



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

43-Acre Gated Hacienda-Style Oasis with Mountain Views

Prime for Airbnb Retreat or RV Resort Development



LAND FOR SALE

**44 FOREST RD 321,
ESTANCIA, NM 87016**



SALE PRICE:
\$280,000



LOT SIZE:
43.714 ACRES
(1,904,181,84 SF)



**ZONED RCP RURAL
COMMUNITY
PRESERVATION DISTRICT**

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » **43.71 Acres (1,904,181+ SF)** of scenic, high-elevation land
- » **Zoned RCP** (Rural Community Preservation) — flexible use potential
- » **Fully gated with direct ingress/egress** from southwestern boundary
- » **Peak elevation of 5,800 ft** with panoramic views of the Town of Tajique
- » **Power pole on-site** — utilities ready for development
- » **Includes a shed with fenced yard** — great for storage or staging
- » **Potential second access** via an undefined road
- » **Just 2 minutes to Tajique Community Center, B&B, and Campground**
- » **Ideal for RV campground, glamping resort, rural Airbnb, or private estate**
- » **Located near NM-55 & Redman Rd (669 VPD)** — convenient yet secluded
- » **Peaceful surroundings** in a quiet rural community with clear skies and mountain air

PROPERTY DESCRIPTION:

Discover 43.71 breathtaking acres of gated high-desert land nestled just outside the scenic mountain village of Tajique. Zoned Rural Community Preservation (RCP), this expansive property offers a unique opportunity for a hacienda-style estate, RV campground, or eco-retreat Airbnb.

With panoramic views from a 5,800 ft peak, direct ingress/egress from the southwestern boundary, and power lines running through, the property is primed for development.

Enjoy peace and privacy with a fully fenced perimeter, gated yard with shed, and potential second access via an undefined road.

Located less than 2 minutes from the Tajique Community Center, Casa Manzano B&B, and local campground, this site offers serenity with proximity to small-town charm and convenience. Embrace the potential of rural New Mexico living with untapped upside.

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OFFERING DETAILS:

ADDRESS:	44 Forest Rd 321, Estancia, NM 87016
SALE PRICE:	\$280,000
LAND SIZE:	43.714 Acres / 1,904,181.84 SF
ZONING:	RCP RURAL COMMUNITY PRESERVATION DISTRICT
ZONING:	MX-L (Mixed Use - Low Intensity)
TRAFFIC:	NM 55 & Redman Rd Going North - 669 VPD Ingress/Egress from SouthWestern Property Line

KEY HIGHLIGHTS:

- » Property is fully gated
- » Includes a peak of 5800ft
- » Great Views of Town of Tajique
- » Under a Mile/ 2min to Town of Tajique Community Center, Casa Manzano B&B & Tajique Campground
- » Potential to have 2nd Access via Undefined Road
- » 1 Shed
- » Gated Yard Around Shed
- » Electrical Pole runs Through Property
- » Great for RV Campground, or Rural Hacienda Style Airbnb



Parcel boundary dimensions are estimated. Accuracy is not guaranteed.

AREA DEMOGRAPHICS (5-MILE RADIUS):

- » Population, 10 Mile Radius: **1,397**
- » Avg. HH Income, 10 Mile Radius: **\$41,663**
- » Daytime Employees, 10 Mile Radius: **129**
- » NM 55 & Redman Rd Going North - **669 VPD**

LAND PHOTOS

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LAND PHOTOS

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LOCATION MAP

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