

Rio Peñasco Paradise
US Hwy 82
Mayhill, NM 88339

\$2,100,000
37.550± Acres
Otero County



Rio Peñasco Paradise
Mayhill, NM / Otero County

SUMMARY

Address

US Hwy 82

City, State Zip

Mayhill, NM 88339

County

Otero County

Type

Recreational Land

Latitude / Longitude

32.898453 / -105.475716

Dwelling Square Feet

2815

Bedrooms / Bathrooms

2 / 2.5

Acreage

37.550

Price

\$2,100,000

Property Website

<https://brgranches.com/property/rio-penasco-paradise-otero-new-mexico/96429/>



Rio Peñasco Paradise **Mayhill, NM / Otero County**

PROPERTY DESCRIPTION

Rio Peñasco Paradise **37.55± Acres • Mayhill, New Mexico**

Welcome to Rio Peñasco Paradise, an exceptional 37.55± acre mountain property located just north of Mayhill along US Highway 82, offering a rare blend of live water, irrigated pasture, equestrian improvements, and a striking log home in the heart of the Sacramento Mountains.

The property is anchored by an impressive log home that captures the timeless character of mountain living. Warm wood interiors, generous living spaces, and large windows create a comfortable retreat ideal for full-time residence, weekend escapes, or a premier mountain getaway. The home is available fully furnished, allowing a new owner to step right into mountain living. From the home, owners often enjoy watching elk feeding along the scrub oak hillside, a memorable daily sight that highlights the area's rich wildlife and natural setting.

The scenic Rio Peñasco flows through the property, providing year-round beauty, peaceful ambiance, and a valuable water resource. The ranch includes 14.22 acres of water rights from the Rio Peñasco, which irrigate permanent pasture, an uncommon feature in this high-elevation environment. These lush meadows are perfectly suited for horses, small livestock, or simply enjoying vibrant green open space among the pines.

Designed for the equestrian lifestyle as well as the hobby farmer, homesteader, or small cattle operation, Rio Peñasco Paradise features horse stalls with integrated hay storage, offering convenient and functional facilities for care and feeding. The irrigated pasture and open acreage provide ample room to ride, graze livestock, raise animals, and enjoy the outdoors.

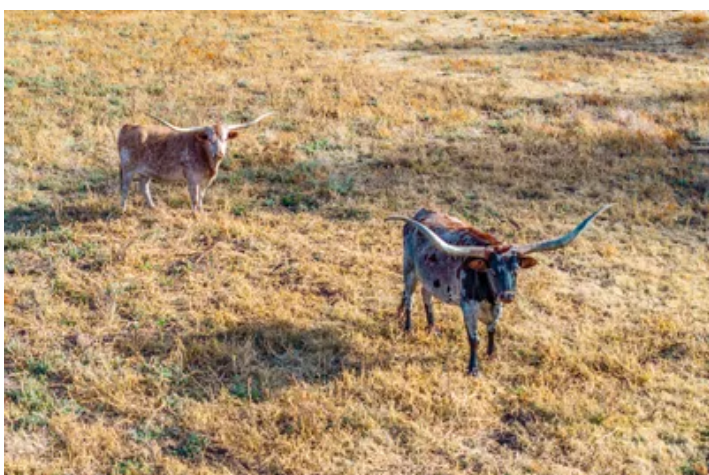
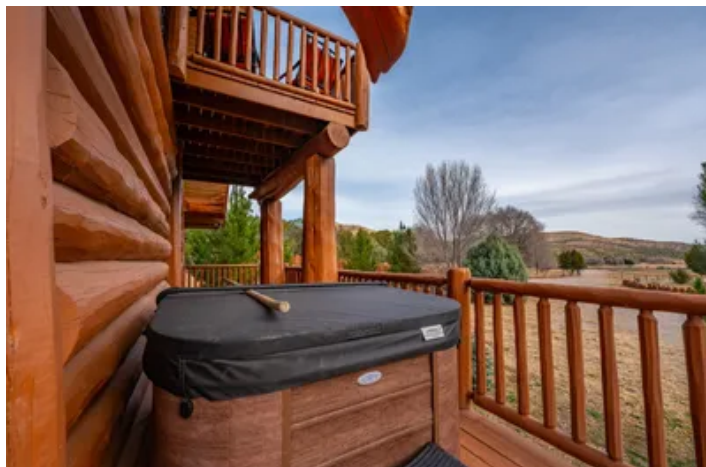
With direct frontage on US Highway 82, the property enjoys excellent year-round access and a central location between Cloudcroft and Ruidoso. The nearby community of Mayhill is just minutes away, while Cloudcroft's golf, dining, and cool summer climate and Ruidoso's broader amenities, shopping, and entertainment are all within easy driving distance.

Rio Peñasco Paradise combines live water, valuable water rights, productive pasture, and quality improvements into a highly versatile offering, ideal as a private equestrian ranch, mountain residence, recreational retreat, or legacy property in one of southern New Mexico's most scenic corridors.

Offered by Beaverhead Ranch Group, LLC this is a rare opportunity to own a furnished Rio Peñasco property with water rights and exceptional improvements in a premier Sacramento Mountains setting.



Rio Peñasco Paradise
Mayhill, NM / Otero County



LISTING REPRESENTATIVE

For more information contact:



Representative

Colin McVaugh, ARA

Mobile

(575) 649-0788

Email

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Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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**brgranches.com**

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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.



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