

2007 Sofia Road  
2007 Sofia Road  
Grenville, NM 88424

**\$395,000**  
8.53± Acres  
Union County



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Grenville, NM / Union County**

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**SUMMARY**

**Address**

2007 Sofia Road

**City, State Zip**

Grenville, NM 88424

**County**

Union County

**Type**

Recreational Land, Business Opportunity, Commercial, Residential Property

**Latitude / Longitude**

36.452124 / -103.834667

**Dwelling Square Feet**

19,939

**Bedrooms / Bathrooms**

25 / 10

**Acreage**

8.53

**Price**

\$395,000

**Property Website**

<https://greatplainslandcompany.com/detail/2007-sofia-road/union/new-mexico/95959/>



## **PROPERTY DESCRIPTION**

Set on 8.53 expansive acres in the quiet high plains of northeastern New Mexico, 2007 Sofia Road in Grenville is a one-of-a-kind property that seamlessly blends historic character, modern renovation, and remarkable versatility. Formerly a schoolhouse and now thoughtfully reimaged, this extraordinary estate has served as both a fully functioning hunting lodge and commercial business, offering an unparalleled opportunity

for residential, recreational, hospitality, or commercial use. From the moment you arrive, the scale and presence of the property are unmistakable. The main structure—once a place of learning—has been transformed into a sprawling, character-rich building that preserves its architectural soul while providing modern comforts and functionality. Complementing the main building is a cozy detached cottage, perfect for guest accommodations, caretaker housing, or private retreat space. Together, the buildings create a self-contained compound with limitless possibilities. Ideal for off-grid living with its own private water well, propane and the ability to add solar if desired.

### **A historic property with great potential**

Inside the main building, the property opens to a dramatic and inviting interior defined by soaring cathedral ceilings, exposed beamed ceilings, and a rustic lodge aesthetic including imposing fireplace focal point. These architectural features pay homage to the building's origins while creating an atmosphere that is both warm and impressive. The sense of space is immediate—ideal for hosting large groups, events, or extended family gatherings. The heart of the building is the expansive great room, designed to accommodate communal living on a grand scale. Whether used as a lodge gathering space, event hall, or shared living area, this room offers incredible flexibility. High ceilings, open sightlines, and multiple seating zones create an environment that feels both open and inviting. A separate formal dining room provides ample room for large dining tables, making it perfectly suited for group meals, celebrations, or corporate retreats. The presence of an entrance foyer provides the opportunity to set a tone of arrival and purpose, giving the property a potential that underscores the versatility of this great property.

### **Designed for Large Groups and Functional Living**

The property boasts an impressive 26 bedrooms and 10 bathrooms, all configured with practicality and comfort in mind. The layout easily accommodates large groups, making it ideal for use as a hunting lodge, retreat center, bunkhouse, or multi-family residence. All bedrooms have easy access to baths, ensuring efficient use while maintaining comfort and accessibility. Several bedrooms feature walk-in closets, and the inclusion of a main-level primary bedroom adds convenience and flexibility for owners or managers who prefer single-level living. A loft area provides additional sleeping space, office potential, or recreational use, further enhancing the property's adaptability. Well-Equipped Kitchen and Utility Spaces The kitchen has room for volume and efficiency, featuring a central island, ample cabinetry, and a pantry that supports large-scale food preparation and storage. It can be outfitted with a free-standing gas range, refrigerator, washer, and dryer, the kitchen and adjacent utility areas are ready for someone to build to suit and support full-time use or hospitality operations. A dedicated utility room ensures that laundry and maintenance tasks remain organized and out of sight, while electric dryer hookups add convenience and flexibility for future upgrades.

### **Comfort Across All Seasons**

Comfort is prioritized throughout the property with a combination of central and forced-air heating, powered by propane, ensuring reliable warmth during colder months. Window unit cooling systems can be added to provide efficient temperature control during warmer seasons, allowing each space to be adjusted individually as needed. Adding warmth and ambiance are three fireplaces, including a massive custom fireplace

in the main hall, which serve as both functional heat sources and charming focal points. These features enhance the lodge-like feel of the property and create inviting spaces for gathering after long days outdoors.

The interior showcases a mix of carpet, tile, and original wood flooring, chosen for durability and comfort across high-traffic and private areas alike. Other touches include rustic wood in the main hall that exemplifies the lodge feel.

