

Weed Mountain Ranch
Hwy 24
Weed, NM 88347

\$2,200,000
109± Acres
Otero County



Weed Mountain Ranch
Weed, NM / Otero County

SUMMARY

Address

Hwy 24 null

City, State Zip

Weed, NM 88347

County

Otero County

Type

Recreational Land, Residential Property, Ranches

Latitude / Longitude

32.8075 / -105.508982

Dwelling Square Feet

1,200

Bedrooms / Bathrooms

5 / 3

Acreage

109

Price

\$2,200,000

Property Website

<https://brgranches.com/property/weed-mountain-ranch/otero/new-mexico/111784/>



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PROPERTY DESCRIPTION

Located near Weed, New Mexico, this 109± acre mountain ranch offers an uncommon combination of horse facilities, comfortable improvements, and direct access to the Lincoln National Forest. The combination of rolling hills, scattered timber, open meadows, and the adjoining Lincoln National Forest gives the ranch a sense of scale that extends well beyond its 109 acres.

The ranch is improved with two homes. The primary residence has been extensively updated, providing modern comfort while overlooking portions of the ranch headquarters and surrounding landscape. The original ranch home has also been well maintained, with replacement windows enhancing energy efficiency while preserving its character. Together, the residences offer flexibility for extended family, guests, ranch employees, or rental use.

Supporting improvements include barns, loafing sheds, corrals, working pens, equipment storage, and other infrastructure suited for horses and livestock. The layout is functional and well established, making the property equally suited for a working horse operation, weekend retreat, or full-time mountain residence.

Brokers Note: This listing has a private grazing lease in place and a rental lease on the secondary residence.

A seasonal stream crosses portions of the ranch, adding diversity to the landscape and attracting wildlife throughout the year. The property also includes approximately 3.5 acres of adjudicated surface water rights.

One of the ranch's defining features is its direct boundary with the Lincoln National Forest. The adjoining public land provides immediate access to thousands of acres for horseback riding, hiking, hunting, and other outdoor recreation while allowing wildlife to move freely between the forest and the ranch.

Located in New Mexico Game Management Unit 34, the property supports excellent habitat for elk, mule deer, turkey, black bear, and numerous other native species. Whether your interests include hunting, horseback riding, or simply enjoying the quiet mountain setting, the ranch offers year-round recreational opportunities in the Sacramento Mountains.

The combination of comfortable improvements, productive livestock facilities, National Forest frontage, and the cool mountain climate makes this a property well suited for a variety of uses. Whether as a permanent residence, horse ranch, or seasonal retreat, it offers a setting that is increasingly difficult to find in southern New Mexico.



