

RED MOUNTAIN RANCH

19,145 ± TOTAL ACRES

SANDOVAL COUNTY, NM

7,880 ± Deeded Acres - 3,178 ± Acres State Trust - 8,087 ± Acres BLM



Offered Exclusively By

Chas. S. Middleton and Son

www.chassm Middleton.com (806) 763-5331

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We are privileged to have the exclusive listing on a very scenic ranch in the beautiful western foothills of the Jemez Mountains in the northwest central area of New Mexico. This outstanding offering is commonly known as the Red Mountain Ranch. In addition to the scenic beauty, we must emphasize the extremely convenient location to Albuquerque, which is New Mexico's largest metro. At 60+/- miles northwest of Albuquerque, it's an easy one hour drive to the ranch headquarters. The Red Mountain Ranch contains 7,880 +/- acres of deeded lands, with the balance being 3,178 acres of New Mexico State Trust, and approximately 8,087 acres of Bureau of Land Management lands. Totally, the ranch comprises approximately 19,145 acres. A majority of the leased property is intermingled within the interior of Red Mountain Ranch. With these leased lands being intermingled within the deeded, not having public access, entrance gates to the ranch can be locked, allowing an owner to control vehicle access into the ranch and blocking public hunters and any other public traffic.



Subject to sale, withdrawal, or error.



The Rio Puerco, a small ephemeral stream, traverses the entire east boundary of the ranch for an estimated 8+ miles. The Rio Puerco forms in the San Pedro Peaks Wilderness area of the Jemez Mountains. The stream flows generally south and southwest, leaving the mountains and National Forest near the village of Cuba. From there the river flows generally south. It flows along the east side of the Red Mountain Ranch, also the west side of the Jemez Indian Reservation, then between Mesa San Luis and Mesa Chivato on its course to the Rio Grande. Having a stream of this nature on any lands in New Mexico is a true blessing, as this source of water is the life blood for wildlife and livestock making Red Mountain Ranch their home.



Characterized as a rimrock terrain, Red Mountain Ranch has many areas covered with piñon juniper trees. Minor amounts of Ponderosa Pine can be found at locations within the ranch boundaries. Cottonwoods dot the Rio Puerco stream bed. Fall colors along the Rio Puerco are spectacular. Open rolling sage flats are located at various sites within the ranch where big buck Mule Deer make their homes. Elevations on the ranch vary from 6,300' on the south near the headquarters to 7,000' along the rimrock areas on the north.



Historical operation of this ranch has been to graze approximately 250+/- animal unit cattle year long, with the addition of big game hunting opportunities in the fall, either by the owners and their guests or by lease to an outfitter.



Primary big game wildlife on Red Mountain Ranch consists of elk, mule deer, and an occasional Aoudad (Barbary Sheep).

The ranch is located in the southeast area of New Mexico's Game Management Unit (GMU) 7. Year in and year out, this unit produces some nice quality bull elk and exceptional mule deer. The ranch is currently enrolled in the New Mexico Game and Fish Department's E Plus System and receives 4 Mature Bull, 3 Either Sex Archery, and 3 Antlerless Elk Authorizations.

Additional hunting opportunities are offered via the public draw system whereby a hunter draws a license and hunts deeded lands on the ranch with written permission from the owner. The ranch is also enrolled in the Game Department's Mule Deer Conservation Tag program. With qualified habitat improvements, the Game Department offers incentive to complete improvements whereby additional licenses are made available to hunt during prime timeframes for big bucks.

Other game making the Red Mountain Ranch home are bear, lion, bobcat, fox, coyote, numerous small game species and birds. With proper management and development, a recreational hunting operation is a viable supplemental income source on this ranch.





The headquarters is improved with a 7 year old three bedroom, two bath owner's home, a single wide mobile home to accommodate hunting guests, an insulated shop, livestock shelters, storage buildings, shipping pens and scales. The improvements are located conveniently off paved Cerro de los Pinos Road near the small historic community of San Luis. Water to the headquarters is provided by the San Luis/Cabazon Municipal Domestic Water Association.

Land tenures previously mentioned are better described as fee surface estate, New Mexico State Lease leasehold lands, and Bureau of Land Management leasehold lands. The fee simple surface estate lands are more commonly known as "deeded" subject to easements of record. This is the highest form of ownership on the ranch. The grazing leaseholds on this ranch provide an owner with an economical means of providing grass feed to livestock while avoiding the high cost of capital outlay on fee surface land ownership. Generally, private lease rates (deeded lands) for an animal unit vary from \$15-\$30 per month with BLM leaseholds generally running only \$1.70 per month. New Mexico State Lease lands generally run \$5+/- per month. Livestock operators have long known that these leasehold interests for grazing allows for a larger bottom line profit and these below market leases add substantial value to the property.

The ranch is fenced into eight pastures and traps. Interior and exterior fencing is comprised generally of four and five strand barbed wire. However, the rugged rimrocks also serve as natural boundaries to confine livestock within various pastures. Aluminum and/or wire gates along with two track roads provide access to all major pastures on the ranch. Fencing is functional and is considered to be in fair condition.



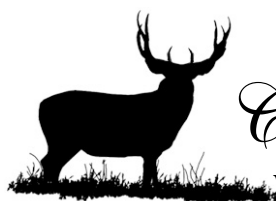
The livestock water system on the Red Mountain Ranch is supplied by six electric wells located primarily along the Rio Puerco stream bed. In addition, two windmills supply water to livestock. There are 40+ earth stock tanks, many of which were recently cleaned of silt, located strategically throughout the ranch. The Rio Puerco itself seasonally provides a source of livestock water over a major portion of the ranch. Ranch management currently has the stream bed area fenced off, as gathering livestock can be challenging due to the thick brush cover located along the stream bed itself.





Not to be overlooked are the aesthetics found in the area of the Red Mountain Ranch. Cabezon and the Jemez Mountains provide a beautiful backdrop for Red Mountain Ranch. The snowcapped Jemez region is spectacular during winter months. To the south lies Cabezon and the notable volcanic rock plugs making up the eastern boundary area of Mesa Chivato, Mt. Taylor and Mesa Prieta. The unspoiled scenery in and around Red Mountain Ranch contributes to the theme of New Mexico being the “land of enchantment”.

In summary, the Red Mountain Ranch has most everything an owner would require, being not only a scenic livestock ranch, but also a property that is conveniently located to the state’s largest metro. This working livestock ranch, with equipment and cattle included is priced to sell on today’s market at \$3,717,000. If you have been searching for a beautiful legacy ranch, reasonably priced, with the added benefit of hunting income potential, this offering deserves your attention. The Red Mountain Ranch is essentially a “turn key” offering that is ready to operate and enjoy.



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