420 W. La Joya
420 W. La Joya
Tucumcari, NM 88401

$220,000
8.420± Acres
Quay County







MORE INFO ONLINE:

greatplainslandcompany.com

SUMMARY

Address
420 W. La Joya

City, State Zip
Tucumcari, NM 88401

County
Quay County

Type
Residential Property, Single Family, Horse Property

Latitude / Longitude
35.146679 / -103.730312

Taxes (Annually)
400

Dwelling Square Feet
2199

Bedrooms / Bathrooms
3 / 1

Acreage
8.420

Price
$220,000

Property Website
https://greatplainslandcompany.com/detail/420-w-la-joya-quay-new-mexico/101450/







PROPERTY DESCRIPTION

Positioned on wonderful vantage overlooking Tucumcari, this exceptional 8.42± acre property at 420 W. La Joya offers a rare combination of space, character, and elevated views that are come together for a great property within close proximity to town. Set on a gently rising hill, the property commands a sweeping view of the town of Tucumcari to the northeast, capturing both the charm of this historic community and the expansive vistas of the surrounding high plains landscape. With convenient access to Interstate 40 and all local amenities, this property strikes a unique balance between rural tranquility and everyday accessibility.

At the heart of the property sits a well-sized 2,199± square foot residence, offering a comfortable layout with three bedrooms and one bathroom. The home carries a warm, lived-in character with multiple living spaces that allow for flexibility in both daily living and entertaining. A central welcoming area flows both directions into a den-style space on the left and the good sized kitchen on the right, creating an inviting atmosphere that can easily accommodate family gatherings, quiet evenings, or a variety of lifestyle needs.

One of the defining features of the home is its use of two wood-burning stoves, which not only provide practical supplemental heat but also contribute to the rustic charm and ambiance of the interior. The primary wood stove is located in the den-style living area, serving as a focal point and creating a cozy environment ideal for colder seasons. A second, smaller stove located in one of the bedrooms adds an additional layer of comfort and individuality, offering a unique retreat within the home itself.

The kitchen area is spacious with ample room for customization or modernization according to a buyer's preferences. Several new windows have been replaced throughout the home and invite in natural light while framing views of the surrounding acreage and the distant town below. The overall layout presents an excellent opportunity for someone seeking a home with solid bones and the potentia to tailor interior finishes to their own vision.

Stepping outside, the property continues to impress with usable outdoor space. The immediate yard surrounding the home is fully fenced and divided into two separate sections, offering versatility for a variety of uses. Whether for pets, gardening, or creating distinct outdoor living areas, this dual-section yard provides both practicality and convenience. The chain link fencing, while creating a buffer space between the parking area and the home is non-intrusive to the views while maintaining the open feel of the larger acreage beyond.

A standout feature of the property is the 965± square foot garage/shop building, constructed using straw bale techniques. This unique construction method is known for its natural insulation properties, energy efficiency, and durability, making the structure both functional and environmentally conscious. The building is topped with a metal roof and sits on a solid concrete floor, creating an ideal space for a workshop, storage, hobby area, or even potential conversion into additional living or studio space. Its size and quality construction make it a valuable asset for anyone needing workspace or seeking to expand the property's utility.

Adding to the property's character and historical appeal is an old rock barn, a structure that reflects the agricultural heritage of the region. While rustic in nature, the barn offers potential for restoration, storage, or creative repurposing. It stands as a testament to the property's past while contributing to its overall charm and sense of place.

The 8.42± acres themselves provide a gently sloping landscape that is both manageable and expansive. The elevated position of the home ensures that the panoramic views remain a constant highlight, with sunrises illuminating the town below and sunsets casting warm hues across the open land. The acreage offers ample room for a variety of uses, whether for small-scale agriculture, recreational activities, or simply enjoying the privacy and space that come with owning a larger parcel. Several good years of summer rains have spurred growth of the local grasses and woody species such as mesquite that are common on the surrounding landscape. Well planned out small scale grazing or thinning practices would open the anopy considerably to allow for greater growth of grasses and livestock friendly forage.

