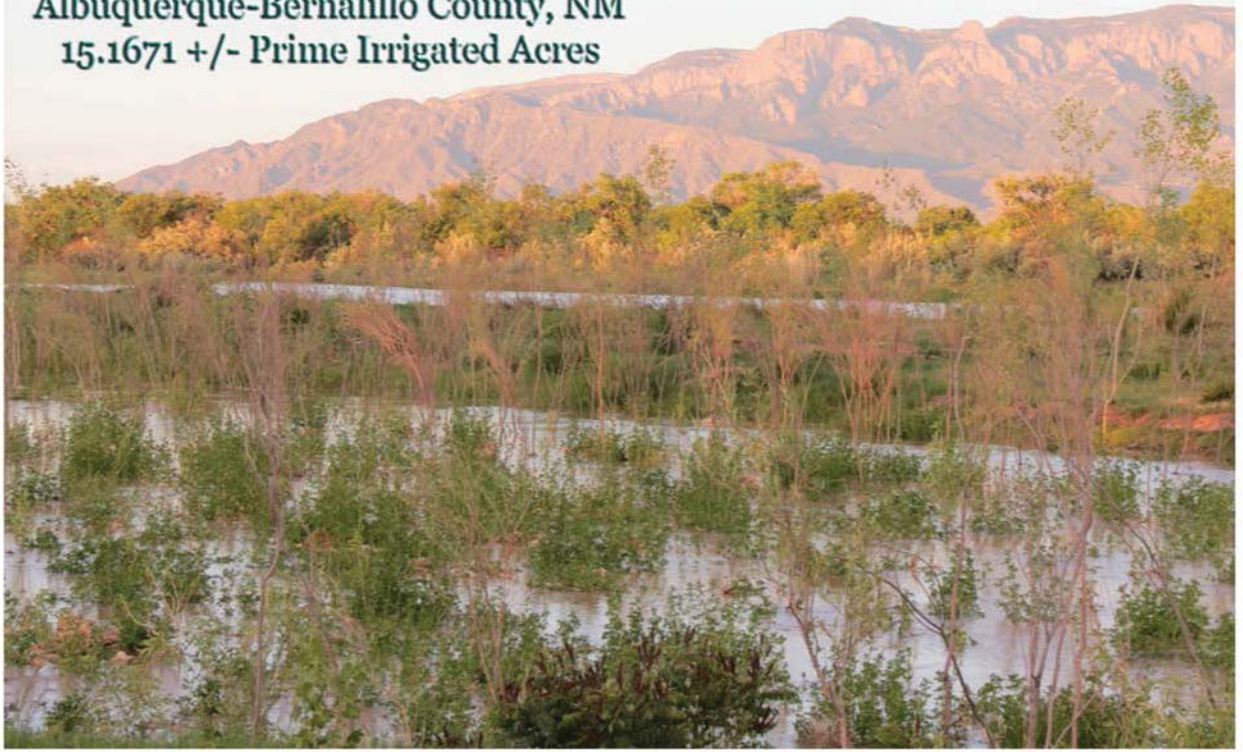
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