

Rio Peñasco River Farm
3944 US Hwy 82
Mayhill, NM 88339

\$3,500,000
110.72± Acres
Otero County



Rio Peñasco River Farm
Mayhill, NM / Otero County

SUMMARY

Address

3944 US Hwy 82

City, State Zip

Mayhill, NM 88339

County

Otero County

Type

Recreational Land, Ranches, Farms, Horse Property, Riverfront

Latitude / Longitude

32.920758 / -105.418523

Acreage

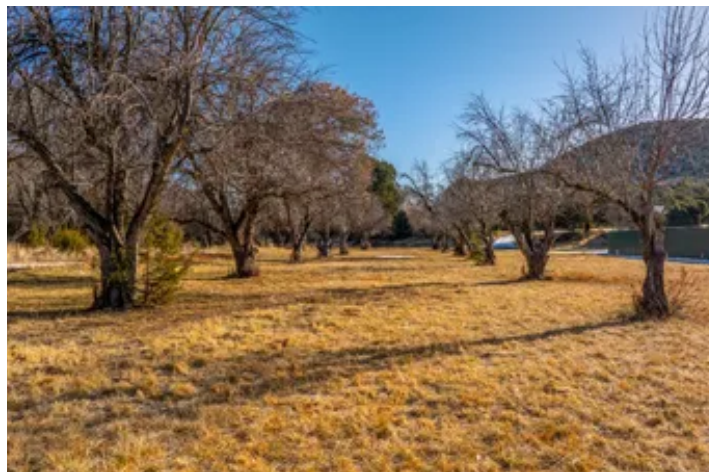
110.72

Price

\$3,500,000

Property Website

<https://brgranches.com/property/rio-pe-asco-river-farm/otero/new-mexico/99694/>



PROPERTY DESCRIPTION

Rio Penasco River Farm

110.72± Acres / Rio Penasco, New Mexico

Nestled along the clear, year-round waters of the Rio Penasco and surrounded on three sides by National Forest, this exceptional 110.72± acre riverfront property captures the rare beauty and tranquility of one of southern New Mexico's most picturesque valleys. With approximately 0.73± miles of private river frontage, valuable water rights, productive orchards, and thoughtfully designed improvements, the property offers a unique blend of agricultural utility, recreation, and refined rural living.

The Land & Water

The farm encompasses 110.72± deeded acres with 18.27± acres of adjudicated water rights supporting irrigated pasture and established orchards. Approximately three-quarters of a mile of the Rio Penasco winds through the property, creating lush riparian habitat shaded by mature cottonwoods and willows. The live water provides excellent private trout fishing and enhances both wildlife presence and scenic appeal throughout the seasons.

Orchards & Agricultural Features

An established apple orchard featuring ten distinct apple varieties, along with a productive peach orchard, adds both agricultural value and seasonal charm. The fertile river valley soils and irrigation rights provide opportunity for continued orchard production, hobby farming, or expanded cultivation.

Residences

The main home is a comfortable and well-appointed 3-bedroom, 2-bath residence featuring a newly updated kitchen and bathrooms, offering modern finishes within a warm country setting. A backup generator supplies power when needed on demand.

A separate 3-bedroom, 2-bath guest house is ideally positioned to enjoy river views, complete with a spacious deck overlooking the water and an detached two-car garage-perfect for guests, extended family, or caretaker accommodations.

Improvements

- 40' x 60' insulated newly built metal building with heating and cooling
- 30' x 60' insulated metal building
- Excellent storage, workshop, or agricultural support space

Recreation & Lifestyle



The Rio Penasco is known for its clear mountain water and trout habitat, providing exceptional private fishing directly on the property. Towering shade trees, flowing water, and orchard landscapes create a serene setting for outdoor living, recreation, and relaxation in a secluded yet accessible New Mexico location.

