



160-Acres Farm/Ranch/Water Rights

31 La Trencherita Rd, Tajique, NM 87016

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



**FOR
SALE**



**PRIME 160-ACRE
AGRICULTURE PROPERTY
WITH WATER RIGHTS &
INFRASTRUCTURE**



\$2,400,000

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EXECUTIVE SUMMARY

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LAND & WATER:

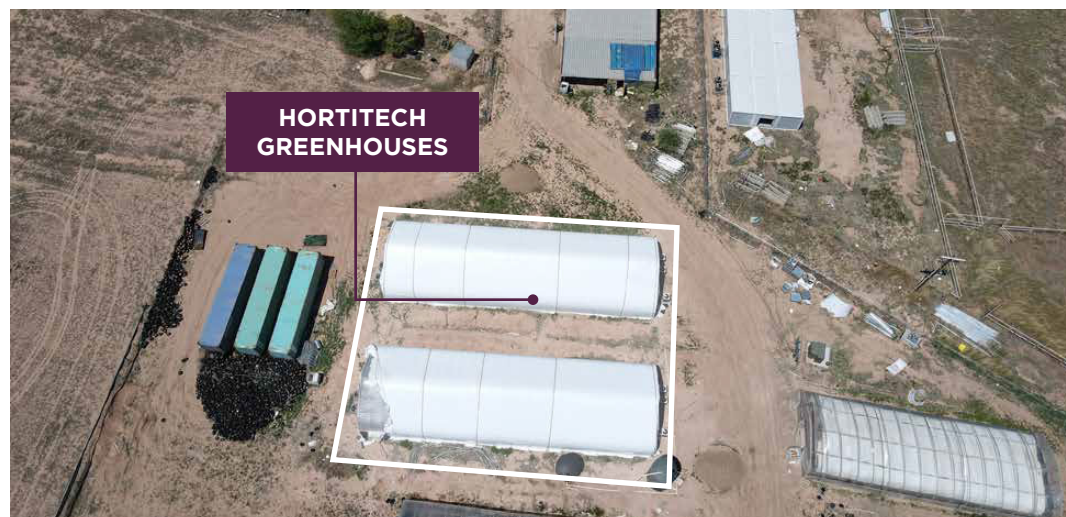
- » 160-acre plot adjacent to the Tgawa facility
- » 144 acre-feet of commercial water rights (approx. 47 million gallons/year)

UTILITIES:

- » Three separate 3-phase commercial electric connections with private transformer (installation cost: \$120K)
- » Commercial gas supply available on-site

BUILDINGS & STRUCTURES:

- » (2) 10,000 sq. ft. metal hay barns (built at \$95/sq. ft.)
- » 3,000 sq. ft. enclosed, temperature-controlled machine shop (15 ft ceiling)
- » 1,500 sq. ft. office building, temperature-controlled with heating/cooling; includes BioTrack and camera system controls
- » 1,800 sq. ft. adobe house (2 bed, 2 bath; built 2005) for staff/security
- » Unfinished 1,200 sq. ft. block house ideal for storage/staging



PROPERTY DESCRIPTION:

This 160-acre agricultural property offers a fully operational and expandable cannabis cultivation infrastructure, backed by 144 acre-feet of commercial water rights—equivalent to approximately 47 million gallons annually. The site includes 40 active greenhouses with 60 additional units scheduled for installation within 6–8 months, along with 120 hoop houses, a 6,000 sq. ft. temperature-controlled HortiTech greenhouse with light deprivation, and a 5,000 sq. ft. indoor grow facility. Additional structures include two 10,000 sq. ft. metal hay barns, a 3,000 sq. ft. machine shop, a 3,000 sq. ft. processing area, and a 7,500 sq. ft. convertible barn. The property features robust infrastructure with three separate 3-phase commercial electric connections, a private transformer, commercial gas supply, and a dedicated water pump system. Also included are a 1,500 sq. ft. office with BioTrack and camera controls, an 1,800 sq. ft. adobe house for staff/security, and a 1,200 sq. ft. unfinished block house for storage or staging. This turnkey setup is strategically located next to the Tgawa facility, offering unmatched scalability and utility access for commercial agriculture or cannabis operations.

