

# IMPROVED 160 ACRE FARM & RANCH WITH 144 ACRE-FEET OF WATER RIGHT



BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



**FOR  
SALE**

**31 LA TRENCHERITA RD  
TAJIQUE, NM 87016**



**\$1,950,000**

**Christian File**

Cfile@CREBerkshire.com | 505.235.8518

**Joseph Maez**

Jmaez@CREBerkshire.com | 505.633.3335

**Sarah Bennett**

Sbennett@CREBerkshire.com | 850.960.1812

# EXECUTIVE SUMMARY

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## PROPERTY DESCRIPTION:

This 160-acre agricultural property in Torrance County offers a rare opportunity for farm and ranch operators seeking a fully improved, infrastructure-rich operation with significant water rights and expansion capacity.

The property includes 144 acre-feet of commercial water rights (approximately 47 million gallons annually), providing substantial irrigation capacity for row crops, forage production, specialty crops, or livestock operations. Water rights may be sold separately, offering additional flexibility and investment potential.

Extensive improvements support large-scale agricultural use. The property includes multiple greenhouse structures adaptable for vegetable production, nursery operations, seed starts, or specialty crops, along with hoop houses suitable for seasonal growing, feed storage, or livestock shelter.

## ADDITIONAL IMPROVEMENT INCLUDE:

- » 6,000 SF temperature-controlled greenhouse facility adaptable for year-round crop production
- » 5,000 SF enclosed agricultural building suitable for storage, processing, or equipment
- » Two 10,000 SF metal hay barns
- » 7,500 SF convertible barn
- » 3,000 SF machine shop
- » 3,000 SF processing/work area
- » 1,500 SF office building
- » 1,800 SF adobe residence suitable for owner-operator or ranch manager
- » 1,200 SF block structure for storage or expansion

## INFRASTRUCTURE IS EXCEPTIONAL FOR RURAL TORRANCE COUNTY AND INCLUDES:

- » Three separate 3-phase commercial power services
- » Private transformer
- » Commercial gas service
- » Dedicated high-capacity water pump system
- » 1,200 SF block structure for storage or expansion

## WITH SUBSTANTIAL WATER RIGHTS, STRONG POWER CAPACITY, AND EXTENSIVE IMPROVEMENTS ALREADY IN PLACE, THIS PROPERTY IS POSITIONED FOR:

- » Hay and forage production
- » Vegetable or specialty crop farming
- » Nursery or seed operations
- » Livestock or equestrian use
- » Agri-business or vertically integrated farm operations
- » Agricultural investment hold with water asset value

Located near established agricultural operations, this property offers scalability, flexibility, and long-term agricultural viability in a water-secured setting.

# PROPERTY HIGHLIGHTS

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## LAND & WATER:

- » 160 contiguous acres in Torrance County
- » Adjacent to established agricultural facilities
- » 144 acre-feet of commercial water rights (approx. 47 million gallons annually)
- » Water rights may be sold separately
- » Significant irrigation capacity for row crops, hay production, specialty crops, or livestock operations

## UTILITIES & INFRASTRUCTURE:

- » Three separate 3-phase commercial electric services
- » Private transformer (approx. \$120,000 installation value)
- » Commercial gas service available on-site
- » Dedicated high-capacity agricultural water pump system
- » Independent 3-phase connections for irrigation, processing, and operations

## IDEAL FOR:

- » Hay & forage production; Vegetable & specialty crop farming
- » Nursery operations; Livestock or equestrian use
- » Agri-business or vertically integrated farming
- » Agricultural investment with high-value water rights

## AGRICULTURAL BUILDINGS & IMPROVEMENTS:

- » (2) 10,000 SF metal hay barns
- » 7,500 SF three-sided enclosed barn (convertible use)
- » 3,000 SF enclosed temperature-controlled machine shop (15' ceilings)
- » 3,000 SF enclosed agricultural processing/work building (15' ceilings)
- » 5,000 SF enclosed agricultural structure adaptable for storage, equipment, feed, or production
- » 1,500 SF temperature-controlled office with security & monitoring systems
- » 1,800 SF adobe residence (2 bed / 2 bath, built 2005) - suitable for owner/operator or ranch manager
- » 1,200 SF unfinished block building ideal for storage or expansion

## GREENHOUSE & GROWING INFRASTRUCTURE (ADAPTABLE FOR AGRICULTURAL USE):

- » 2 operational greenhouse structures
- » Capacity for up to 60 additional greenhouse units
- » Hoop houses with water and electrical access
- » 6,000 SF temperature-controlled greenhouse facility

Income-producing agricultural lease on a 3160-acre improved property with significant infrastructure and a structured rent ramp that supports tenant growth while securing long-term upside. Strong fundamentals including water access, expense pass-throughs, and defined escalation provide a solid operational and investment profile.