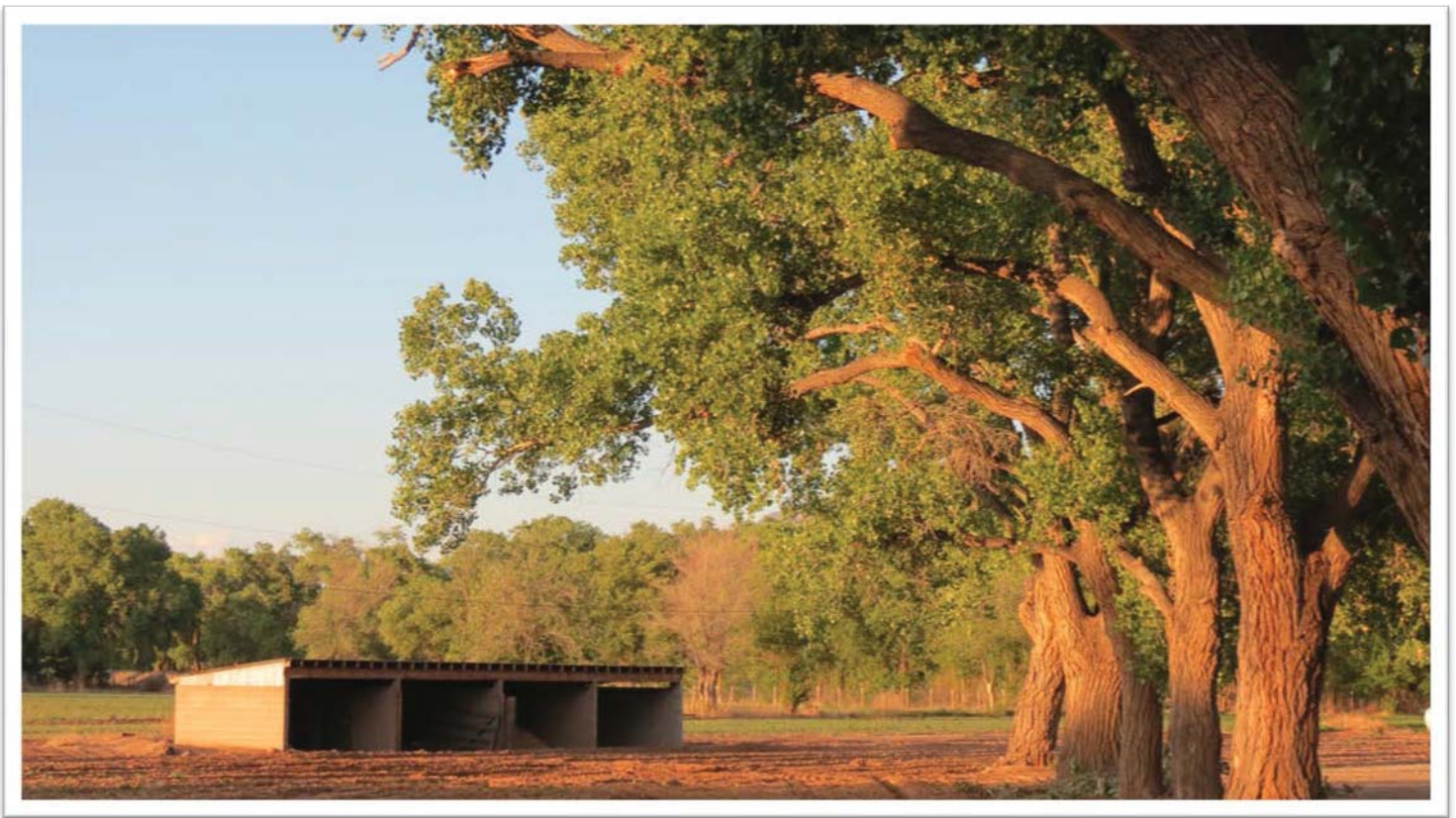
15.1671 +/- Prime Irrigated Acres



