

MetroABQ Real Estate Newsletter



Including Albuquerque, Rio Rancho, Corrales, Placitas, and the East Mountains.

January 2017

Spotlight:
Cool Things About

Corrales



The incredible Sandia Mountain views are a bonus.

Sitting between two rapidly expanding cities--the MetroABQ to the south & Rio Rancho to the west--the small town of Corrales works diligently to retain it's rural character. Wonderfully, it has a lot of character to offer. The lush Rio Grande on Corrales' eastern border, with it's flurry of native plants & animals, provides an abundant greenspace counterpoint to the urbanization surrounding the town: according to [American Forests](#), there are over 500 species of birds and animals that take refuge along the Bosque, including bats, coyotes, deer, desert cottontails, rock squirrels, muskrats, porcupines and the American Beaver; the plant life is incredibly diverse, too. The Rio Grande Bosque, running along one side of the village, is one of the cool things about Corrales.

There are numerous trails into the Corrales Bosque that [crisscross the Bosque](#) all the way up to Bernalillo. It's an amazing way to spend a few hours communing with the river. From the [Bosque Bill blog](#):

"The main, single-track trail from the northwest end of the Alameda Bridge, north up through the Corrales Bosque, to where Arroyo de las Lomitas Negras is channeled into the river, is highly recommended for it's scenic beauty and riding pleasure. It winds between cottonwood trees and across meadows, with occasional views of the Rio Grande and Sandia Mountains. Great bird-watching opportunities abound."

Corrales is continued on the following pages...



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Corrales is located in the Rio Grande Floodplain,

and continues westward up the valley, bordering Rio Rancho at the top of the escarpment. The image on the first page was taken near Meadowlark Lane, one of the only thoroughfares from Corrales into Rio Rancho. Meadowlark Lane in Corrales is an interesting study in contrasts. From V.B.Price's 1992 book *Albuquerque: A City at the End of the World*.

"Rio Rancho is a Rockwellian middle-class suburb with clubhouse and golf course, that has turned into a principality of affordable housing. Driving down Meadowlark Lane from Rio Rancho to Corrales is like crossing a national frontier."

On Meadowlark Lane you travel down the escarpment into the Rio Grande floodplain, going from exurban communities, then suddenly "cruising past adobe houses, Russian Olive hedges and small corrals, right in the heart of romanticized New Mexico (pg 121)." *(see page 4).



Above is the Alameda Bridge from the south-east side. The bridge spans the Rio Grande, connecting the North Valley with the fast-growing West Side of the MetroABQ. There are two bridges: the north bridge is the original 2-lane bridge which is now used for pedestrians, bicyclists and horses. The bridge is the starting point for numerous trails that wend north and south along the river.

Silver Leaf Farms:

Another Reason to Love Corrales

Corrales was originally a farming community, and it retains a lot of that character to this day. The land is mostly divided into acre lots, and organic and pesticide-free crops are grown on many of the very fertile 11.3 square miles of river valley land within the town.

Have you heard of **Silver Leaf Farms**? You may already have eaten their pesticide-free vegetables if you visited any of a bunch of MetroABQ restaurants: Farm & Table, Los Poblanos, Torino's, The Grove, The Shop, Farina; they also sell to La Montanita Co-op and Whole foods. I've bought vegetables from them at the Downtown Growers Market and the corrales Growers Market. **Read more on the next page...**



Silver Leaf Farms

has the run of five acres of indoor and outdoor gardens; the 10,000sqft Corrales greenhouse allows them to grow year-round--hydroponic tomatoes and other vegetables are picked and shipped to local restaurants, grocers, farmer's markets, and, beautifully, they provide vegetables to the Cochiti, Santo Domingo and Bernalillo school systems, among others.

Recently, Silver Leaf Farms installed an \$18,090 6.1 kW photovoltaic solar array system for the farm; they were helped out with grant money from the government for small farms. At the presentation to Silver Leaf Farms from the United State Dept. of Agriculture, Rural Development, the [presenter stated](#) that, "In the long run this project will help the environment through the use of clean energy and will help Silverleaf Farms save money and become more profitable." The solar array has replaced thirty-three percent of the farms energy usage. From one of the founders, Aaron's [Facebook Page](#):

"Our aim is to bring the finest locally grown, chemical-free produce to the market to feed the local community and to prove that sustainable agriculture is possible. I built the greenhouse, cleared the land, began cultivating and can now say with pride that everything I bring to market is delicious, healthy produce that I grew, harvested and love to eat myself. I consider myself "beyond organic": I use natural fertilizers and no chemical pesticides, herbicides or fungicides.