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GREENHOUSE & GROW INFRASTRUCTURE:

- » 40 operational greenhouses for cannabis cultivation; 60 additional units on order (expected install in 6-8 months)
- » 120 hoop houses with water and electric connections
- » 6,000 sq. ft. HortiTech greenhouses, temperature-controlled with light deprivation system
- » 5,000 sq. ft. indoor grow facility with 15 ft ceilings
- » 7,500 sq. ft. three-sided enclosed barn, convertible for indoor grow
- » 3,000 sq. ft. enclosed processing area, 15 ft ceilings

ELECTRICAL INFRASTRUCTURE:

- » Dedicated 3-phase connections for water pump, processing, and grow areas



PHOTOS

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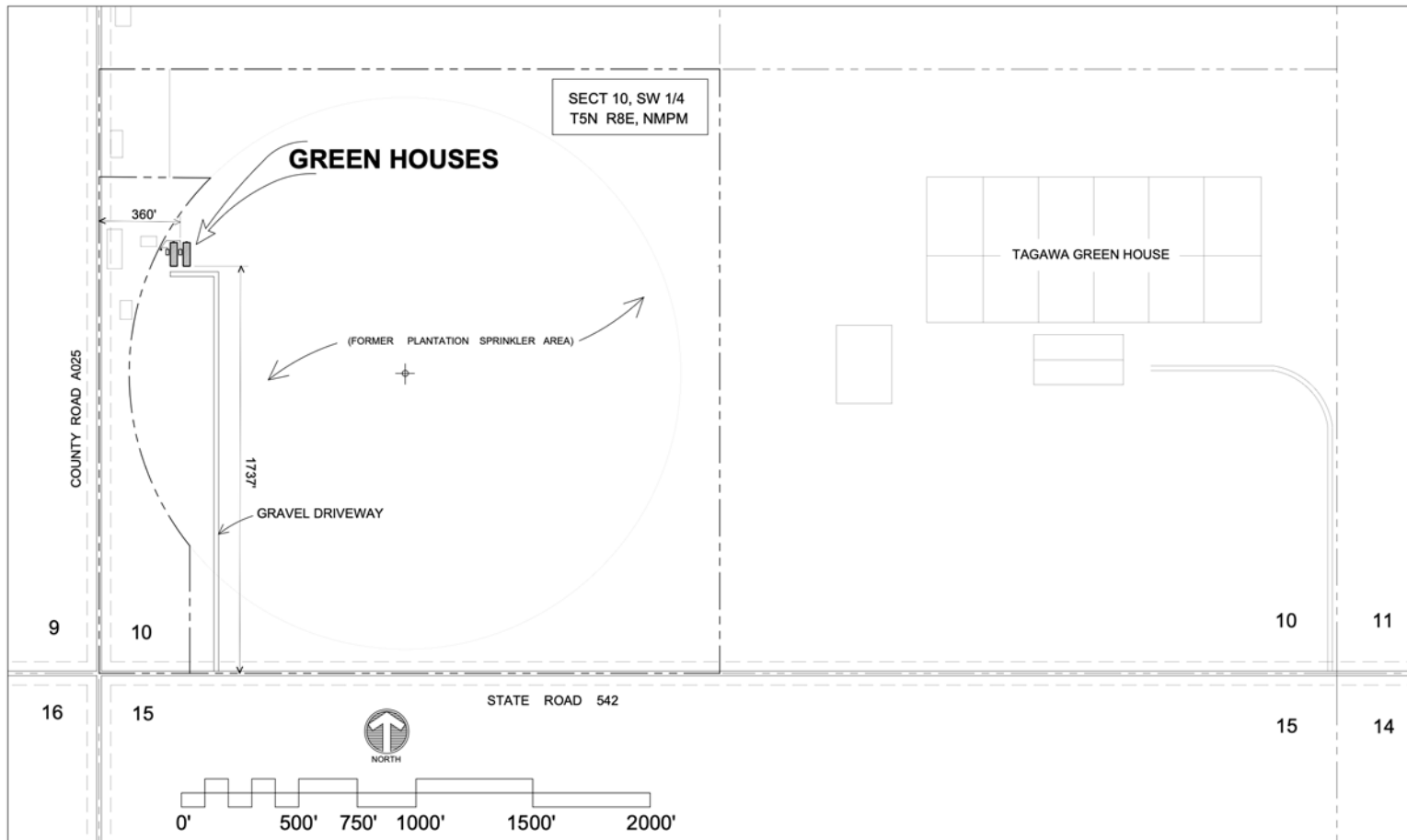