- **TERM: 2-YEAR LEASE (EXPIRES MARCH 2028) + 3-YEAR EXTENSION OPTION**

### • RENT STRUCTURE:

- » **YEAR 1: \$5,000/MONTH**
- » **YEAR 2: \$12,500/MONTH**

# PHOTOS

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# PHOTOS

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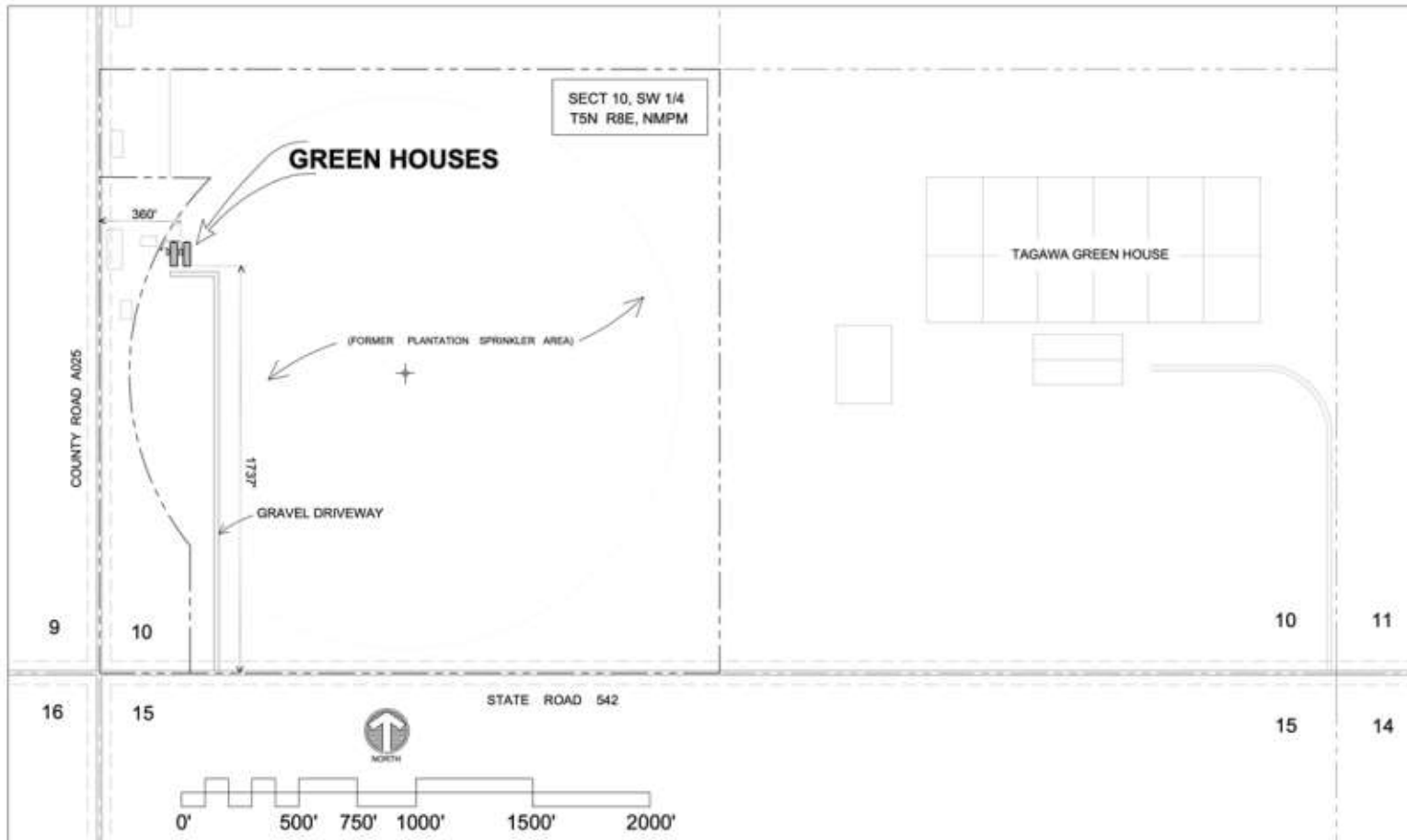


