

\$420,000 - 53 County Road B44c, Pecos

MLS® #202501479

\$420,000

3 Bedroom, 2.00 Bathroom, 1,540 sqft
Farm on 27.20 Acres

N/A, Pecos, NM

This 27+ acre northern New Mexico homestead features a 3-bed, 2-bath manufactured home, ready for your updates. Recent infrastructure upgrades include a new well pump and updated septic system. Natural water flow is guided by erosion control efforts and engineered drainage that feeds into a small seasonal pond. The property has been lovingly used as a small livestock farm with pens for pigs, goats, and chickens, plus corrals that can accommodate horses. The fenced pasture allows for some rotational grazing (electric fencing may need regular maintenance). A mature grapevine and a young orchard of apple and pear trees near the home offer food production potential, with space for expanded gardening. A large workshop/garage provides excellent storage for vehicles, tools, and ATVs, and includes an electric RV hookup. The acreage rises into a well-maintained piñon forest, which has been selectively thinned to provide both grazing and usable timber. The topography is steep in places but accessible from the northern boundary, where a natural shelf offers a potential wooded build site. The property shares a boundary with National Forest and is located near Bull Creek, offering both privacy and direct access to public land. Just 50 minutes from Santa Fe via well-maintained roads, this versatile property is ready for homesteading, recreation, or peaceful rural living with existing agricultural infrastructure and stunning natural surroundings.



Listing Details

| | |
|----------------|-------------------------------|
| Listing Agent | Kurtis Quintana |
| Listing Office | Home & Land Professionals LLC |

Essential Information

| | |
|----------------|-----------------|
| MLS® # | 202501479 |
| Price | \$420,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,540 |
| Square Footage | 1540 SquareFeet |
| Acres | 27.20 |
| Type | Farm |
| Sub-Type | Farm |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 53 County Road B44c |
| Area | 9-Pecos, Rowe |
| Subdivision | N/A |
| City | Pecos |
| County | San Miguel |
| State | NM |
| Zip Code | 87552 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Electricity Available |
| Features | Orchard(s) |

Interior

| | |
|-------------------|-------------------|
| Interior Features | No Interior Steps |
|-------------------|-------------------|

Exterior

| | |
|-------------------|------------|
| Exterior Features | Fence |
| Lot Description | Orchard(s) |

School Information

| | |
|------------|-------|
| Elementary | Pecos |
| Middle | Pecos |

High

Pecos

Additional Information

Date Listed April 8th, 2025

Days on Market 185



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