

**Carolina Way Pecan Farm**  
2109 Carolina Way  
Roswell, NM 88201

**\$1,200,000**  
1.56± Acres  
Chaves County



**Carolina Way Pecan Farm**  
**Roswell, NM / Chaves County**

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**SUMMARY**

**Address**

2109 Carolina Way

**City, State Zip**

Roswell, NM 88201

**County**

Chaves County

**Type**

Farms, Single Family, Residential Property

**Latitude / Longitude**

33.428983 / -104.553872

**Dwelling Square Feet**

4,315

**Bedrooms / Bathrooms**

4 / 4

**Acreage**

1.56

**Price**

\$1,200,000

**Property Website**

<https://brgranches.com/property/carolina-way-pecan-farm/chaves/new-mexico/99717/>



## **Carolina Way Pecan Farm Roswell, NM / Chaves County**

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### **PROPERTY DESCRIPTION**

#### **Carolina Way Pecan Farm - Luxury Hobby Farm Living**

Set among the highly desirable Pecan Orchards, Carolina Way Pecan Farm offers a rare opportunity to own a beautifully improved hobby farm anchored by a designer-renovated luxury home. Situated on approximately 1.56 acres and supported by 2.3 acres of valuable artesian water rights, the property features 34 mature pecan trees and a well-established irrigation system, creating an ideal setting for small-scale agricultural enjoyment or simply a peaceful rural lifestyle close to town.

At the center of the property is a stunning 4,315± sq. ft., 4-bedroom, 4-bath tri-level residence that has been completely reimagined by a professional designer. The home blends sophisticated finishes with warm Southwestern character, delivering a turnkey living experience where craftsmanship and comfort take center stage.

The fully renovated gourmet kitchen is designed for both everyday living and entertaining, featuring a Wolf range, Wolf coffee station, Wolf microwave and warming drawer, KitchenAid refrigerator and dishwasher, built-in ice maker, and two wine refrigerators, all highlighted by a striking rock accent wall. Venetian plaster fireplaces add timeless architectural texture and elegance throughout the home.

The luxurious primary suite serves as a private retreat, complete with a beautifully remodeled bath and French doors opening to a covered porch overlooking the orchard.

Outdoor living is equally impressive. A covered patio with built-in outdoor kitchen and fireplace provides the perfect setting for year-round gatherings, while mature pecan trees and landscaped grounds are supported by a sprinkler and drip irrigation system. An insulated well house with a new roof ensures reliable water infrastructure for both home and orchard.

Additional improvements include a new roof by Bass Brothers of Alamogordo, new hardwood flooring, updated lighting, fresh landscaping, new sidewalks, a circular driveway, and a two-car garage.

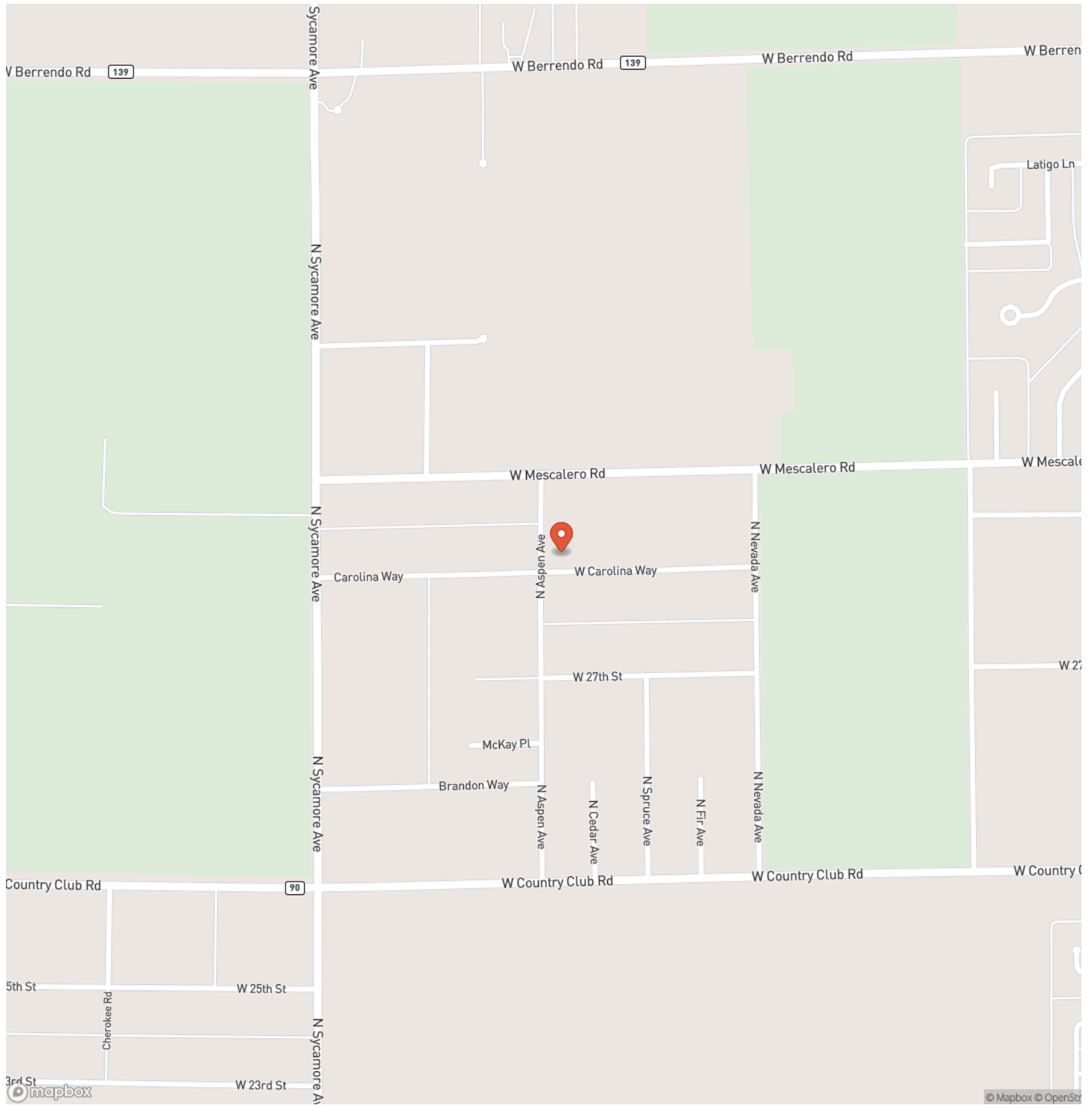
Carolina Way Pecan Farm offers a unique blend of luxury residential living and productive small-acreage farming, ideal for those seeking a refined country lifestyle with the beauty and character of a mature pecan orchard. This is a rare turnkey hobby farm combining water rights, agricultural appeal, and a thoughtfully renovated luxury home in one exceptional property.



