

# PECAN ORCHARD WITH WATER RIGHTS FOR SALE

714 Hwy 52, Cuchillo, NM 87901



Presented by: Coralee Quintana | 505.639.1266 | Coralee.Quintana@eXprealty.com with permission

Listed by: Narayan Khalsa | 505.423.3694 | 505.271.8200 | KhalsaDreamHomes@gmail.com

505.554.3873 | One Sun Plaza NE Suite 650 | Albuquerque, NM 87109

Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

**'GLASSDOOR'S  
BEST PLACES  
TO WORK**

2025

**exp**  
REALTY

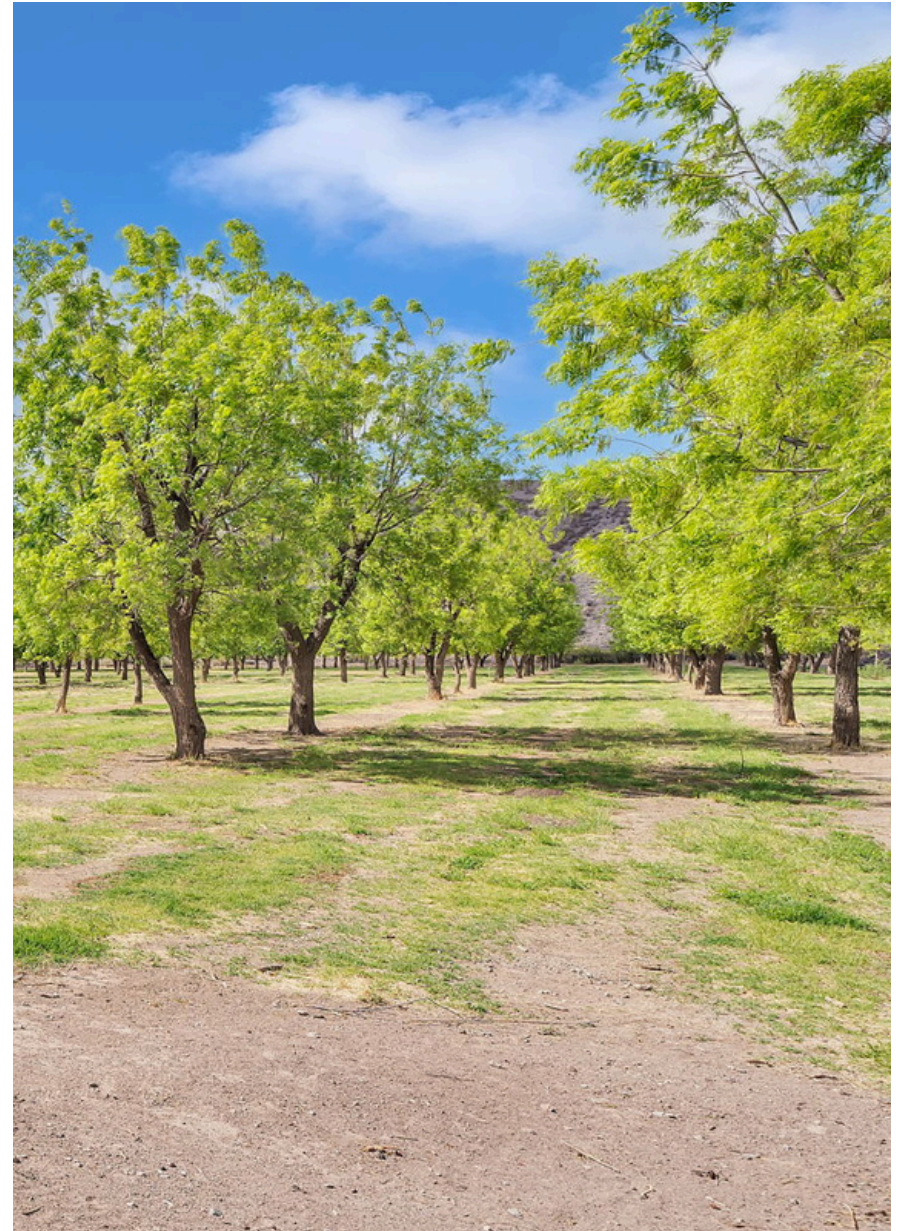


# PROPERTY OVERVIEW

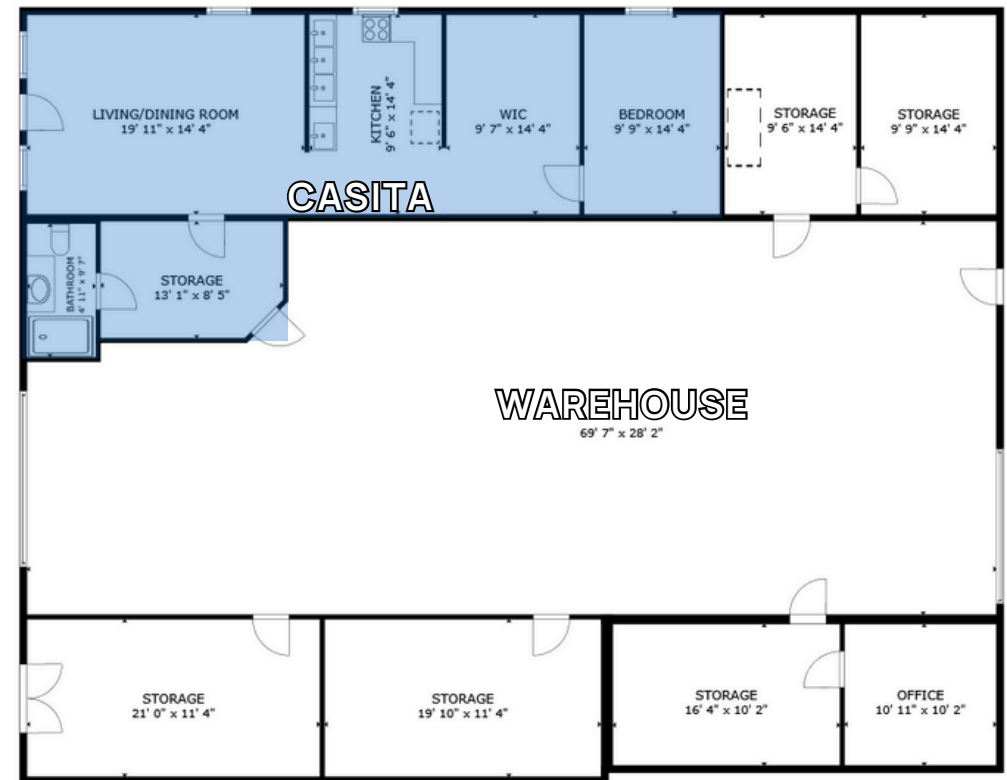
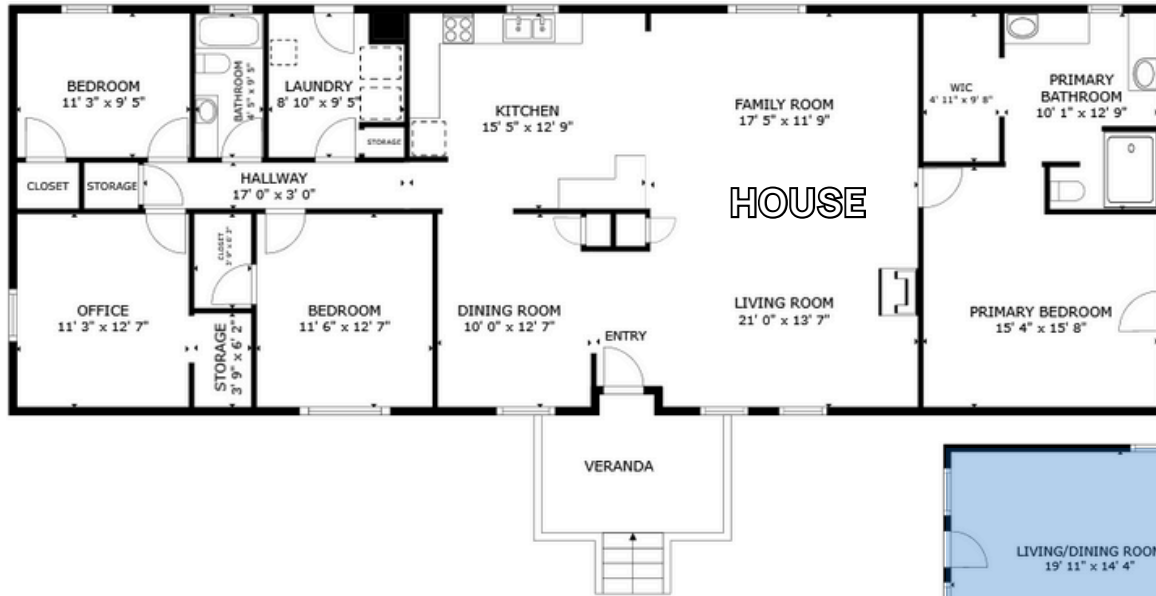
Asking Price: \$799,000  
Acres: 10.66  
Price/Acre: \$74,953  
House SF: ±1,845  
Casita SF: ±855  
UPC: 3028071454306  
Zoning: A-1  
Expected Yield: 13-17,000 lbs. @ \$15 lb.