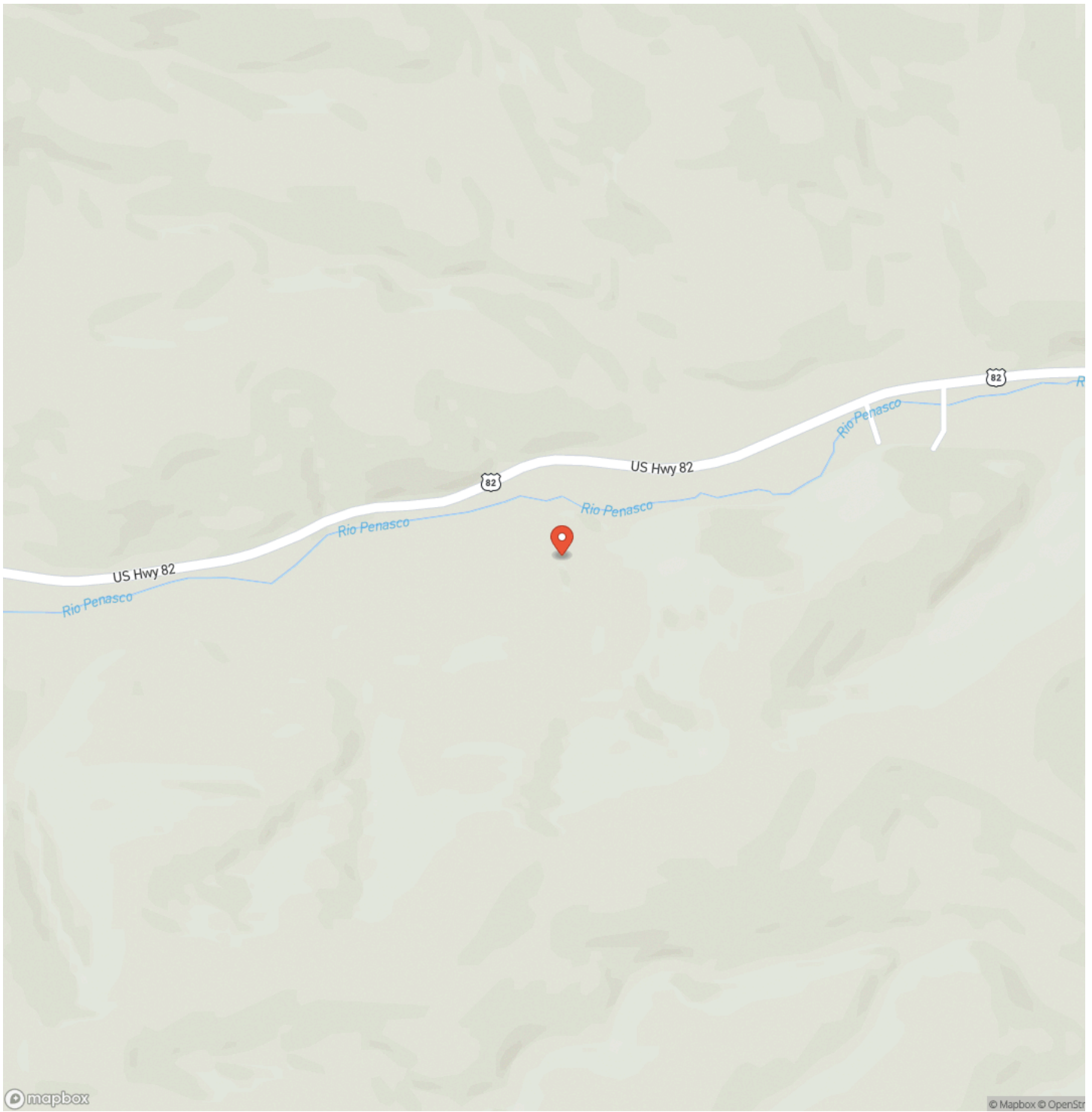
Rio Penasco River Farm represents a rare opportunity to own a highly usable, beautifully improved river property with live water, orchards, and year-round enjoyment in southern New Mexico.



