

Mountainair 160
Trapezoid Lane
Mountainair, NM 87036

\$337,000
160± Acres
Torrance County



Mountainair 160
Mountainair, NM / Torrance County

SUMMARY

Address

Trapezoid Lane

City, State Zip

Mountainair, NM 87036

County

Torrance County

Type

Ranches, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude

34.537688 / -106.196932

Taxes (Annually)

\$1,822

Dwelling Square Feet

2,200

Bedrooms / Bathrooms

4 / 3

Acreage

160

Price

\$337,000

Property Website

<https://greatplainslandcompany.com/detail/mountainair-160/torrance/new-mexico/87319/>



Mountainair 160

Mountainair, NM / Torrance County

PROPERTY DESCRIPTION

160-Acre Property with Panoramic Views, Home, Outbuildings & Easy Access – Near Mountainair, New Mexico

Welcome to your new frontier in the heart of Central New Mexico — a beautifully situated 160-acre property offering privacy, productivity, and wide-open freedom just minutes from the historic town of Mountainair. Set in Torrance County's high plains, this fenced parcel combines usable grazing land, a spacious home, and multiple outbuildings, making it an ideal opportunity for a hobby rancher, homestead, horse property, or for anyone seeking a quiet lifestyle with open skies and endless vistas.

Whether you're looking to raise livestock, enjoy self-sufficiency, or create a serene retreat with plenty of room to roam, this property offers the location, layout, and infrastructure to make your dream a reality.

Property Overview

- **Size:** 160 acres
 - **Location:** Just 3.4 miles southeast of Mountainair, Torrance County, NM
 - **Terrain:** Rolling landscape with native grasses and scattered juniper
 - **Utilities:** Private well, septic system, dual electric meters, liquid propane
 - **Access:** Bordered by two county-maintained roads; less than 1/4 mile to US Highway 60
-

Land & Location

The 160 acres of gently rolling terrain offer expansive views in all directions. The land is covered with native grasses that have supported livestock grazing, while a sprinkling of juniper trees adds to the natural beauty and provides light cover for livestock and wildlife. The grasses are typical of the semi-arid grasslands of central New Mexico and are well-suited to rotational grazing.

The entire perimeter is fully fenced and ready for your cattle, horses, or other livestock. With its combination of open pasture and mild elevation change, the land is usable, accessible, and scenic—perfect for grazing, recreation, or simply enjoying the peace and privacy of rural life. The soil is sandy loam in composition, draining well while supporting a variety of native flora.

You'll find this property just 3.4 miles from the charming town of Mountainair, known as the "Gateway to Ancient Cities." Despite its rural location, the property offers excellent access: bordered on two sides by well-maintained county roads and situated less than a quarter mile from U.S. Highway 60. This puts you within easy driving distance of several of New Mexico's premier destinations:

- **Albuquerque:** 1 hour to the west lies Albuquerque with all the modern amenities you could ask for. Albuquerque International Sunport is New Mexico's largest commercial airport offering reasonably close access to international air travel. You'll also find hospitals, major shopping centers, dining, and entertainment here.
- **Santa Fe:** 2 hours north is Historic Santa Fe. Once the final destination for traders, merchants and dreamers traveling the Santa Fe trail, it is now internationally known for its food, shopping, arts and historic ties to both Native American and colonial Spanish cultures. The city blends old-world charm with modern sophistication.
- **Ruidoso:** 2 hours south, you will find the high mountain town of Ruidoso. In the summertime this destination boasts mild weather that attracts tourists for mountain adventures as well as live horse racing. In winter it serves as a ski town for surrounding areas and offers plenty of activities year-round.
- **Socorro or Belen:** Less than an hour away, Socorro and Belen offer outdoor adventures along the Rio Grande River corridor such as birding in the Bosque del Apache or exploring the Ladd S. Gordon Waterfowl Complex. These areas are also popular with sportsmen and naturalists alike.

Mountainair itself offers everyday essentials and small-town charm, with local eateries, art galleries, groceries, lodging, and the **Salinas Pueblo Missions National Monument Visitor Center**, which attracts tourists year-round. The town is also only about 10 miles from the **geographic center of New Mexico**, offering balanced proximity to almost anywhere in the state and convenient access in any direction. It's a welcoming community with a slow pace, perfect for those looking to escape the hustle of the city while still staying connected.

MORE INFO ONLINE:

greatplainslandcompany.com

Residence

At the heart of the property, sitting atop the highest point on the land, is a spacious 2,200 sqft., **4-bedroom, 3-bath home**. With its elevated position, the home boasts **360-degree views** of the surrounding ranchland, mountains, and distant mesas. The views offer truly stunning New Mexico sunrises and spectacular sunsets over the Manzano Mountains to the west. On clear nights, the stargazing is second to none, thanks to minimal light pollution.

