

# LOS CAMPOS DE CHAMA

753 Deeded Acres, more or less  
Rio Arriba County, New Mexico



OFFERED EXCLUSIVELY BY:

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We are fortunate to have obtained an exclusive listing on one of the most productive and versatile small ranches in Northern New Mexico.

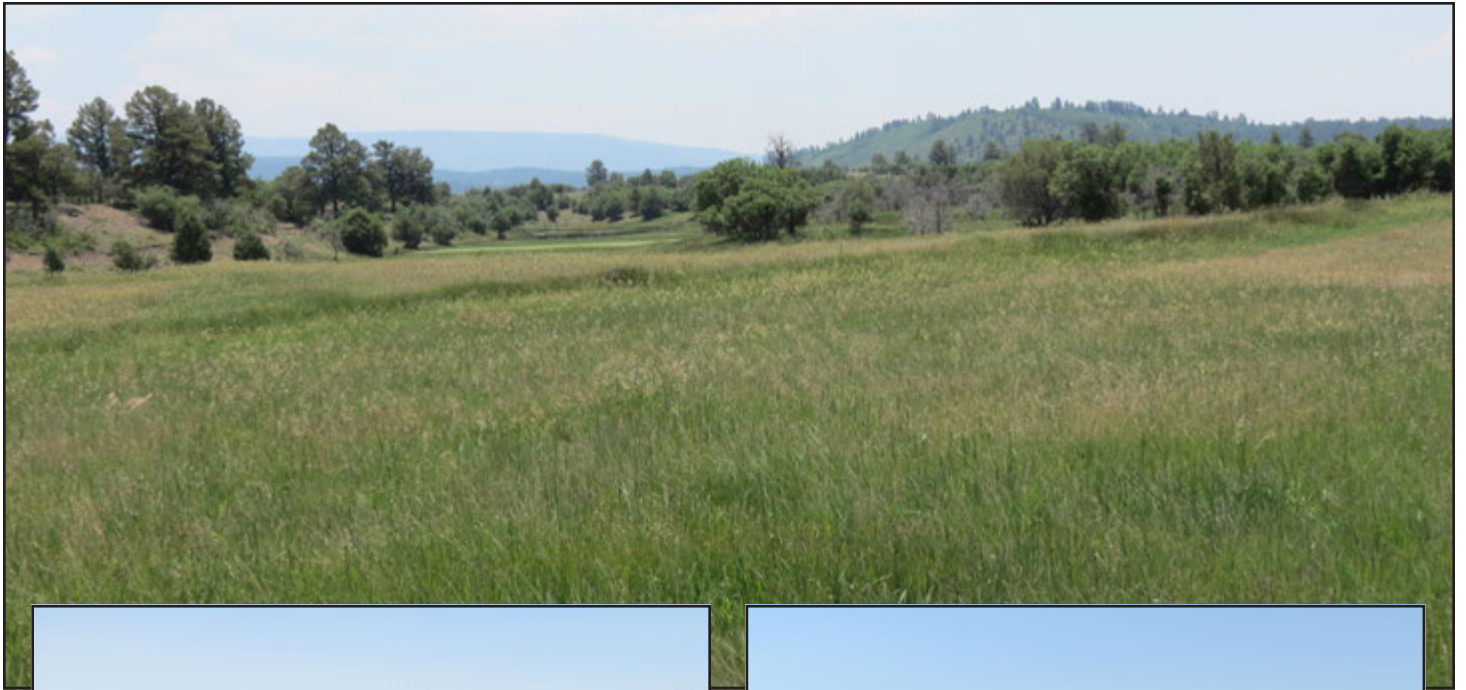
This outstanding offering, which is known as Los Campos de Chama, has been owned and enjoyed by the same family for over 50 years and this is the first and only time the property has been offered for sale.

The Los Campos de Chama is ideally located along both sides of US Highway 64/84, just west and southwest of Chama, New Mexico. This picturesque property is located in the productive Chama Valley, offering spectacular views of the high mountain country in the distance. Elevations on the property are in the range of 7,800 feet.



Subject to sale, withdrawal, or error.





Chama, which was once a sleepy mountain village, is now becoming a four-season vacation destination, offering exceptional trout fishing and hunting opportunities, along with seasonal activities, such as snowmobiling, hiking, trail rides and many more recreational activities. The Cumbres and Toltec Narrow Gauge Railroad offers scenic tours through breathtaking mountain scenery, and Santa Fe, the State Capitol, is approximately 100 miles to the south.



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The Los Campos de Chama property has for many years been operated as a seasonal livestock grazing unit, complemented by extraordinary, extremely valuable water rights which are used to irrigate a major portion of the property. The ranch has the historic right to irrigate 454 acres of productive meadows and native pasture through an extensive network of engineered earthen ditches off of the main MB Ditch, which receives its substantial flow from the nearby Chama River. Each acre of irrigated land (454 acres) is allocated 1.5 acre feet (18 inches) of water per year. Water rights of this magnitude are extremely rare in New Mexico, and if ever sold, generally command a price of several thousand dollars per acre foot, and much more when marketed for municipal use purposes.



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The use of this water is overseen by a “Mayordomo” (Spanish for ditch rider). This person is responsible for the overall management for the flow/volume through and along the MB Ditch. The owners of Los Campos de Chama pay a fee of \$6,000 annually for this service. These owners have a long time employee who distributes the water throughout the series of ditches in order to properly irrigate the 454 acres. This employee knows the workings of the property better than anyone and he is considered to be an extremely valuable asset in the eyes of the owners. They feel anyone buying the property would want to retain this employee.