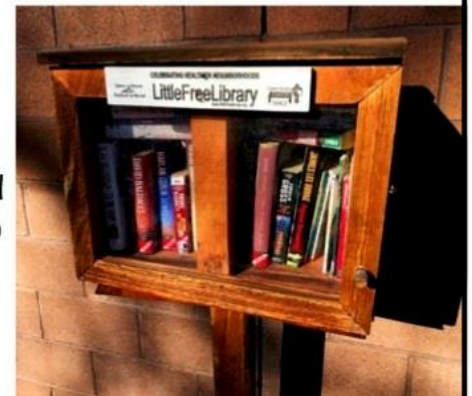
Image Previous Page, bottom left: As Silver Leaf Farms is now year-round, I've been buying their pickled beets and pickled cauliflower when I can find them. Never had pickled beets? They are more tasty then you can imagine! Try one and you'll know... After the beets are gone, the left-over beet-red juice makes a fantastic salad dressing... **Unless otherwise indicated, all photos and text are by Chris Lucas. 505.463.5317**



Corrales Little Free Library Movement

Just west of Corrales Road, on an unassuming ditch-bank along a tributary to the Corrales Lateral Acequia, sits a Little Free Library tucked discretely along a block wall property line. An acequia is an historically engineered canal that collects rain and river water for irrigating the fields. This acequia, off Perea Road, turns west and then you see it: a glassed-in box set near the wall of a newer home, full of books to borrow, then return, or you can add some of your own. It's another random perk as you hike along the Corrales ditch-banks, which are important routes for non-motorized transportation.

Major Domos, or ditch-riders, administer the flow of water by opening or closing the acequia portal, depending on time of year and need of the local growers. The image above is one such gravity-chute, which bisects Perea Road and runs parallel to Corrales Road.



I recently completed the Ninja Real Estate Training course in Fort Collins, Colorado. Ninja Training is for Realtors who are--or strive to be--in the top 5%. The four-day intensive course focused on topics ranging from better assisting Buyers, unique ways to list & sell properties, and very detailed discussions of market statistics. Participants came from 15 states and as far away as Hawaii.

My favorite topic included the **Art of Negotiation**: How to negotiate Win-Win solutions was powerful! Though under certain circumstance, it may be necessary to aggressively negotiate a situation where we win; however the other side might not feel that they have. Finally, the best solution during intense negotiation may be to simply walk away, creating a Zero-Sum result.

One take-away for me was the feeling of confidence that almost any challenge can be overcome if we consider all the possibilities.

Japanese symbol for "Ki" or the universal energy that connects all things, is the symbol for the Ninja Training class...

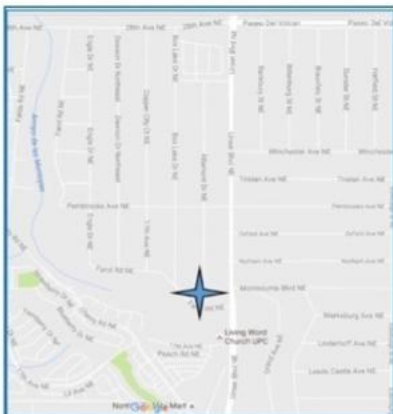


*Note from 1st paragraph on page two:
Times Have Changed...

V.B. Price wrote about Rio Rancho being an affordable housing community in his book in 1992. A lot has changed in the MetroABQ's northwestern neighbor since then...

In the last year, 13 properties sold in Rio Rancho for over half a million dollars-- one of them for \$1,100,000.

Currently there are 17 homes selling for over \$500,000 in Rio Rancho.



1.25 Acre Corner Lot
Altamont Drive & Farol Road



804 5th Street NW

is a 1/4 acre lot in a prime Downtown location: situated just off busy Lomas Blvd next to the Bernalillo County Metropolitan Courthouse, the Metro Motor Vehicles Department, and Metro Court Parking Garage, there is always plenty of parking for yourself and your clients or tenants. On the west side of the property are numerous professional offices, and the iconic Slate Street Café is half a block away.



Click any image to view the Visual Tour; or click on the 3-D Virtual Walking Tour link.