### **A Property Built for Possibility**

Beyond its residential appeal, 2007 Sofia Road offers tremendous potential for commercial, recreational, or income-producing uses. Its prior use as a commercial storage space highlights its adaptability and structural capacity, while its success as a hunting lodge speaks to

its appeal among outdoor enthusiasts. Grenville's location places the property within reach of some of New Mexico's most sought-after hunting and outdoor recreation areas. The surrounding land offers privacy, open skies, and a sense of freedom rarely found in today's market. Whether used as a base camp for hunting expeditions, a corporate retreat destination, a religious or educational center, or a multi-generational compound, the land and buildings are ready to support your vision.

### **The Cottage: Private, Comfortable, and Flexible**

The detached cottage adds another layer of value, providing a more intimate living space separate from the main building. Ideal for owners, guests, or on-site management, the cottage offers privacy without isolation. It can function as a standalone residence, rental unit, or quiet retreat within the larger estate.

### **Outdoor Space with Room to Expand**

The 8.53-acre parcel provides ample room for outdoor activities, additional development, or continued commercial use. Private well water that supplies the entire facility. The open landscape invites stargazing, recreation, and future expansion, whether that means adding outbuildings, event spaces, or recreational amenities. With wide-open views and minimal light pollution, the property offers a connection to

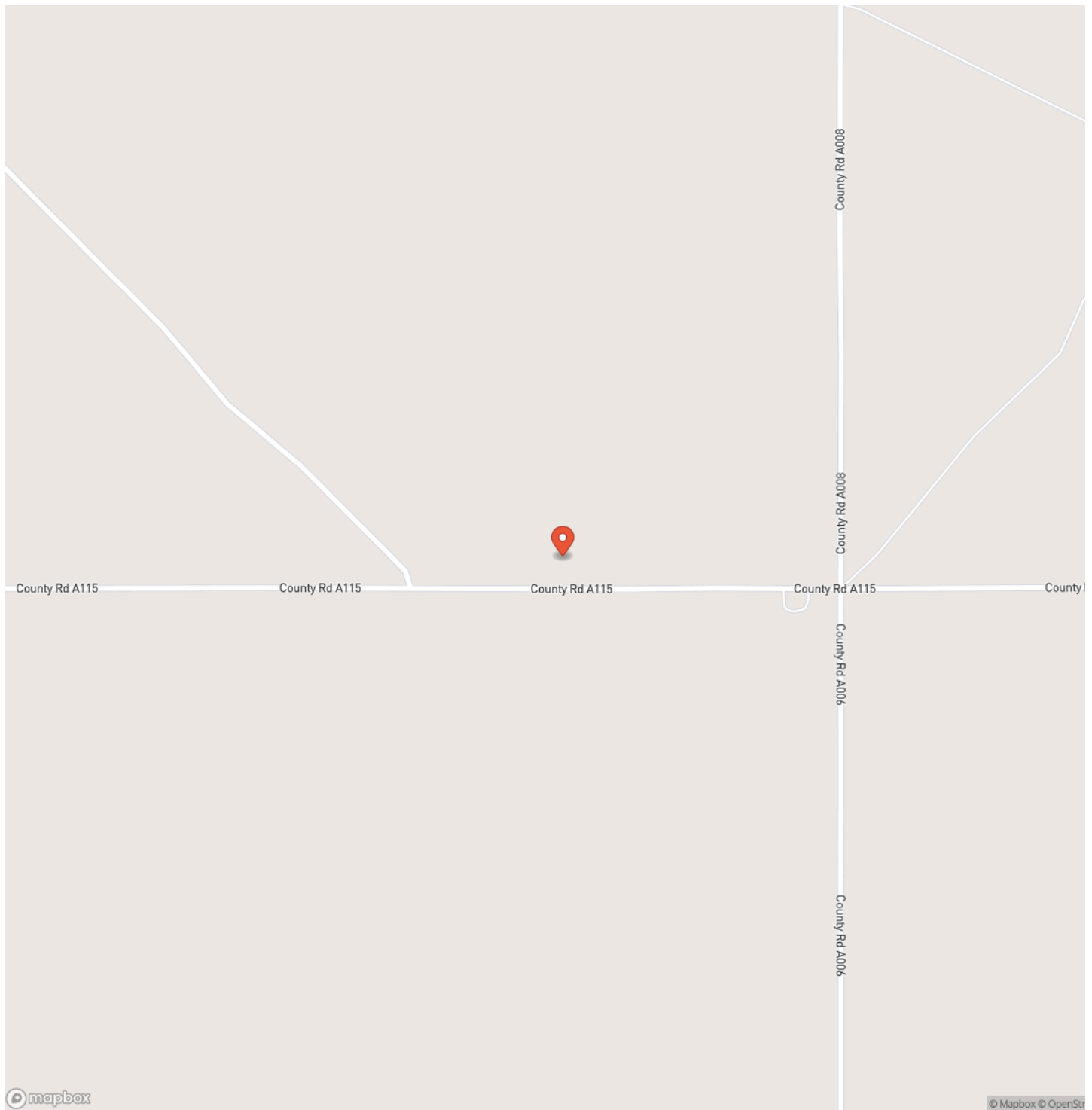
nature that enhances both daily living and guest experiences. The land's size also allows for privacy and separation from neighboring properties, making it ideal for exclusive use or controlled access operations.

