

\$1,385,000 - 20658 Highway 84, Medanales

MLS® #202502704

\$1,385,000

2 Bedroom, 2.00 Bathroom, 2,550 sqft

Residential on 35.93 Acres

N/A, Medanales, NM

Nestled along the lush banks of the Chama River, this rare Medanales property offers the perfect blend of traditional New Mexico charm and agricultural functionality. The 2-bedroom, 2-bath adobe home features elegant diamond finish plaster walls, creating a warm and timeless interior aesthetic.

Set on just under 36 irrigated acres, the land is currently in productive hay cultivation, yielding approximately 2 tons per acre. Water rights and fertile soil make this an exceptional opportunity for farming or ranching. A beautiful bosque of mature cottonwood trees lines the riverbank, providing shade, privacy, and stunning natural beauty.

The property includes multiple equipment barns and a spacious garage workshop—ideal for storing farming machinery, tools, or pursuing hands-on projects. Two fully equipped RV hookups offer potential for rental income or comfortable accommodations for visiting friends and family. With riverfront access, scenic views, and robust infrastructure, this property is ideal for anyone seeking a serene rural lifestyle with income-producing potential in Northern New Mexico.

Built in 1925

Listing Details

Listing Agent	Mark Rochester
Listing Office	Berkshire Hathaway HomeService



Essential Information

MLS® #	202502704
Price	\$1,385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	2,550
Square Footage	2550 SquareFeet
Acres	35.93
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Pueblo
Status	Active

Community Information

Address	20658 Highway 84
Area	39-Abiquiu
Subdivision	N/A
City	Medanales
County	Rio Arriba
State	NM
Zip Code	87548

Amenities

Utilities	High Speed Internet Available, Electricity Available
Parking Spaces	20
Parking	Garage, Carport, Detached, RV Access/Parking, RV Garage
# of Garages	6

Interior

Interior Features	Interior Steps
Heating	Ductless, Baseboard, Electric
Cooling	Ductless, Refrigerated
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Stories	Multi/Split

Exterior

Roof Metal

School Information

Elementary Abiquiu
Middle Carlos F. Vigil Espanola Middle School
High Espanola Valley High

Additional Information

Date Listed June 17th, 2025
Days on Market 134



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