640± Acre Ranch with Permitted Water Rights – Torrance County, NM
1309 Torrance County Road A051
Estancia, NM 87016

$480,000
640± Acres
Torrance County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/office/mossy-oak-properties-enchanted-land/

SUMMARY

Address
1309 Torrance County Road A051

City, State Zip
Estancia, NM 87016

County
Torrance County

Type
Farms, Ranches, Undeveloped Land, Horse Property

Latitude / Longitude
34.769044 / -106.067488

Acreage
640

Price
$480,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Affordably priced 640± Acre Ranch with Permitted Water Rights - Torrance County, NM

Opportunity to own a highly usable 640± acre tract just north of Estancia in Torrance County, offering outstanding access, water, and infrastructure. The property includes 97.75 acre-feet of permitted water rights (39 acres), a valuable asset for livestock operations, farming, or long-term investment. Irrigation well has not been used for a while and would require buyer to verify potential.

Located less than 1/2 mile from NM State Highway 41, this ranch features county road frontage on three sides, providing excellent year-round access and multiple entry points. An existing livestock water well is already in place, along with several potential drinkers and underground pipeline, making this property well-suited for immediate grazing use.

Additional improvements include electricity on site and the property is fully fenced. The acreage offers wide-open space, mostly flat terrain and mountain views. Ideal for cattle, horses, or future homesites.

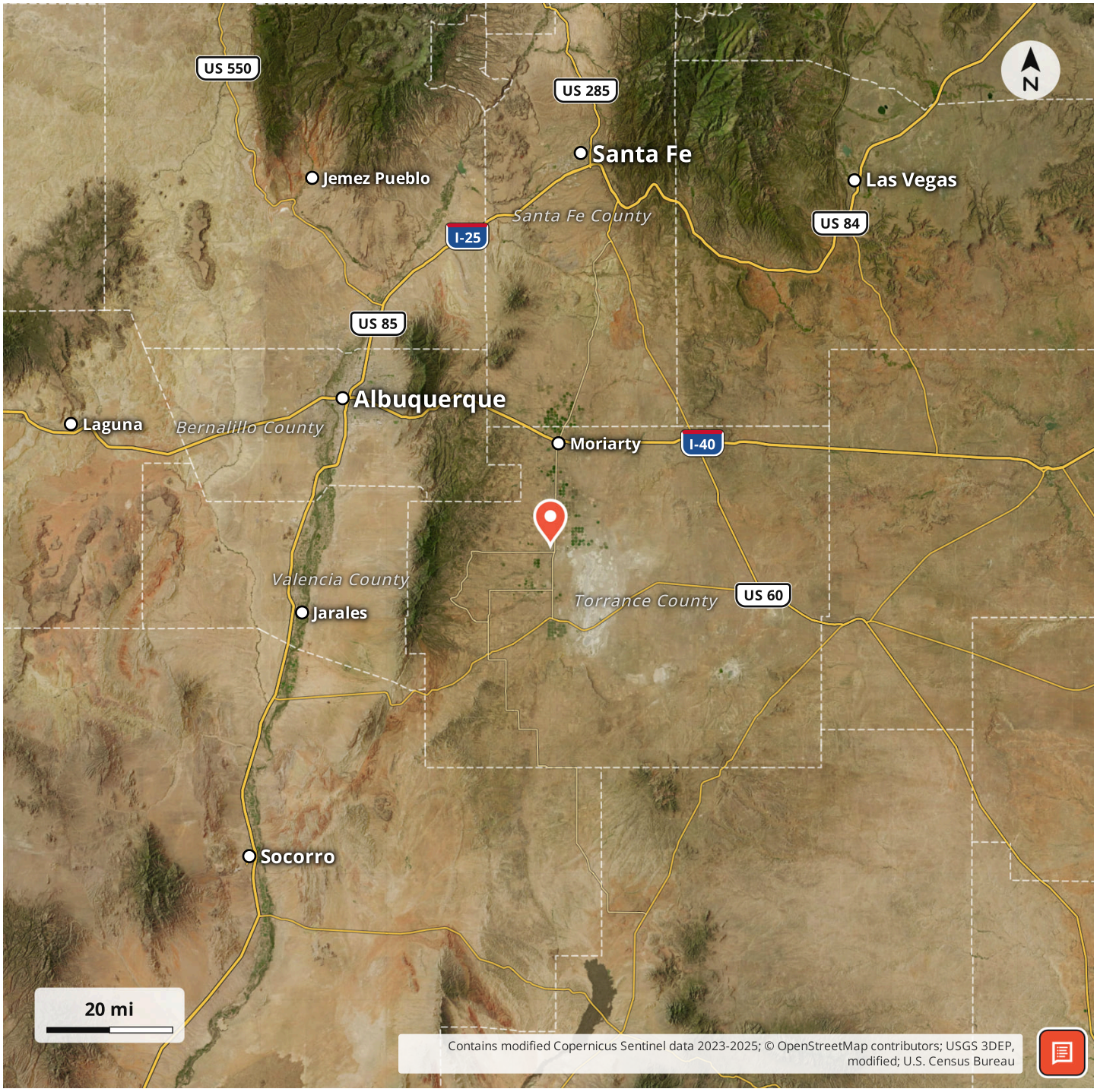
115 KW powerline and substation nearby and a small solar farm just northeast of the property add possibilities for commercial or energy development.