### **A Rare Opportunity in Northeastern New Mexico**

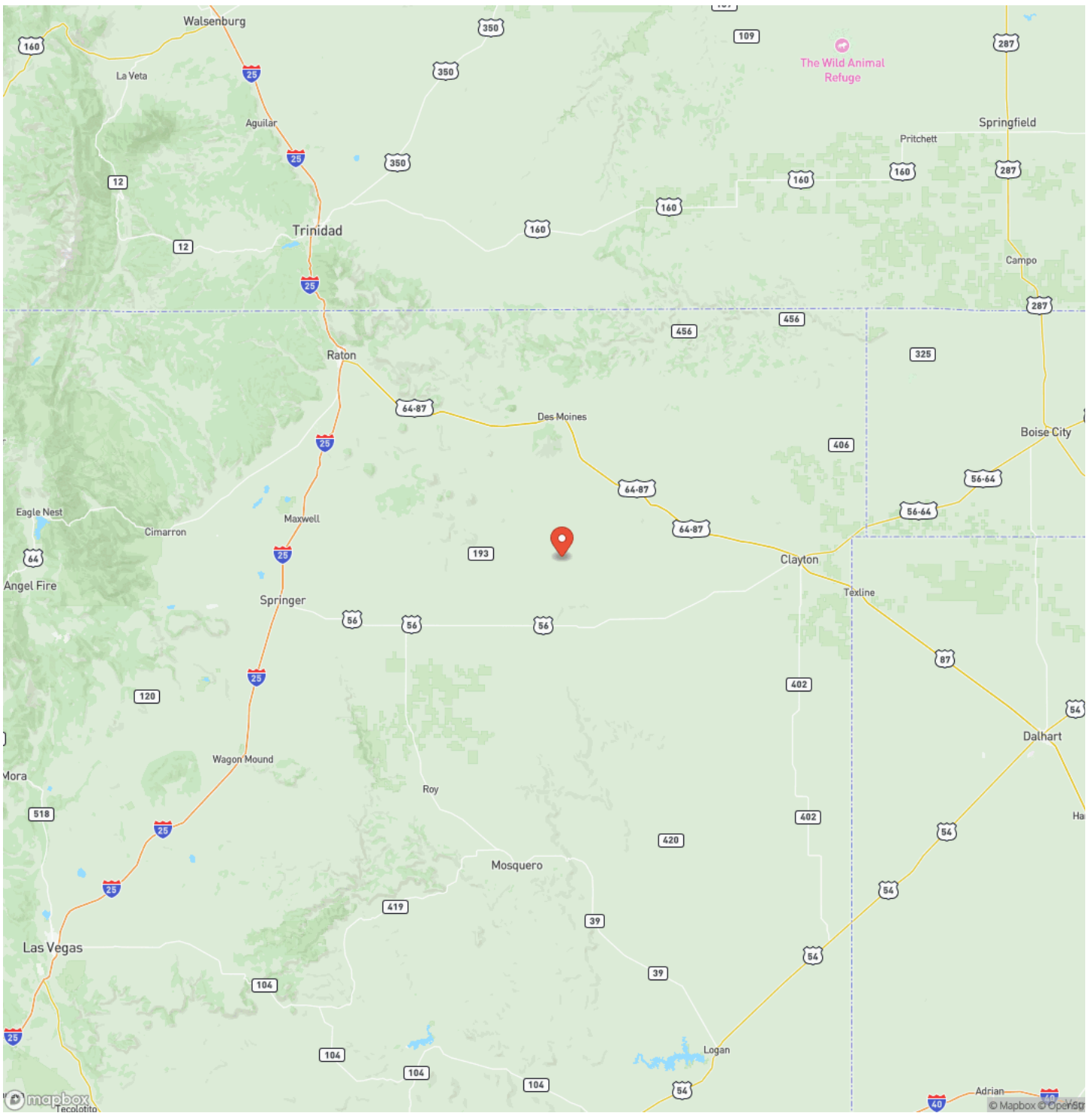
Properties of this scale, character, and adaptability rarely come to market. 2007 Sofia Road is not just a building, it's a canvas for visionaries seeking space, history, and functionality in one extraordinary package. Whether you're looking to continue its legacy as a lodge, transform it into a private estate, or leverage its commercial potential, this property delivers unmatched flexibility. With its 26 bedrooms, 10 bathrooms, multiple gathering spaces, fireplaces, and expansive acreage, this former schoolhouse turned lodge stands as a testament to thoughtful renovation and inspired reuse. It offers the rare chance to own a property that can truly be whatever you imagine—residential retreat, business venture, or legacy investment. Discover the possibilities at 2007 Sofia Road, Grenville, New Mexico—where history, space, and opportunity converge.



