

Mercer Farm

228.6± Total Acres | \$650,000 | Socorro, New Mexico | Socorro County

127.6± Middle Rio Grande Conservancy District Irrigated Acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Mercer Farm

We are proud to announce our exclusive listing of a very reasonably priced irrigated farm in the central Rio Grande River Valley. The Mercer Farm is located 3 miles south of Socorro, just north of the small farming community of Luis Lopez, New Mexico.

Access to the farm is served by Camino Luis Lopez which is directly off State Road 1. Socorro is the largest city near the farm and only 5-10 minutes north of the property. Socorro is the trade center for the immediate area. Ranchers in Catron and Socorro Counties buy their hay from the farm producers in the area. This part of the Rio Grande Valley is well known for its quality Alfalfa and Chile production.

Property Description

The 93± MRGCD acre irrigated portion of the tract is very efficiently watered by using an underground pipeline and alfalfa valves reducing ditch maintenance and evaporation. The southern portion of the irrigated land was previously surveyed to include 8 homesite parcels. These parcels are 1.7955 acres each and can be sold individually should an owner decide to develop residential tracts in the future.

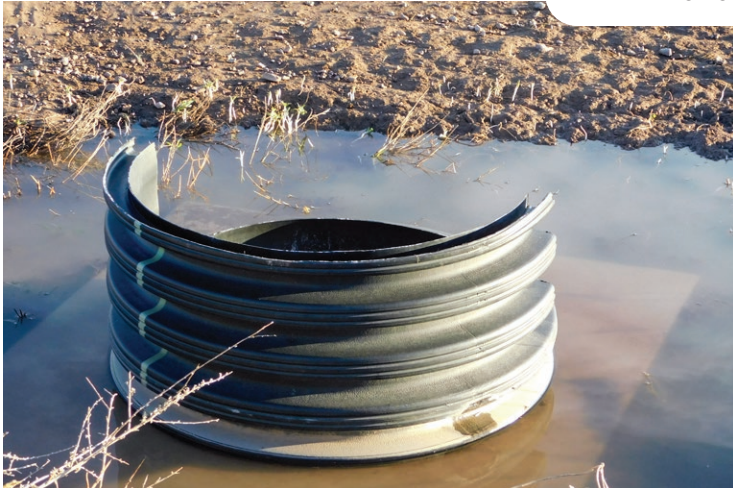
The elevation of the Mercer Farm is approximately 4,568' and the growing season in this area is approximately 7 months. The farm is currently planted in Triticale and rotated with other crops. There are 7 laser leveled irrigated fields within the farm's boundaries. There are good interior roads throughout the property providing access to all fields. Surface irrigation is provided by the Middle Rio Grande Conservancy District (MRGCD) water rights via underground pipeline and numerous alfalfa valves, all in good condition. The property is allocated three (3) acre feet of water rights from the MRGCD.







Alfalfa Valves











Regional Notes

Albuquerque is the largest city near the farm and the Albuquerque International Sunport is 75 miles north of Socorro. Socorro's public school system includes K-12 and the nation's top-rated New Mexico Institute of Mining and Technology. US News and World Report ranks New Mexico Tech the number 6 top public college in the nation. The University of New Mexico is also located in Albuquerque.

Minerals • Taxes

The seller will convey all owned mineral and royalty interests. Lastly, a buyer should investigate the aggregate on the upper portions of the tract. The quality of the aggregate is reported to be suitable to the road construction industry.

Real estate taxes on the farm were reported at \$1,226.38 in 2023.

MRGCD Taxes on the irrigated land were reported at \$5,592.77 in 2023.