Despite its peaceful setting, the property benefits from its close proximity to the amenities of Tucumcari. Grocery stores, restaurants, schools, and local services are all just a short drive away, making daily errands convenient without sacrificing the quiet, rural atmosphere. The nearby Interstate 40 corridor provides excellent regional connectivity, allowing for easy travel east or west, whether for business, recreation, or exploring the broader region of eastern New Mexico. Amarillo, Texas is just under 2 hours travel east on I-40 and provides any amenity you would expect of a larger metropolitan area as well as providing unique west Texas attractions such as the Headquarters of the American Quarter Horse Association.

Tucumcari itself is a community rich in history and character, often celebrated for its Route 66 heritage, vibrant murals, and welcoming small-town atmosphere. The area is known for its wide-open skies, mild climate, and slower pace of life, making it an attractive destination for those looking to escape the congestion of larger urban centers while still maintaining access to essential services.

From a lifestyle perspective, this property offers a wide range of possibilities. It could serve as a primary residence for those seeking space and privacy, a secondary retreat for weekend getaways, or even an investment opportunity with potential for further development or enhancement. The combination of acreage, outbuildings, and location makes it adaptable to a variety of needs and visions.

The natural setting also lends itself to outdoor enjoyment. The open land is well-suited for walking, gardening, or simply taking in the expansive views. The elevated position provides a sense of seclusion without isolation, allowing residents to feel connected to the landscape while still being part of the broader community.

In terms of infrastructure, the property's existing improvements provide a strong foundation. The home, shop, and barn collectively offer a blend of functionality and character, while the acreage allows for future expansion or customization. Whether one chooses to update the home, enhance the outdoor spaces, or further develop the land, the property presents a compelling opportunity to create something truly special.

Another notable aspect is the sense of privacy afforded by the property's location. Positioned on the edge of town and elevated above the surrounding area, it offers a quiet retreat from the bustle while still remaining accessible. The separation from neighboring properties enhances the feeling of space, making it an ideal setting for those who value both independence and convenience.

The dual fenced yard areas are particularly appealing for those with specific outdoor needs. Whether accommodating animals, creating a garden space, or designing outdoor living areas, the separation allows for organization and flexibility. This thoughtful feature adds to the overall usability of the property and enhances its appeal for a wide range of buyers.

The straw bale construction of the shop/garage is especially noteworthy in today's market, where energy efficiency and sustainable building practices are increasingly valued. This type of construction not only provides excellent insulation but also contributes to a quieter interior environment, making it an ideal workspace or creative studio. Combined with the durable metal roof and concrete flooring, the structure is both practical and distinctive.

Meanwhile, the old rock barn offers a tangible connection to the land's history. With some restoration or creative vision, it could become a unique focal point of the property, whether used for storage, events, or simply preserved as a historical feature. Its presence adds depth and authenticity, setting the property apart from more conventional offerings.

Overall, 420 W. La Joya represents a rare opportunity to own a versatile and character-rich property in Tucumcari. The combination of acreage, elevated views, functional improvements, and proximity to town creates a compelling package that is well-suited to a variety of buyers.

Whether you are seeking a comfortable home with room to grow, a property with unique structures and potential, or simply a place to enjoy the beauty and openness of eastern New Mexico, this offering delivers on multiple levels. With its blend of practicality, charm, and opportunity, it stands as a property that invites both immediate enjoyment and long-term vision.

In a market where properties with acreage, views, and proximity to amenities are increasingly sought after, this listing offers a distinctive and valuable option. The setting, improvements, and potential all come together to create a property that is as functional as it is inspiring-ready to meet the needs of today while offering possibilities for tomorrow.