## DETAILS:

- Gants Family Orchard for sale
- 66 acre feet of Middle Rio Grande water rights
- 4 bed, 2 bath house, fully renovated between 2021-2024
- 1 bed, 1 bath casita, updated between 2021-2024
- Chemical free, naturally organic & sustainable farm practices
- Located approx. 12 miles from Elephant Butte, 15 miles from Truth or Consequences, & 8 miles from I-25
- Farm equipment available for additional purchase
- Packaging equipment
- Refrigeration and freezers
- Large shop/barn (740 SF) & warehouse (2,533 SF)
- Multiple bonus rooms
- Growing farm to table business
- Detailed list of all updates/renovations and equipment (with values) available
- [www.gantsfamilyorchard.com](http://www.gantsfamilyorchard.com) 
- Virtual tour 



# FLOOR PLANS



GROSS INTERNAL AREA  
FLOOR PLAN 3,888 sq.ft.  
EXCLUDED AREAS : VERANDA 112 sq.ft. GARAGE 1,796 sq.ft.  
TOTAL : 3,888 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



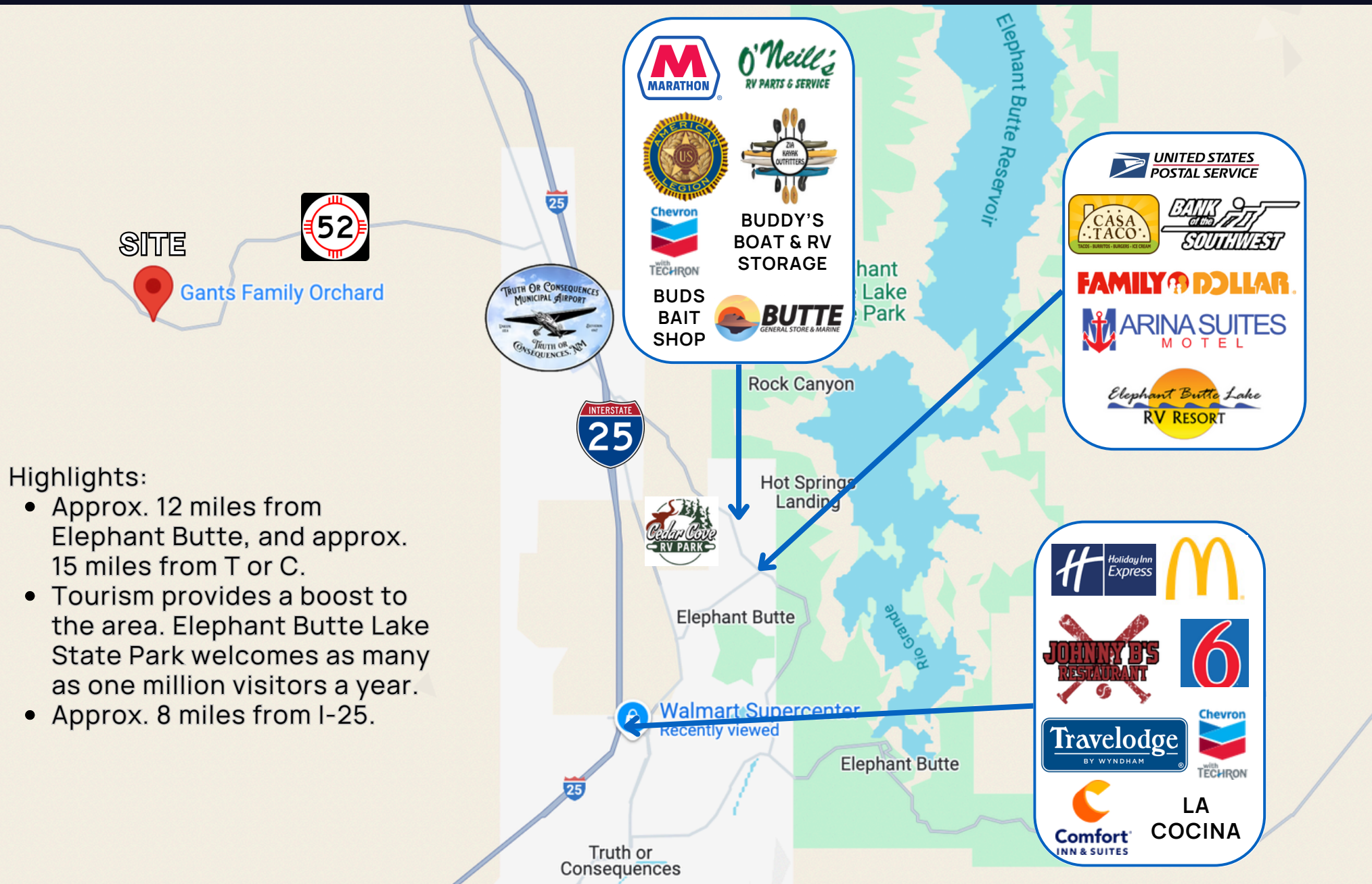


# SITE PLAN





# TRADE AREA



## Highlights:

- Approx. 12 miles from Elephant Butte, and approx. 15 miles from T or C.
- Tourism provides a boost to the area. Elephant Butte Lake State Park welcomes as many as one million visitors a year.
- Approx. 8 miles from I-25.





# DEMOGRAPHICS

(SIERRA COUNTY 2024 ESTIMATES)



## Population

2024 35,300



## Age

Median Age	69