SITE PLAN

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1 SITE PLAN
SCALE: 1" = 500'



2 LOCATION MAP
SCALE: 1" = 500'

GREENHOUSE CONSTRUCTION STEPS

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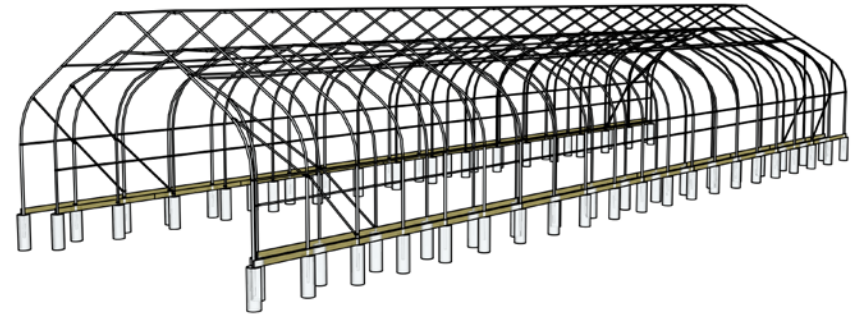


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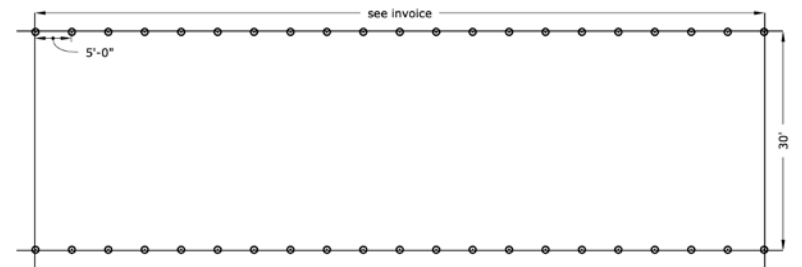
INTERNAL LIGHT DEPRIVATION

- » Foundation for exterior and interior framing
- » Construction of exterior frame
- » Construction of interior frame
- » Construction of interior end walls
- » Construction of exterior end walls
- » Channel base installation on interior and exterior frames
- » Poly installation of interior frame endwalls
- » Poly installation of interior main cover
- » Poly installation of interior light deprivation tarp and drive tubes
- » Poly installation of exterior endwalls
- » Exhaust fan installation of exterior endwall
- » Light trap installation of exterior endwall
- » Light trap installation on interior frame fan endwall
- » Ducting installation of all ventilation systems
- » Installation of light deprivation pivot assembly and motors
- » Poly installation of exterior frame

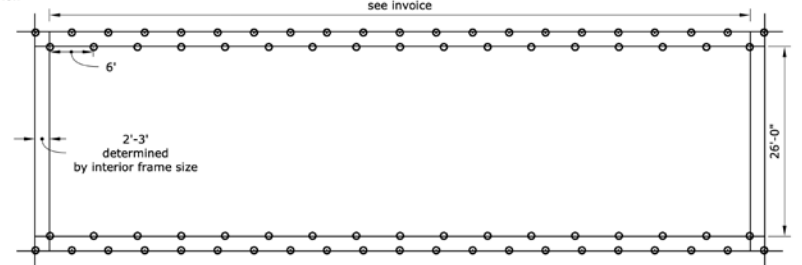
- » Installation of intake power shutters
- » Installation of interior haf fans
- » Installation of interior and exterior doors