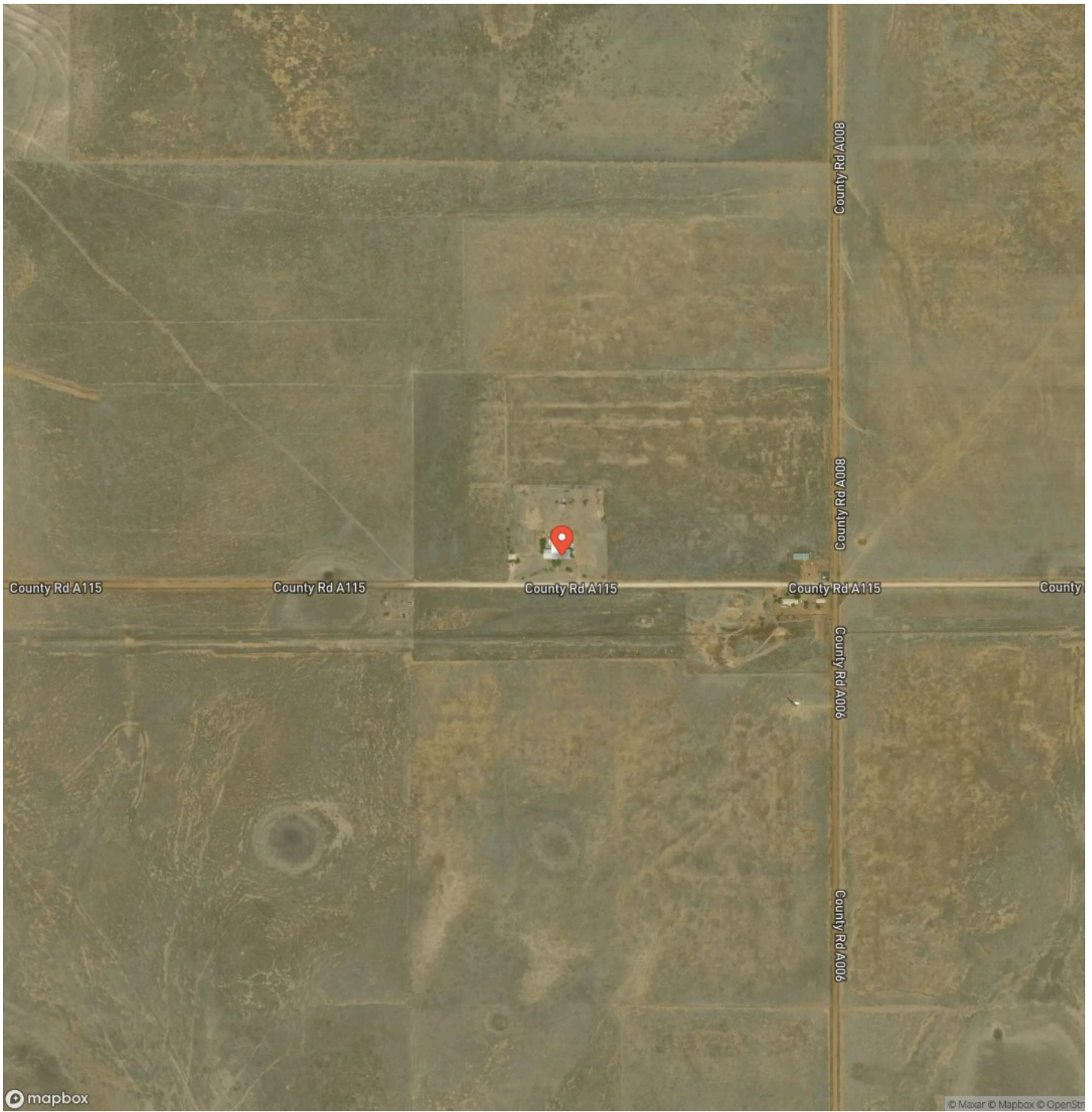
## Locator Map



# Locator Map



## Satellite Map







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