# SITE PLAN

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1 SITE PLAN  
SCALE: 1" = 500'



2 LOCATION MAP  
SCALE: 1" = 1000'

# GREENHOUSE CONSTRUCTION STEPS

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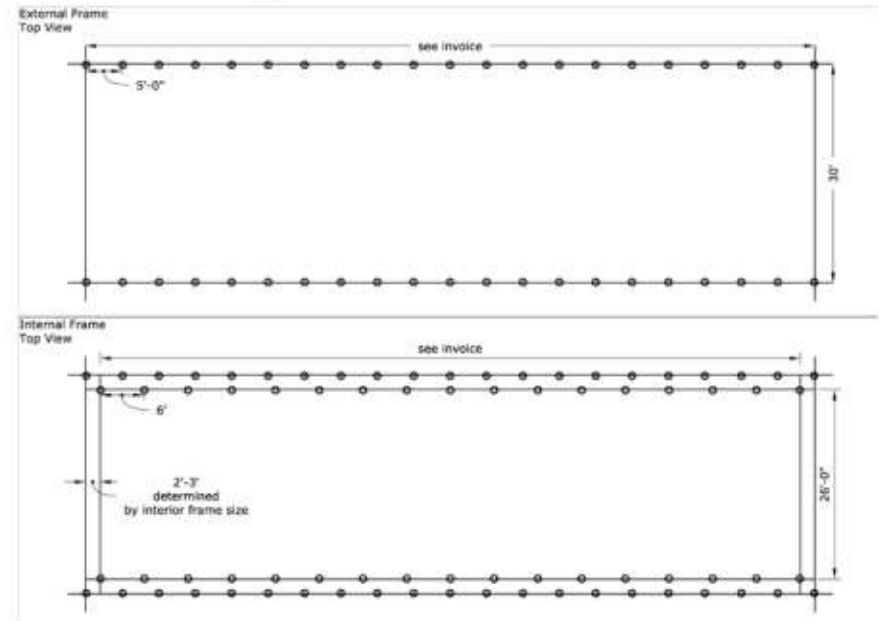
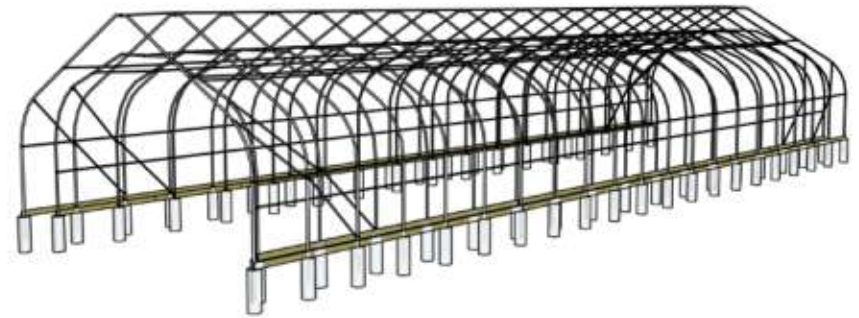


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## INTERNAL LIGHT DEPRIVATION