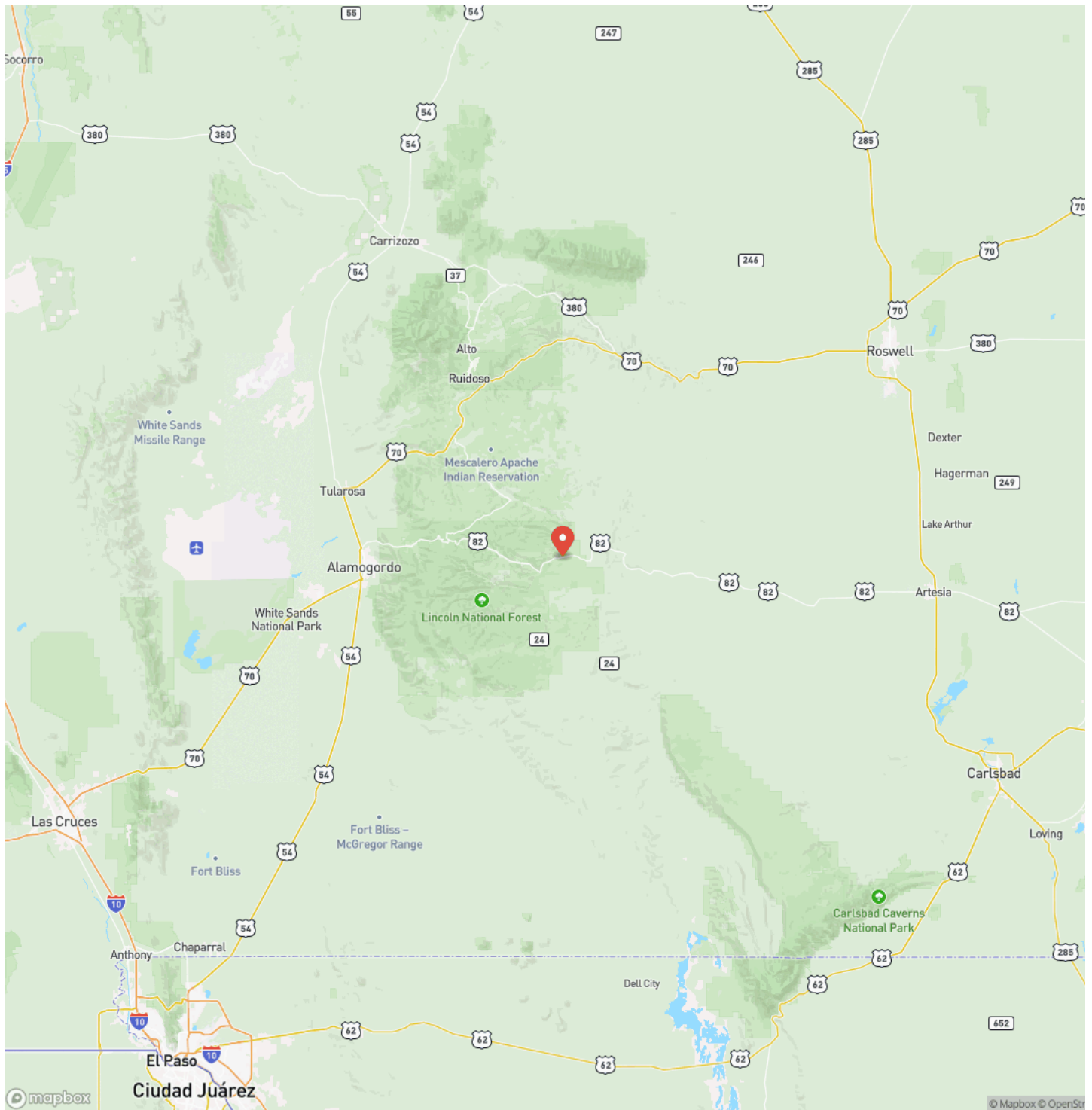
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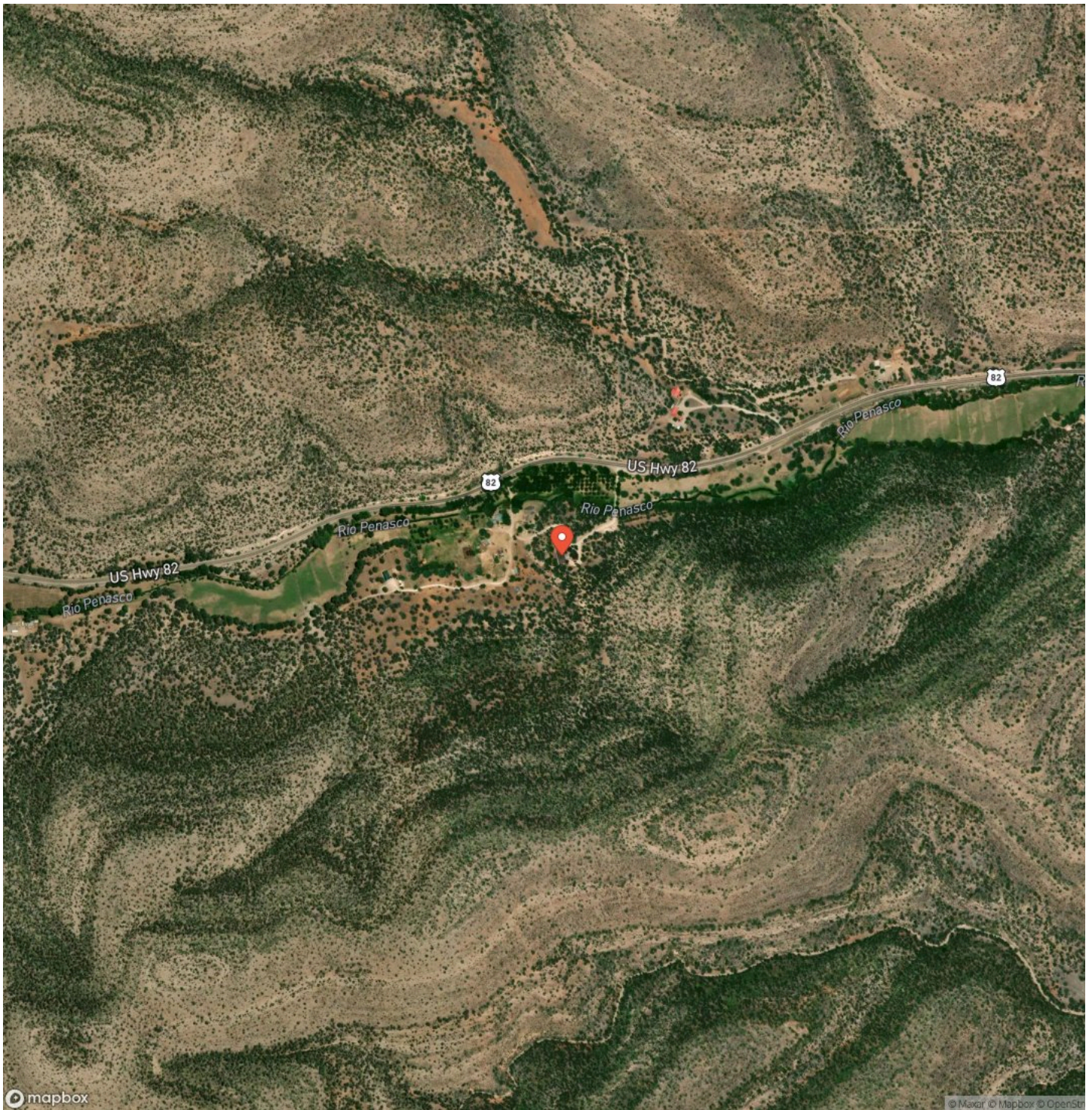
Locator Map



Locator Map



Satellite Map



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Beaverhead Ranch Group
7 Mustang Rd
Elephant Butte, NM 87935
(505) 328-2530
brgranches.com