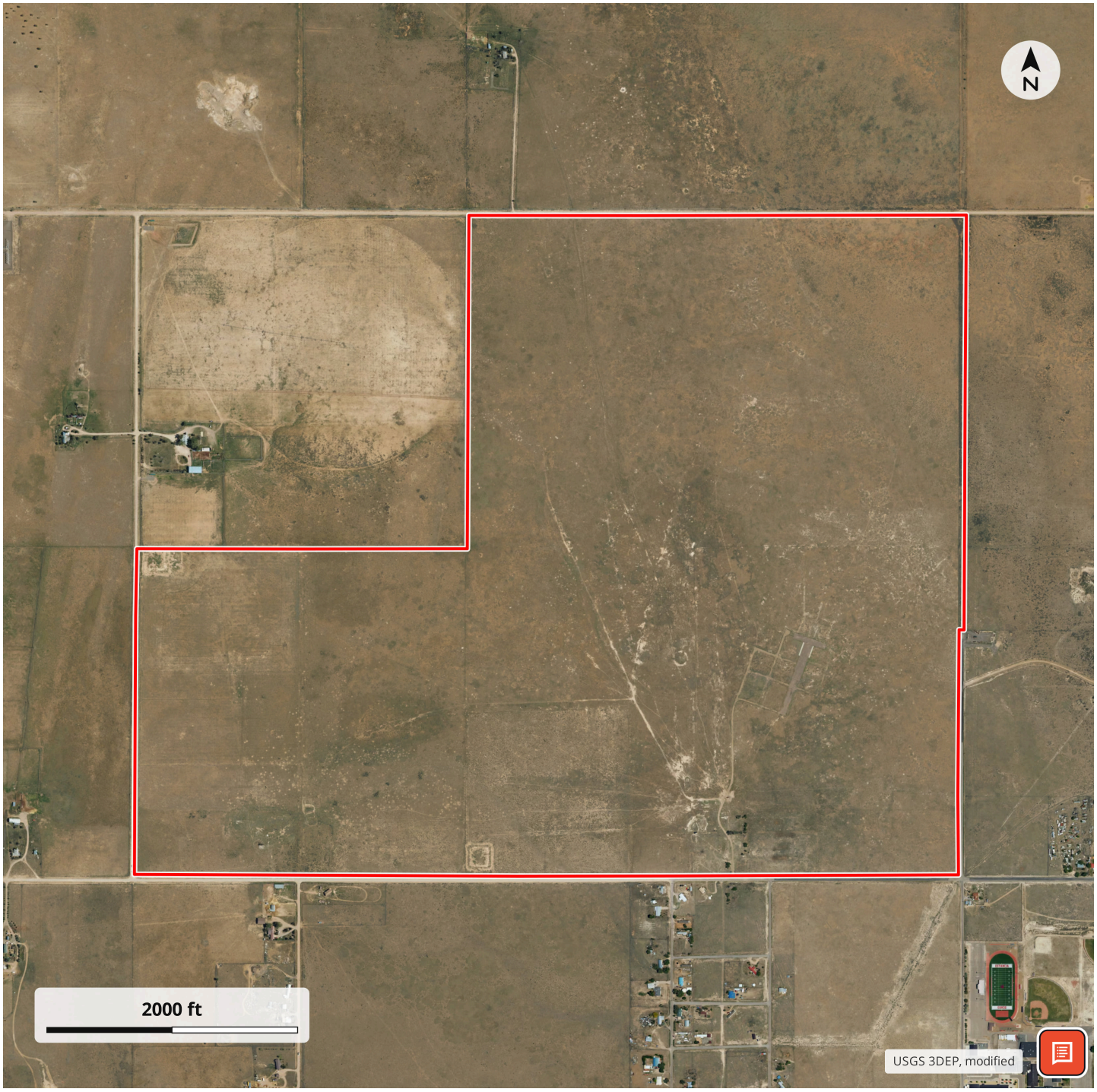

Regional Map



Locator Map


N
State Hwy 41
Myers Rd W
Co Rd A046
Myers Rd E
Co Rd A051
Fifth St N
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
Moriarty, NM 87035

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an “as is” condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Enchanted Ranch Land and Home
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