

Black River Farm
Loving, NM
Loving, NM 88256

\$1,900,000
52.120± Acres
Eddy County



Black River Farm
Loving, NM / Eddy County

SUMMARY

Address

Loving, NM

City, State Zip

Loving, NM 88256

County

Eddy County

Type

Ranches, Farms, Residential Property

Latitude / Longitude

32.286232 / -104.095773

Dwelling Square Feet

4212

Bedrooms / Bathrooms

3 / 3.5

Acreage

52.120

Price

\$1,900,000

Property Website

<https://brgranches.com/property/black-river-farm-eddy-new-mexico/92634/>



MORE INFO ONLINE:

brgranches.com

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PROPERTY DESCRIPTION

Black River Farm - Eddy County, NM

Price: \$1,900,000 | **Acres:** 52.12 ±

Located in southeastern Eddy County near Loving, New Mexico, Black River Farm is a highly productive irrigated property ideal for farming, ranching, or a private rural retreat. The farm includes 25.12 irrigated acres under Carlsbad Irrigation District water rights, currently producing between 5-7 cuttings of alfalfa annually in good water years.

The property is fully fenced with approximately 3,400 feet of pipe fencing around the irrigated ground and 9,000 feet of perimeter wire fencing, providing excellent separation of residential and agricultural areas.

Improvements include:

- **Main Residence:** 4,212± sq ft, 3 bedrooms, 4 bathrooms, office
- **Second Home:** 2,160± sq ft, 3 bedrooms, 2 bathrooms
- **Barn:** 6,080± sq ft with bathroom and office
- **Storage Shed:** 1,092± sq ft
- **Hay Barns:** Two (1,428± sq ft and 1,200± sq ft)

The farm also has a working well supplying the homes, livestock pens, and shop. Wildlife frequenting the property includes dove, quail, waterfowl, coyotes, bobcats, foxes, and deer.

This is a rare opportunity to own a turn-key irrigated farm with substantial improvements, versatile use options, and strong agricultural production potential in the heart of New Mexico farm country.



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Black River Farm

LISTING REPRESENTATIVE
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NOTES



MORE INFO ONLINE:

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