MORE INFO ONLINE:

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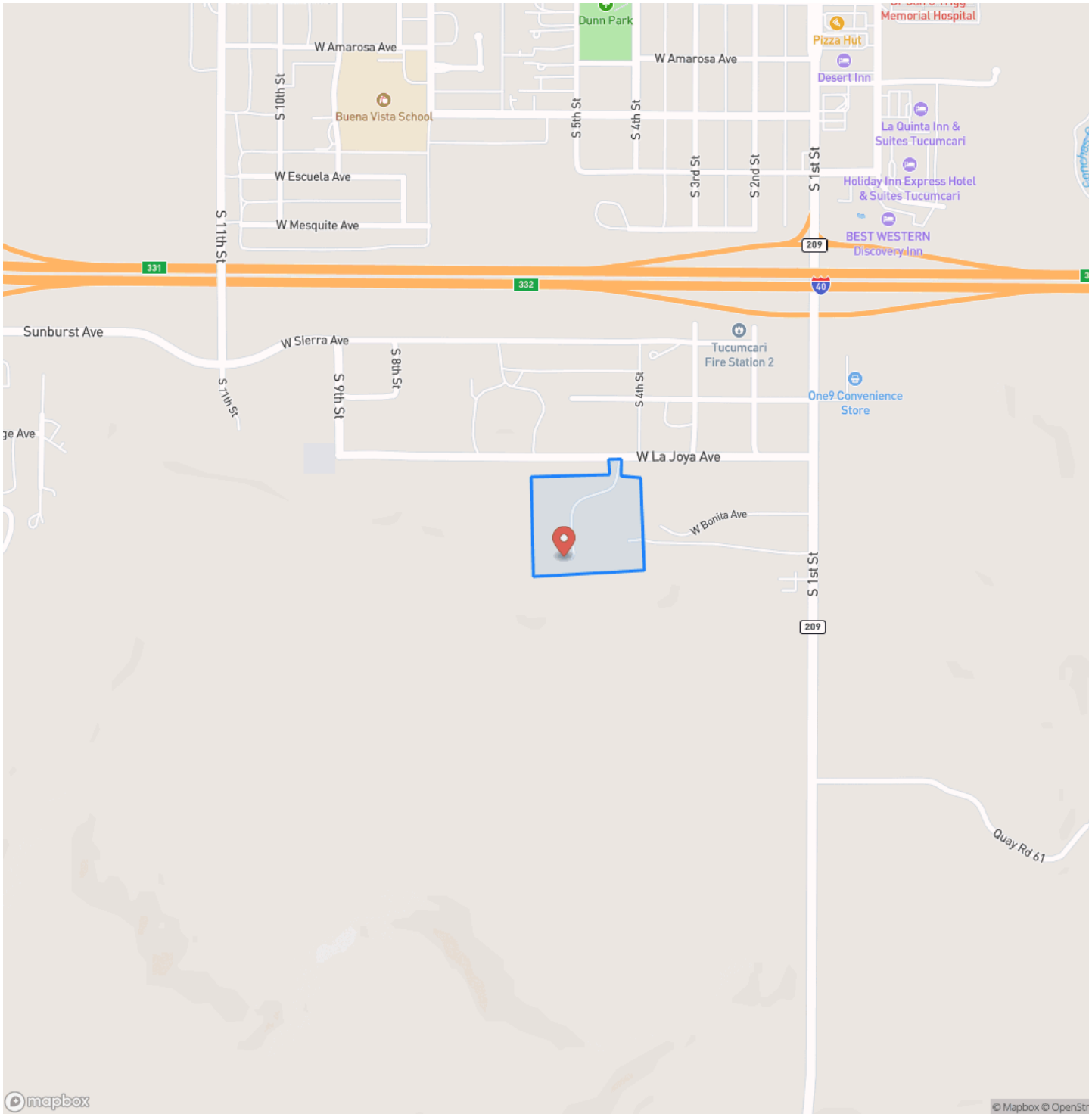
Locator Map