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On a seasonal basis, generally May – October, many cattle are grazed on the lush irrigated meadows, but as an added bonus, this knee high grass serves as a magnet for nearby elk and mule deer. It is not uncommon to see 50 or more elk contently grazing in the meadows at dawn and dusk. During the day the elk and deer enjoy the protected piñon, juniper and Ponderosa Pine cover offered throughout the rolling foothills adjacent to the lower valley meadows.



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The owners of Los Campos de Chama have not hunted the property in many years, but several elk permits are available annually, and these permits could be increased substantially, if desired. Without question, because of the productive irrigated land and protected foothills, the property offers exceptional wildlife habitat, but also boasts outstanding seasonal grazing for livestock. Additionally, history has shown that water rights in this area of New Mexico continually become more valuable.



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Chama historically receives approximately 21 inches of precipitation annually, coming both in the form of refreshing summer time afternoon rains and snow throughout the winter months. Typically, Chama will receive 7 – 8 feet of snow during the winter season. This area offers warm, very pleasant summers with average highs in July of 81 degrees, cool falls, and cold winter days and nights, with lows in January averaging 6 degrees.



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The Los Campos de Chama property is extremely reasonably priced at only \$4,900 per acre. Considering the substantial amount of valuable water rights, this property is a rare find. The mineral conveyance is negotiable.

It is seldom properties of this nature become available. Whether the focus of your interest is hunting, livestock or long-term investment, the Los Campos de Chama should meet your requirements. Please give this ranch due consideration.

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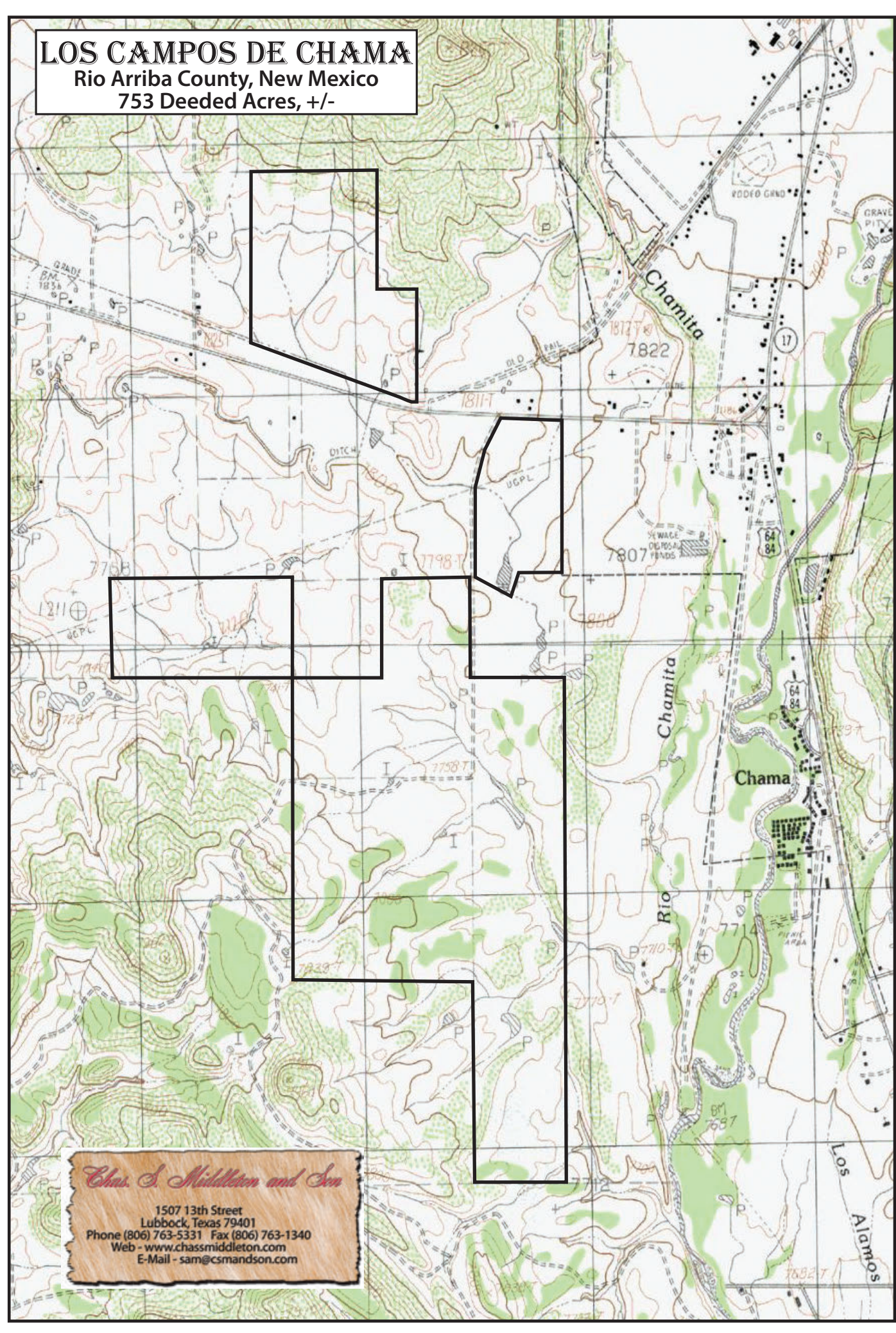




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