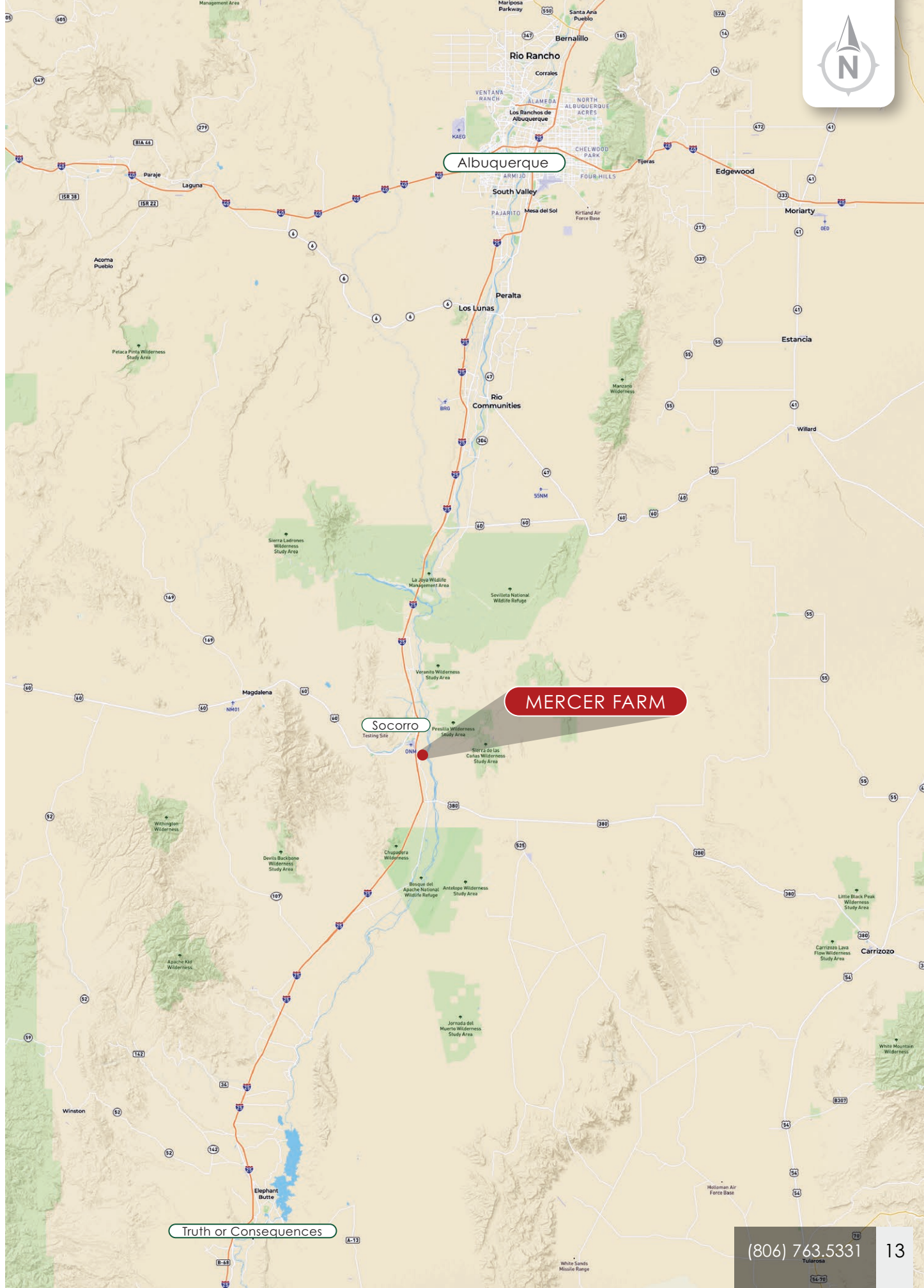
Remarks • Price

If you are in the market for a productive income producing farm with a great location in Central New Mexico this farm needs your attention. This property is priced at \$650,000.

To schedule a showing, or for additional information, please contact Jim Welles at 505-967-6562 or Dwain Nunez at 505-263-7868.