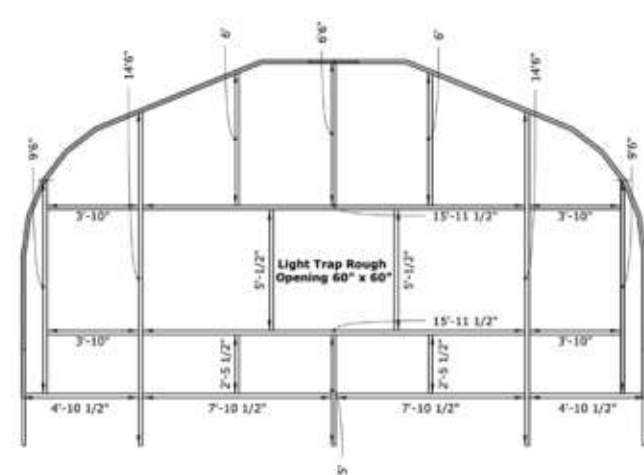
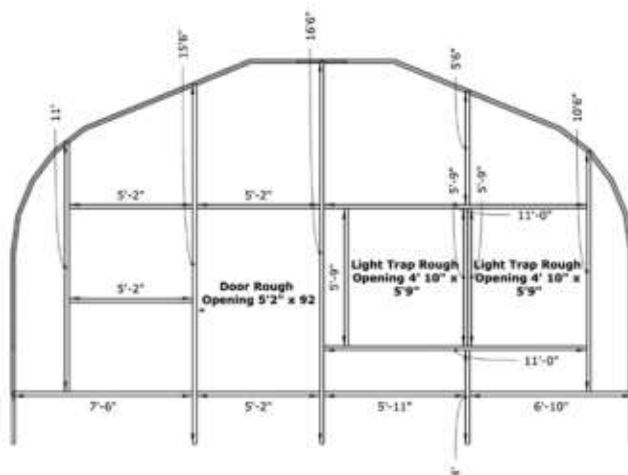
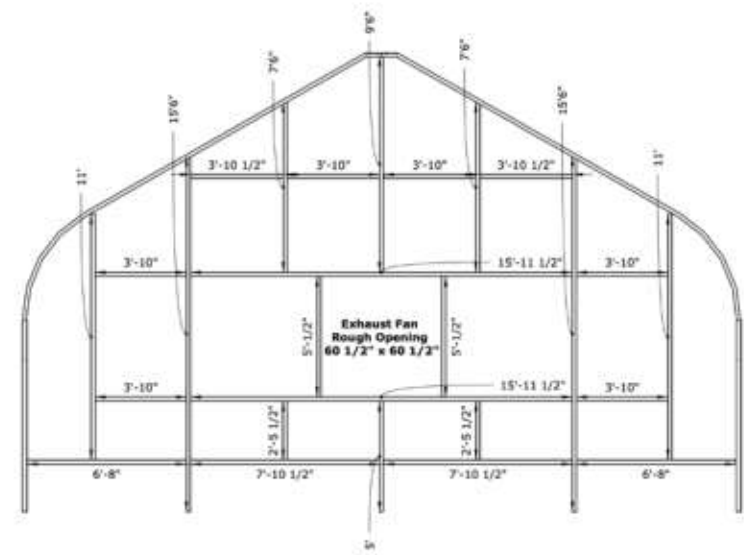
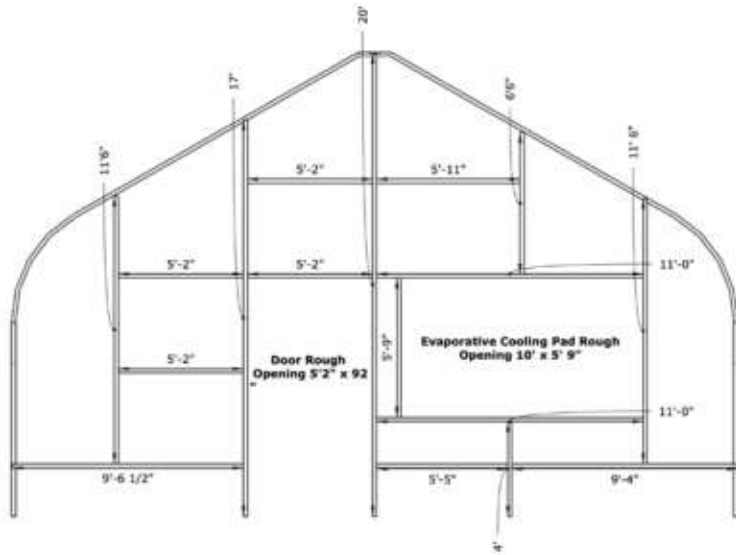
- » Foundation for exterior and interior framing
- » Construction of exterior frame
- » Construction of interior frame
- » Construction of interior end walls
- » Construction of exterior end walls
- » Channel base installation on interior and exterior frames
- » Poly installation of interior frame endwalls
- » Poly installation of interior main cover
- » Poly installation of interior light deprivation tarp and drive tubes
- » Poly installation of exterior endwalls
- » Exhaust fan installation of exterior endwall
- » Light trap installation of exterior endwall
- » Light trap installation on interior frame fan endwall
- » Ducting installation of all ventilation systems
- » Installation of light deprivation pivot assembly and motors
- » Poly installation of exterior frame