External Frame
Top View



Internal Frame
Top View

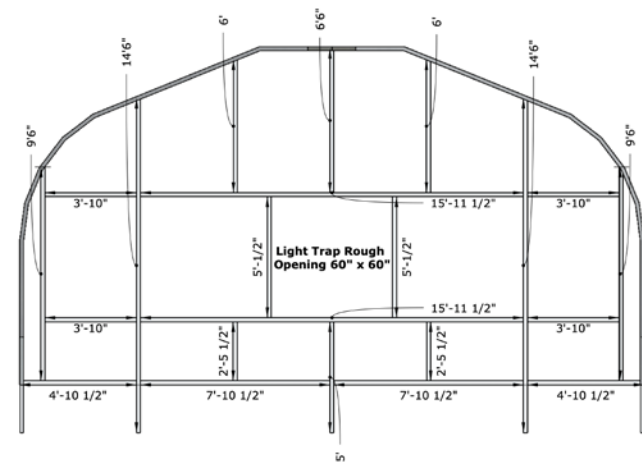
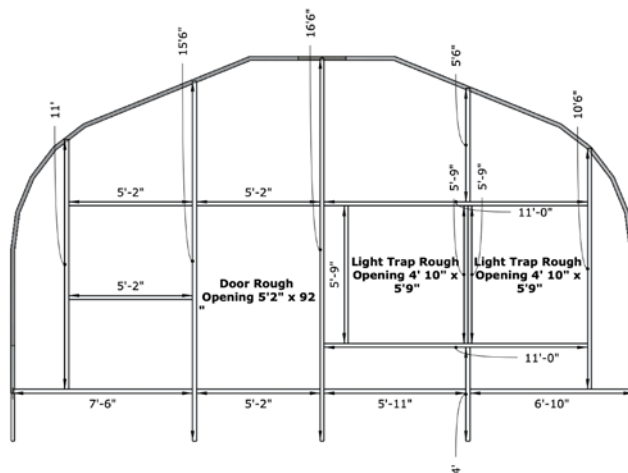
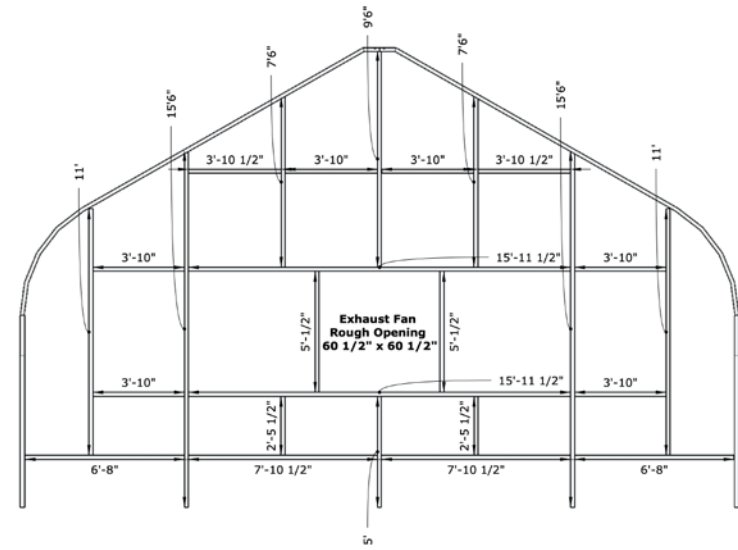
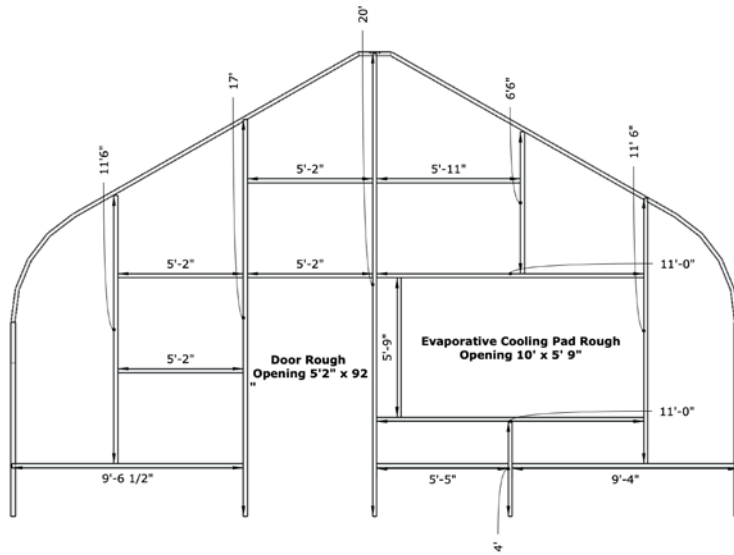