Under 5	3.6%
Under 18	16.1%
65+	38.5%



## Economy

Median Income	\$37,840
Businesses	221
In Labor Force (Age 16+)	36.5%



## Education

High School Graduate or Higher, Age 25+	90.2%
Bachelor's Degree or Higher, Age 25+	16.3%



## Households

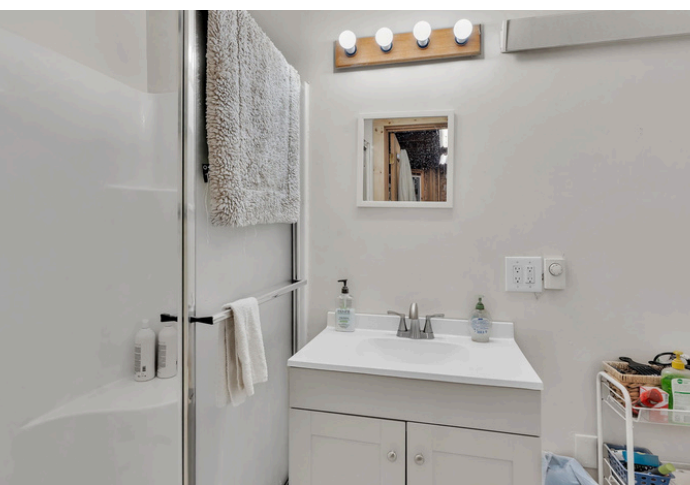
Housing Units	8,390
Owner Occupied	70.2%





















# LOCATION OVERVIEW: CUCHILLO, NM



Cuchillo, designated a “Traditional Historic Community” in 2011, was named for the nearby Cuchillos Negros Mountains.

“Cuchillos” was used to describe the small mountain range which resembles knife points sticking up out of the ground. Viewed from about ten miles away, the mountains appear to be black.

The valley was first occupied by the Mimbres [Native Americans], who left around 1200AD. The Apache settled on upper Cuchillo in the early 1600s, but abandoned the area in 1855. Spanish settlers from Canada Alamosa migrated in soon after, and settled the area expanding into current Cuchillo.

Charming original buildings survive, including San Jose Catholic Church, built in 1907, and the Cuchillo Bar. Legend has it that the old bar is haunted. Gants Family Orchard [used to] open on the weekends, selling sourdough bread, pecans from the orchard, and other items. Cuchillo is located 15 miles northwest of T or C on NM 52.

(Courtesy of: <https://sierracountynewmexico.info>)