- » Installation of intake power shutters
- » Installation of interior haf fans
- » Installation of interior and exterior doors



# INTERNAL LIGHT DEP END WALL FRAMING PLAN 5FT 6IN DOOR WITH WET WALL

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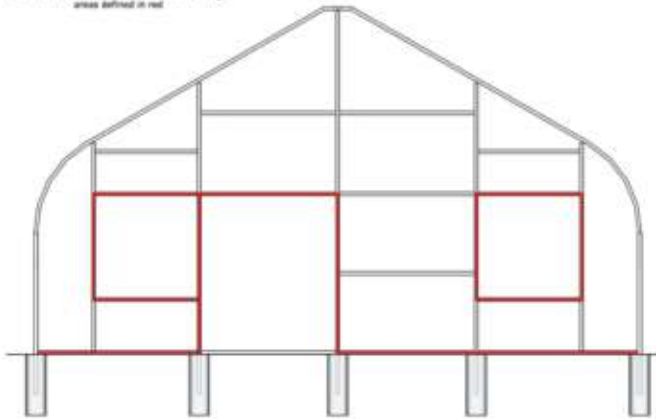
# INTERNAL LIGHT DEPRIVATION CHANNEL WIRELOCK GUIDE STANDARD ENDWALL LAYOUT



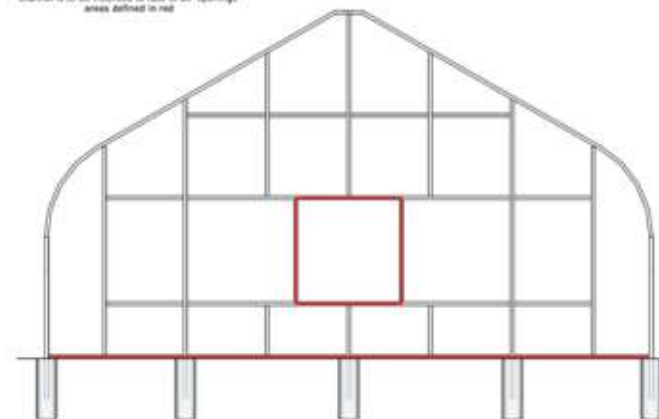
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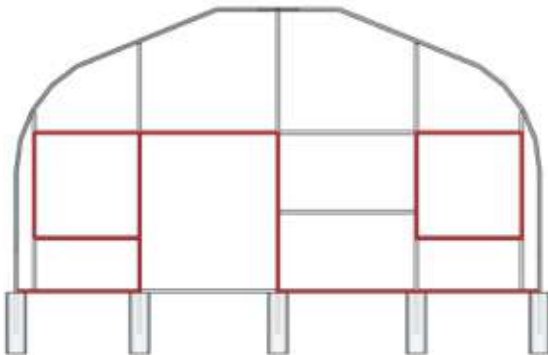
channel is to be mounted to face of all openings  
areas defined in red



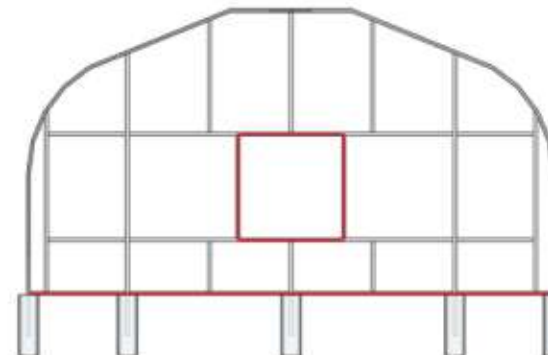
channel is to be mounted to face of all openings  
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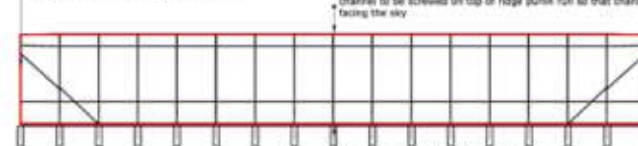


channel to run from base board to baseboard  
on top of truss member bent to the profile of  
truss member over the greenhouse frame



channel to be mounted to face of base board

channel to run from base board to baseboard  
on top of truss member bent to the profile of  
truss member over the greenhouse frame



channel to be screwed on top of ridge purlin run so that channel is  
facing the sky

channel to be mounted to face of base board

# LAND OUTLINE

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