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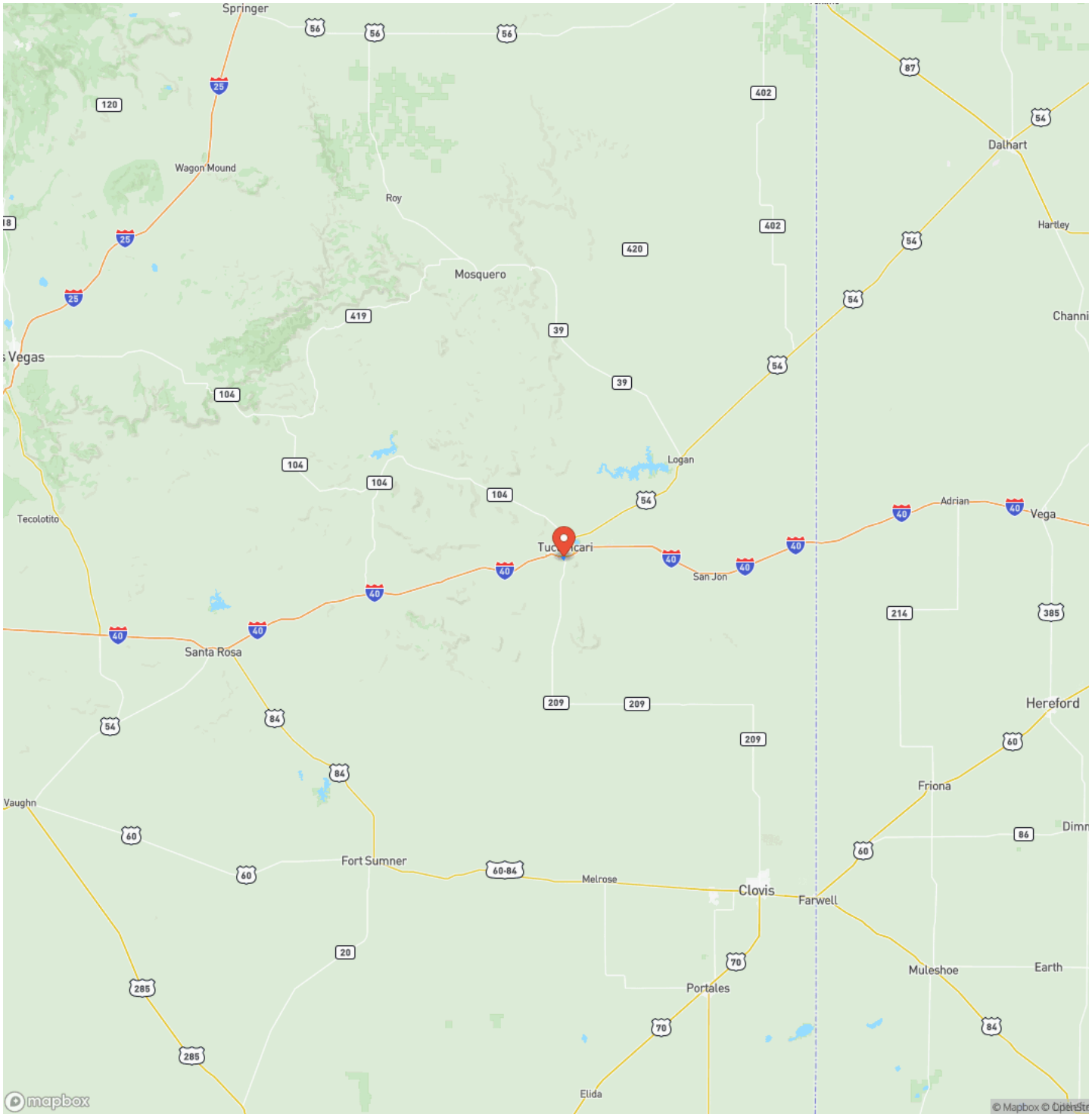

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Satellite Map



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