It is extremely rare that we have the exclusive listing on a parcel of land of the “unique nature” of the Paseo del Rio Grande. Irrigated parcels of this size are basically non-existent in this location of Albuquerque’s north valley. This farm offers a discriminating buyer the opportunity to invest in a tract of land that can be used as an estate home site, developed into larger or smaller parcel high end homes, or held for long term appreciation. The farm lies just slightly south of Paseo del Norte and offers prime access to the Rio Grande River Bosque where one can find peace and quiet amongst the Cottonwoods with waterfowl and other river wildlife at their fingertips. A major river lateral backs up the property boundary where you can ride your horse, walk, jog, or ride your bike and enjoy nature in one of the most beautiful areas in New Mexico. The farm includes MRGCD irrigation rights and ditches are in place to efficiently irrigate the entire parcel.



Subject to Sale, Withdrawal or Error



Access to the property is via paved Alamo Road to Blair Road. The property is currently zoned residential. The location and amenities would allow an owner several choices for development.

This farm was historically operated as a combination farm and horse facility. Over the years fences and older structures have been removed to allow for a more efficient farming operation. Soils are conducive to alfalfa and pasture grass production. But the real gem to this property is not the farm; it is its charmed location directly adjacent to the Summerford Lateral and Rio Grande River where horseback riding and walking in the famed Rio Grande River Bosque takes on a romanticism of its own.



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The honking of Canada Geese overhead and the shrill call of the Sandhill Crane fills this area with life during the winter months. Multiple species of waterfowl can be seen on the lateral and in stream jetties. Spring brings new life of all sorts to the Bosque. Mother ducks are seen in both the lateral area and Rio Grande itself. Green foliage fills the cottonwoods and countless varieties of birds build new homes in their grand leaf filled branches. Irrigation water fills ditches and the farm fields are flooded for production. Summer months near the river are serene for all that reside along the banks. Fall brings the yellow and golden cottonwoods leaves that are a truly spectacular site. Hot air balloons frequently glide silently over the property and Bosque during the famed Albuquerque Balloon Fiesta in October. However, it is when you stand on the river bank anytime of the year and look east at sunset, that the pink glow of the Sandia's whispers the true meaning of what makes New Mexico the "Land of Enchantment."

