

# \$2,500,000 - Sapello River Retreat, Sapello

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MLS® #202401892

**\$2,500,000**

1 Bedroom, 2.00 Bathroom,  
Farm on 296.00 Acres

N/A, Sapello, NM

The Sapello River Retreat is a 296± acre haven nestled within the picturesque Sapello River Valley.

Graced with the tranquility of nature and set to the rhythm of the river, this property offers an exquisite

blend of beauty and comfortable living.

Almost 2,000 feet of the Sapello River flows through the property, separating the 63± acres of lush,

irrigable farmland and the old-growth forest.

This diverse ecosystem provides excellent habitat for elk,

deer, turkeys, bobcats, and black bears. The riparian area is alive with numerous songbirds, woodpeckers, and raptors. The five hummingbird feeders on the back porch are busy all summer long.

The heart of the property features a beautiful Northern New Mexico-style adobe and double-frame main

house. It sits next to a large historic barn and backs to the Sapello River. An expansive portal runs along the entire north side of the house and offers 180-degree views of the Cottonwood grove, river area, and meadows leading up to the forest and mountains. It is the perfect spot to relax and watch for wildlife.

The 2,000-square-foot main house has a spacious, light-filled living room with a wood-burning fireplace and stained concrete floors with radiant heat. There is also a generous country kitchen with



wide plank pine floors, custom cabinetry, and high-end appliances. Although the original adobe structure is about 75 years old, all plumbing, electrical, and mechanical systems were installed in the 1995 remodel and the 2002 addition and updated as needed. There is a small office as part of the bedroom suite and a second bath in the addition, with room for guests in that area. Nestled near the meandering river and majestic Cottonwood grove, the location takes you back to a simpler, more natural time. Adjacent to the main house stands a fully restored century-old wooden barn with horse corrals, a tack room, and a shop. The irrigated acreage to the south of the residence has been cross-fenced for ease of grazing management and includes an arena and several loafing sheds. In addition to the ditch rights, two domestic wells supply water to the houses and the automatic horse drinkers. A cozy 1-bedroom, 1.5-bath caretaker's house and separate studio near the property entrance offer privacy, comfort, and convenience for guests or management. Majestic ponderosa pines and mature pinons grace the 230± acre forest. From the rock outcropping ridgeline, you can take in breathtaking panoramic views of Hermit's Peak and the Sapello Valley. Stroll through the riparian area along the Sapello, take a horseback ride or hike through the woods, or enjoy fantastic birdwatching from the back porch. The Sapello River Retreat offers unparalleled natural serenity with all the comforts of home.

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Agent  | Robert Martin     |
| Listing Office | Fay Ranches, Inc. |

**Essential Information**

|                |                 |
|----------------|-----------------|
| MLS® #         | 202401892       |
| Price          | \$2,500,000     |
| Bedrooms       | 1               |
| Bathrooms      | 2.00            |
| Full Baths     | 1               |
| Square Footage | 2000 SquareFeet |
| Acres          | 296.00          |
| Type           | Farm            |
| Sub-Type       | Farm            |
| Status         | Closed          |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | Sapello River Retreat |
| Area        | 28-San Miguel Cnty    |
| Subdivision | N/A                   |
| City        | Sapello               |
| County      | San Miguel            |
| State       | NM                    |
| Zip Code    | 87745                 |

**Amenities**

|               |                       |
|---------------|-----------------------|
| Utilities     | Electricity Available |
| Features      | Wooded, Wetlands      |
| Is Waterfront | Yes                   |
| Waterfront    | River Access          |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Interior Steps |
|-------------------|----------------|

**Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Fence            |
| Lot Description   | Wooded, Wetlands |

**School Information**

|            |         |
|------------|---------|
| Elementary | Unknown |
|------------|---------|

|        |         |
|--------|---------|
| Middle | Unknown |
| High   | Unknown |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2024 |
| Days on Market | 93                |



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