This residence has an **active title** as a manufactured home and is currently **in the process of renovation**. Home and property to be sold **as-is**, making it a great opportunity for someone who wants to create a unique space to suit their style. The home provides a solid foundation on which to build your dream space in rural comfort. Updates will be ongoing until the property is put under contract, offering flexibility for the buyer to take over and complete to their taste.

Key Features Include:

- Spacious floor plan with kitchen, living room, den, dining area, and dedicated office space
- Master suite with en-suite bath and stand-in shower
- Two bedrooms connected by a Jack-and-Jill bathroom
- Fourth bedroom with attached bath — ideal for guests or extended family
- Front and back porches, perfect for enjoying coffee while watching the sunrise or winding down at sunset
- New flooring in the living room, den, dining room, and all three bathrooms
- Central heat plus a cozy wood-burning fireplace for chilly New Mexico winters
- Dual evaporative (swamp) coolers for efficient summer comfort
- Dedicated wash/mudroom with direct access from the outside

This home is ideal for families, multi-generational living, or hosting guests. With a bit of work, it could serve as a full-time residence, seasonal retreat, or caretaker's quarters while you build additional structures. With the home's position on the high point of the acreage, future additions such as a second residence, solar arrays, or greenhouses would not obstruct its views.

Outbuildings & Improvements

This property comes well-equipped for both agricultural and residential use with a suite of solid outbuildings that add serious value and functionality:

- **Quonset-style Equipment Shed** – Approx. 2,100 sq. ft., offering excellent storage for tractors, implements, hay, RVs, or large trailers
- **Livestock Loafing Barn** – Shelter for cattle, horses, or smaller animals, with flexible usage depending on your operation
- **Workshop/Garage Building** – Divided into two garages (28x24 & 12x24) and one large workshop (36x18), this structure is ideal for a full-scale workshop, tack room, mechanic's shop, or hobby area
- **40-foot Shipping Container** – Secure, weather-resistant storage for feed, tools, or supplies
- **Well House** – Protects water system components and storage tanks, built for long-term durability and ease of maintenance

With **two separate electric meters**, you'll have the option to divide power usage between residential and agricultural buildings — a major plus for operations that might want to expand or run a small business on-site.

Utilities & Infrastructure

The property is largely **self-sufficient**, with established and reliable utility systems in place:

- **Water:** Private well with water storage capacity housed in the well house
- **Sewer:** On-site septic system
- **Electricity:** Dual electric meters
- **Gas:** Liquid propane for heating and appliances
- **Heat/Cool:** Central heat, wood fireplace, and dual swamp coolers for efficient year-round comfort

These utilities are already installed and functioning, making for a smooth transition whether you move in full-time, seasonally, or use the property for investment or recreation.

Lifestyle, Recreation & Opportunity

Whether you want to run a small cattle operation, enjoy equestrian activities, pursue self-sufficient living, or just soak up the wide-open beauty of New Mexico, this property checks all the boxes.

Wildlife & Nature:

The area is home to a variety of wildlife including mule deer, elk, pronghorn antelope, and numerous bird species. The elevation, views, and terrain make it ideal for outdoor enthusiasts, photographers, or anyone looking to immerse themselves in nature. This land also borders migration routes, offering great opportunities for hunting or nature-watching.

Nearby Attractions:

- **Salinas Pueblo Missions National Monument** – just minutes away, featuring three preserved 17th-century Spanish missions and Puebloan ruins
- **Manzano Mountains** – to the west, offering hiking, camping, horseback riding, and hunting opportunities
- **Cibola National Forest** – within an hour's drive, with extensive trails and public land access perfect for ATVs, backpacking, or wildlife study

Future Potential:

With room to grow, infrastructure in place, and flexible land use, this ranch offers plenty of future possibilities. Whether you want to build additional structures, expand livestock operations, or develop agri-tourism or Airbnb rentals (thanks to its location near a national monument), this property has the bones for it.

It would also make a strong candidate for energy development, permaculture farming, or even a private retreat or artist residency thanks to its privacy and inspiring views.

Summary

Offered As-Is | 160 Acres | Home + Outbuildings | Private Well | Mountain Views | Fenced Grazing Land

This 160-acre parcel near Mountainair, NM offers a rare blend of usable land, solid infrastructure, residential comfort, and unbeatable views. With direct county road access and proximity to US Highway 60, it's rural without being remote.

From the commanding hilltop home to the functional outbuildings and fenced pastureland, this property is ready for its next chapter — whether as a family ranch, private retreat, or working homestead.

Contact agent today to schedule your private showing and take the first step toward life on the land.

Mountainair 160
Mountainair, NM / Torrance County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com