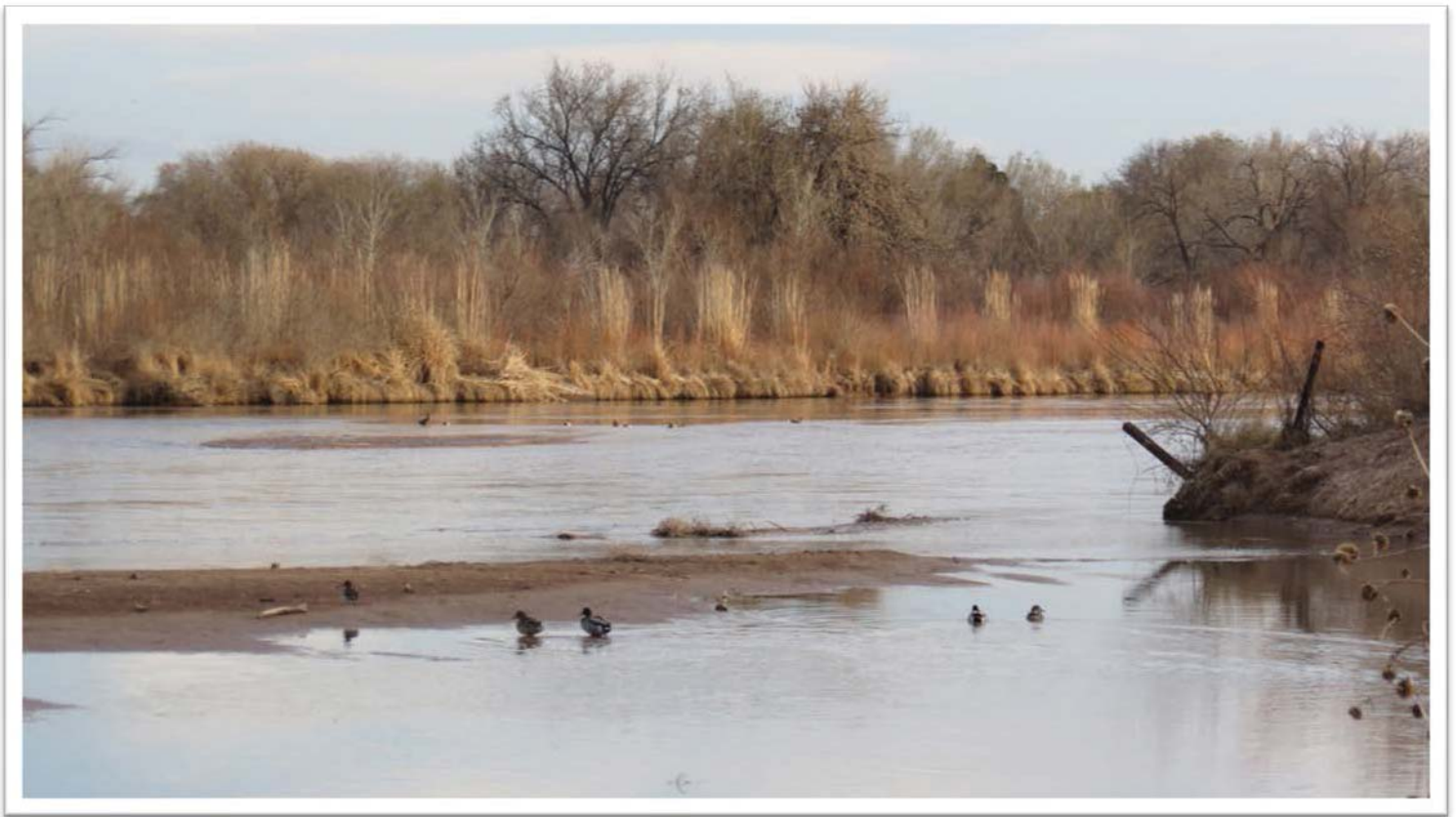




The Paseo del Rio Grande is improved with a small home near the back of the property. A small concrete block equipment shed and a metal pole hay shed are located on the south central and southern boundary area of the parcel. The structures provide use for the larger parcel owner or could be easily removed for greater residential development.



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One of the more interesting endeavors along the Rio Grande River directly behind the farm is the completion of habitat to re-establish the endangered Silvery Minnow. This habitat is being constructed by the Albuquerque Open Space Division in conjunction with the US Fish and Wildlife Service. The Rio Grande Silvery minnow is one of the most endangered fish in North America, according to the U. S. Fish and Wildlife Service (USFWS). They were classified as endangered in the U.S. in 1994, and now are found in less than 5 percent of their natural habitat in the Rio Grande River bottom.

