

Centerfire Farm
105 Zia Lane
Las Nutrias, NM 87062

\$495,000
21± Acres
Socorro County



Centerfire Farm
Las Nutrias, NM / Socorro County

SUMMARY

Address

105 Zia Lane

City, State Zip

Las Nutrias, NM 87062

County

Socorro County

Type

Farms

Latitude / Longitude

34.451107 / -106.793453

Acreage

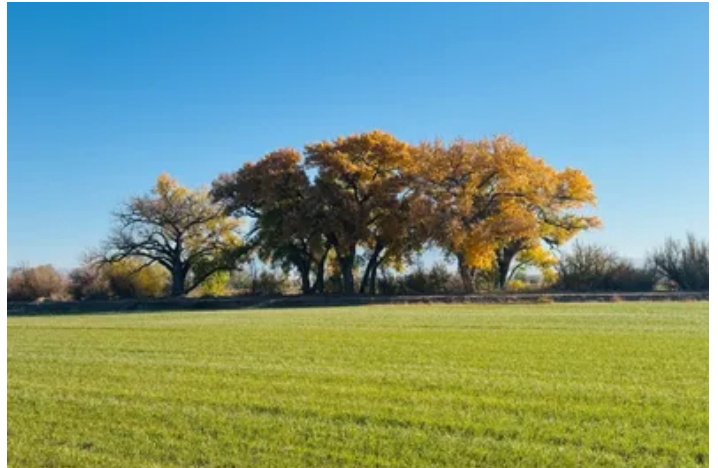
21

Price

\$495,000

Property Website

<https://www.mossyoakproperties.com/property/centerfire-farm-socorro-new-mexico/92817/>



Centerfire Farm Las Nutrias, NM / Socorro County

PROPERTY DESCRIPTION

Here's a unique "Multi Use" 21 acre farm located a brief 45 minutes south of Albuquerque, NM within the Rio Grande Valley of Socorro County. Elevation is approximately 4700'.

A perfect quiet location to create a more self sustainable life in the country for you and your family! Buyers looking to build a home will find several good sites for development of a residence, shop, horse barn, pens and or arena. Plenty of room to raise a few cows or other livestock. There's a large greenhouse with "Commercial Water Rights" for organic farm to table vegetables. The well servicing the greenhouse is also permitted for Cannabis Production. Currently the farm has approximately 6 acres planted in Drover Grass and produces about 1200 small bales per year via 4 cuttings. Irrigation water is provided by the Middle Rio Grande Conservancy District via concrete ditch at the rate of \$59 per acre per year. The personal/commercial grow site is 3/4 acre fenced with 6' Cedar.

If you're looking for recreation diversity this unique location has much to offer such as hiking, biking and horseback among the cottonwoods of the Rio Grande Bosque. During the fall and winter months the skies and fields are home to the massive migration of Sandhill Crane, Ducks, Canadian and Snow Geese. Elk and Mule Deer occasionally stop by to graze the fields as well.

Income potential for investors can be gained through leasing the grow site and commercial water rights to an Organic Farm to Market operation or Cannabis Producer. The hay fields can be leased to local farmers for hay production.

Improvements Include:

- 2.4 Acre Ft. of Commercial Water Rights (782,042.40 Gallons per year)
- 1 ea. Commercial Well with Pumphouse, 200+ ft. in depth
- 1 ea. 30' x 96' Commercial "Light Dep" Greenhouse with motorized roof vent, sides and blackout curtain system
- 1 ea. 12' x 30' Portable, Insulated Building
- 1 ea. 30' x 40' x 16' Metal Hay Barn
- 1 ea. Domestic Well with Pumphouse, 100+ ft. in depth
- Electrical Power at 2 ea. locations.