Albuquerque

Socorro

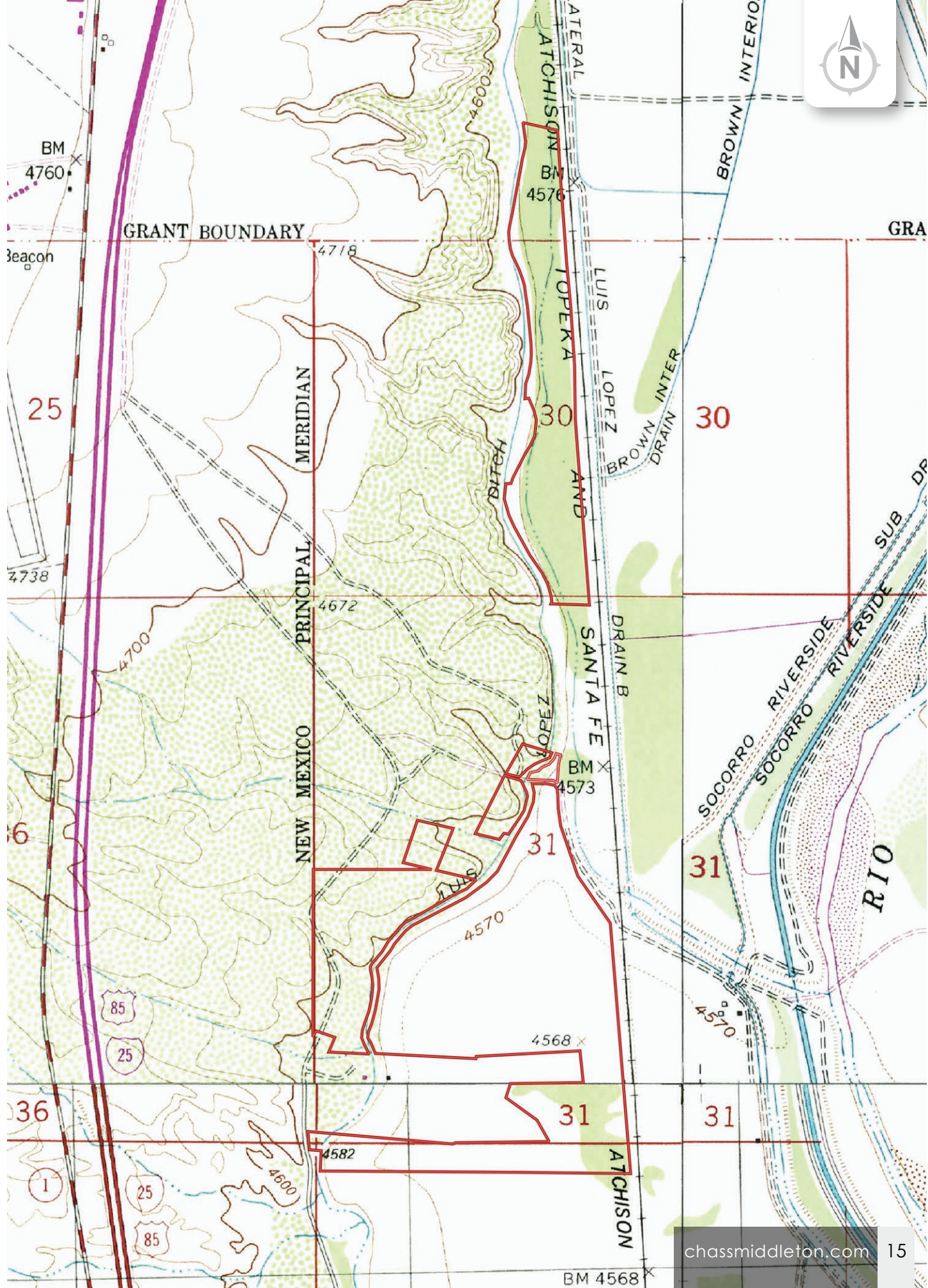
MERCER FARM

Truth or Consequences

(806) 763.5331



34.0034, -106.8812



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James (Jim) Welles

Real Estate Associate Broker • NM

(505) 967.6562
jim@csmansion.com

Dwain Nunez

Real Estate Associate Broker • NM

(505) 263.7868
dwain@csmansion.com



(806) 763.5331

chasmiddleton.com



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