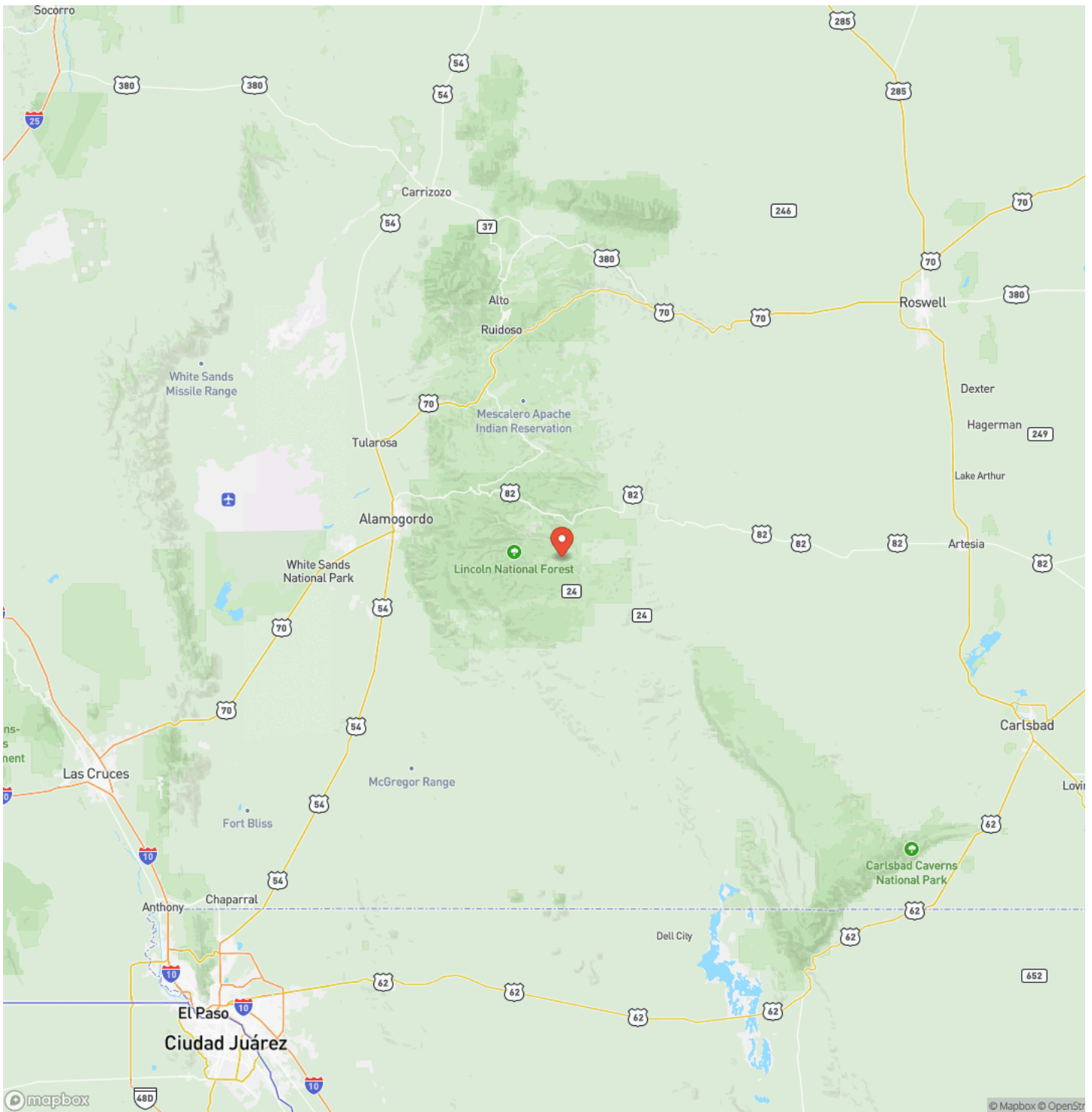
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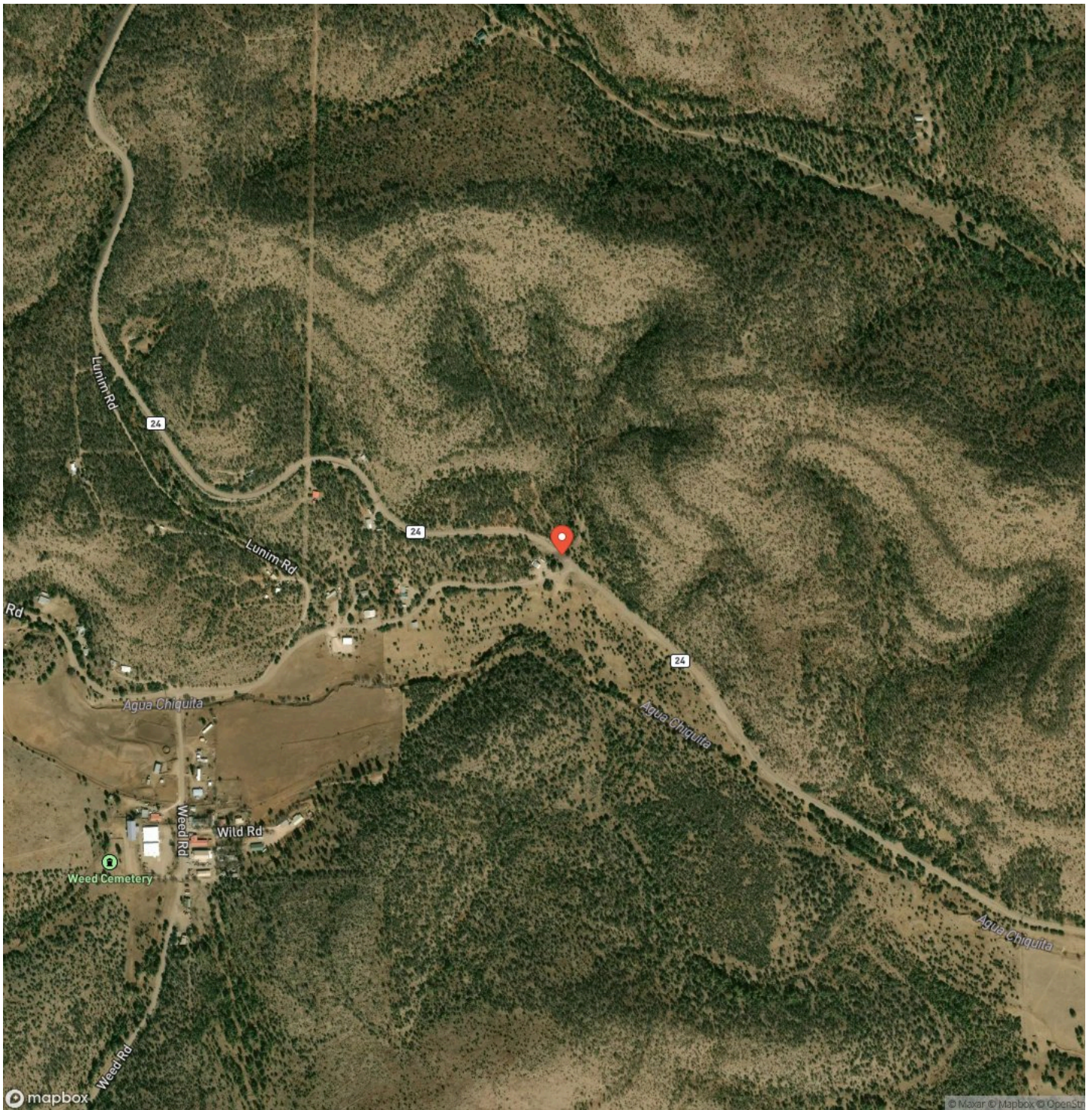
Locator Map



Locator Map



Satellite Map



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