Covenants do apply to this property, No Mobile Homes, Junkyards, Kennels or Pig Farms
Property Owner is a licensed Broker. Seller Financing is available with acceptable terms

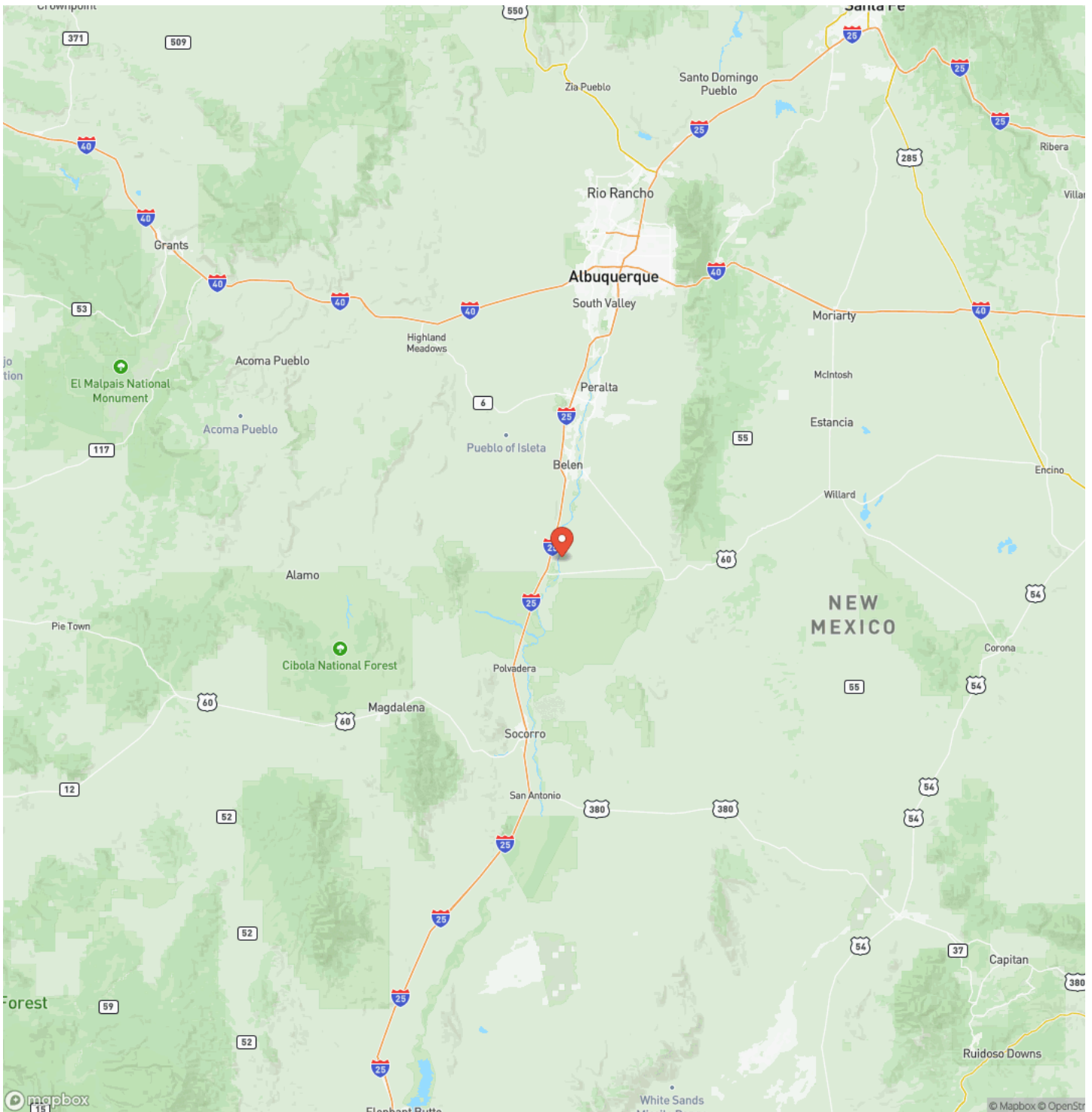
Centerfire Farm
Las Nutrias, NM / Socorro County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES

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

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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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