INTERNAL LIGHT DEP END WALL FRAMING PLAN 5FT 6IN DOOR WITH WET WALL

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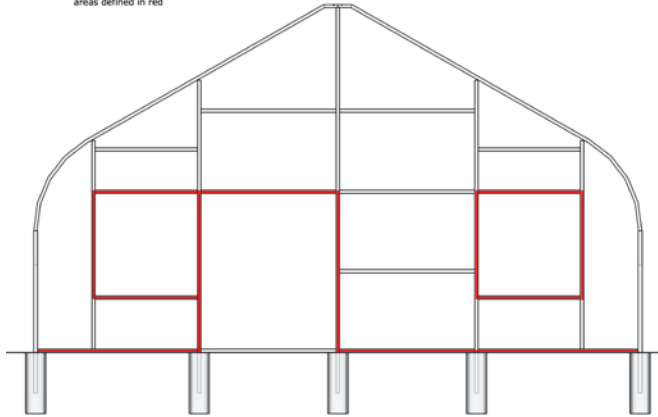
INTERNAL LIGHT DEPRIVATION CHANNEL WIRELOCK GUIDE STANDARD ENDWALL LAYOUT

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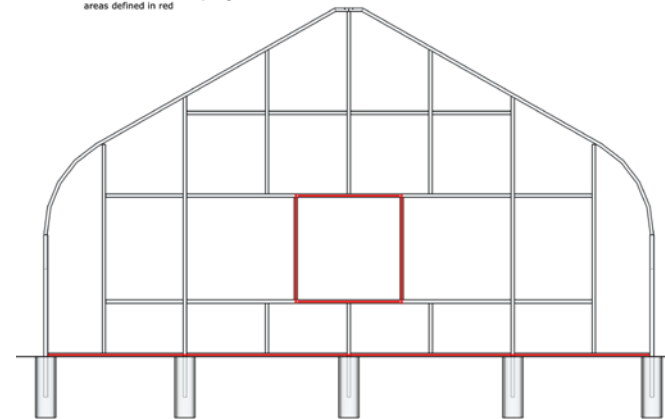


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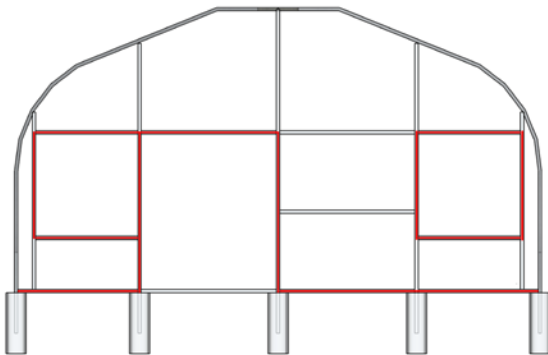
channel is to be mounted to face of all openings
areas defined in red



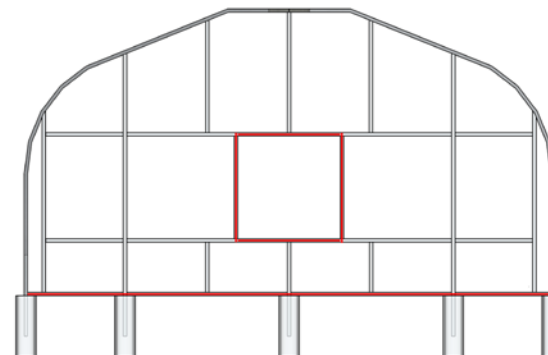
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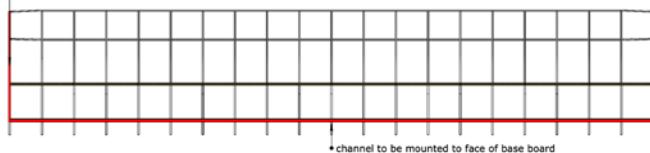
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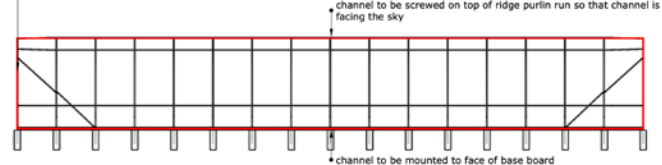
channel is to be mounted to face of all openings
areas defined in red



channel to run from base board to baseboard
on top of truss member bent to the profile of
truss member over the greenhouse frame



channel to run from base board to baseboard
on top of truss member bent to the profile of
truss member over the greenhouse frame



channel to be screwed on top of ridge purlin run so that channel is
facing the sky

channel to be mounted to face of base board

LAND OUTLINE

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