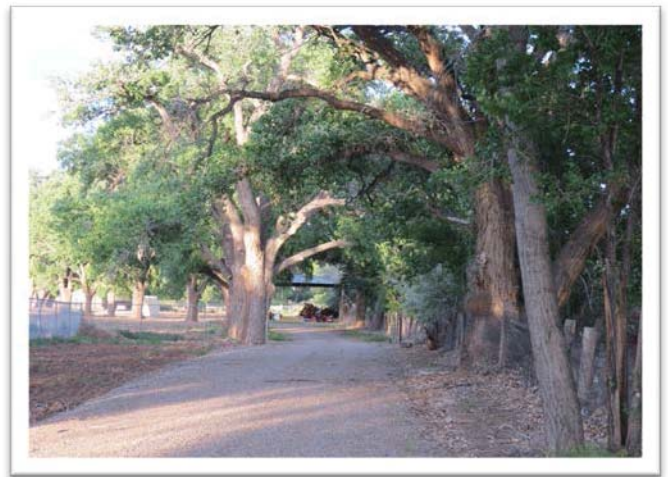


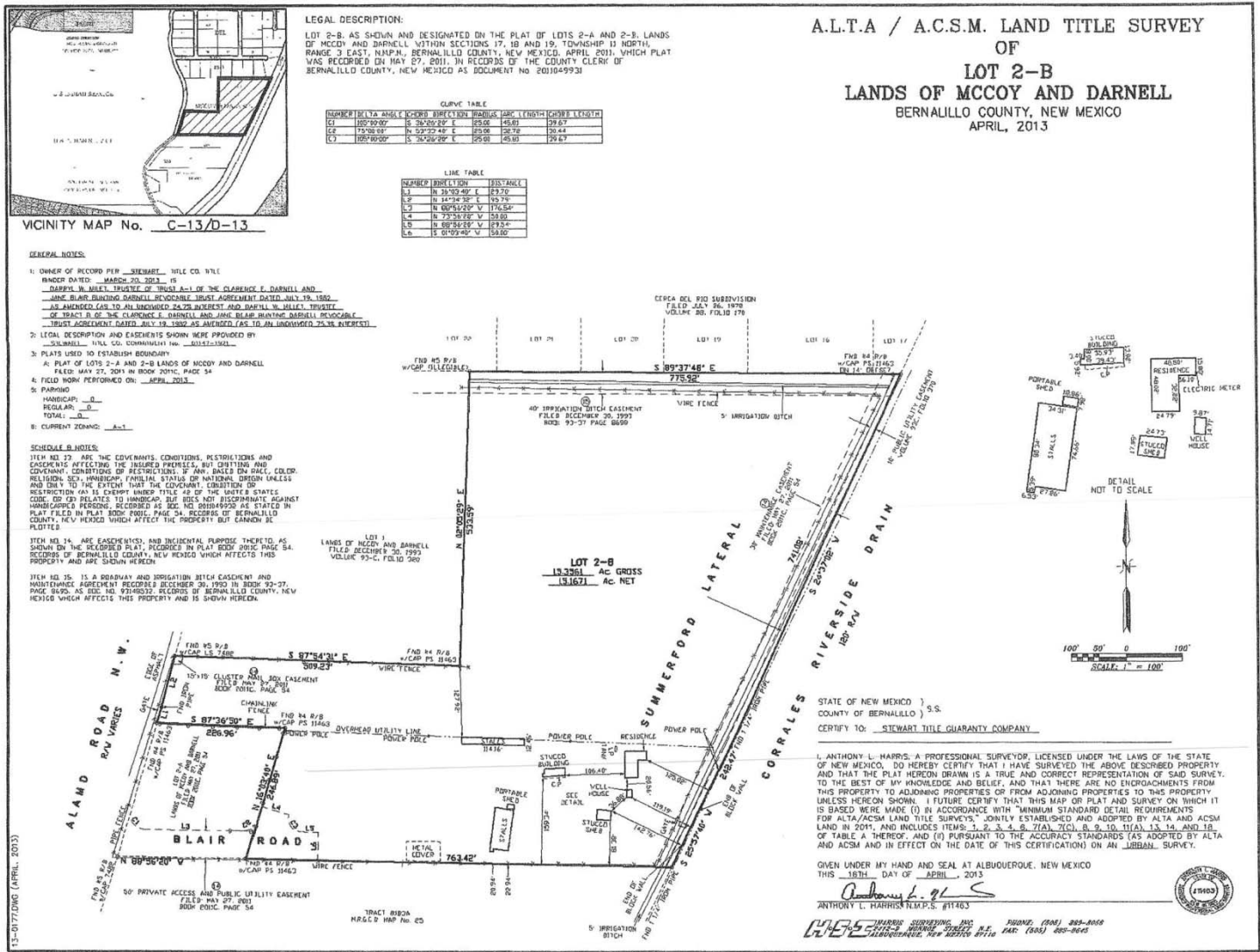
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Should you desire to transition the property to larger or smaller parcel residential home development, Albuquerque Planning and Zoning can be approached with questions regarding legal parameters and processes to do so. Currently there is a 50' access and utility easement to the rear of the property. Planning and Zoning indicated that subdivision into anything greater than 5 lots is a major subdivision. Owners wanting look into a minor subdivision can work with Building and Zoning to gain expertise on what would be best suited for the Paseo del Rio Grande. A positive feature of the entire parcel is that it is all in Zone X which means there is no floodplain.

For the owner who envisions a large home with irrigated pasture for livestock, this property is prime for the placement of a Conservation Easement. Several considerations must be made before an encumbrance of this nature is granted, however, there would be several beneficiaries interested in talking to an owner about the pros and cons of granting an easement for preservation of the parcel.





Real Estate taxes on the Paseo del Rio Grande were \$2,176 in 2014. Water rights appurtenant and any and all minerals are to be transferred to a new owner.

In summary, the Paseo del Rio Grande offers a multitude of uses for the discriminating owner. It is one of the largest undeveloped parcels fronting the Rio Grande in New Mexico's largest metro. This multi-use parcel is priced to sell on today's market for \$3,500,000. All serious offers will be considered. If you have been searching for a tract that offers various opportunities, the Paseo del Rio Grande should be your highest consideration.

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