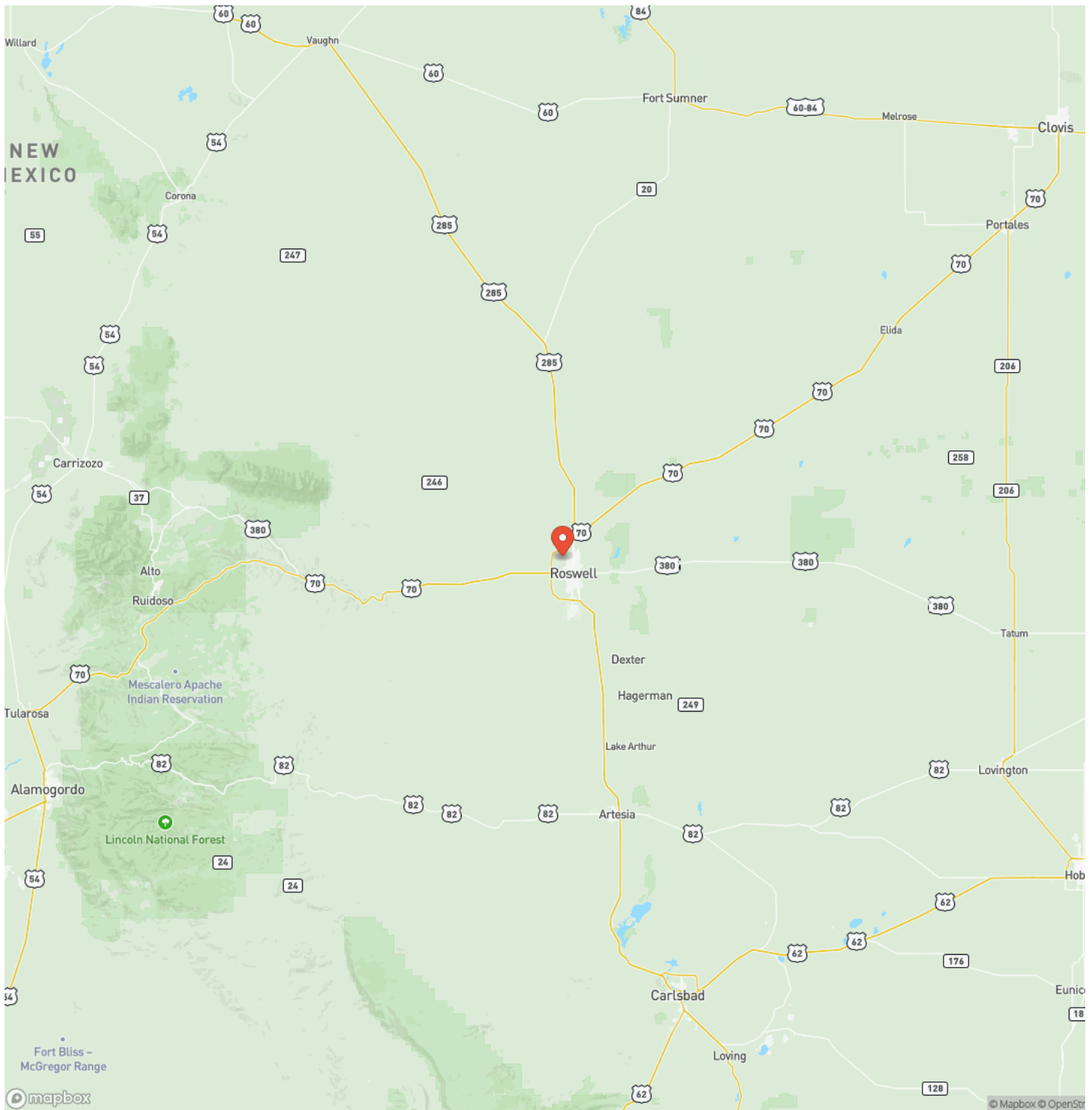
Carolina Way Pecan Farm  
Roswell, NM / Chaves County



# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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