

4 Hills Ranch



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Location: Socorro County, NM

Approximately 9 miles north of Socorro, NM. Access is off of BLM Back Country Byway known as Quebradas Road

Size: 80+/- deeded acres—6,132+/- BLM acres—640+/- NM State Lease Acre 40+/- Uncontrolled NM State Acres totaling 6,892 acres or 10 and 3/4 sections.

Carrying Capacity:

Permitted for 34 head year long



Improvements:

There are pens with sufficient crowding alleys, gates and a chute which will accept a portable squeeze chute. Cattle can be loaded and unloaded though gates from a trailer but there is no loading chute for a semi trailer.

Located in these pens is a drinker supplied from a spring fed 14,000+- gal storage tank.

The 80+- deeded acres is fenced with a new 4 wire fence. The perimeter fence is in good condition. The

pastures are one 80 acre trap around the pens and spring with the rest of the ranch in one large pasture.



Terrain:

The terrain is mostly rocky hills and canyons sloping to the west to the Rio Grand River Valley. The elevation runs from 4,600 feet at the west end to 5,400 feet at the top of Cerritos del Coyote Hills. Grasses include blue grama, sand dropseed, foxtail, three-awn, burro grass, galetta and side oats grama. Browse includes chamisa, apache plume, and various annuals.

Water:

There is a spring at the pens on the 80 deeded acres called Pear Springs. This spring feeds the 14,000 gallon storage tank at a rate of $\frac{1}{2}$ gallon per minute. There is one well with a submersible pump and a drinker located on BLM land at the west end of the ranch. There is a spring called Ojo De Amado with a pipeline and drinker on the BLM land about one half mile south west of the 80 deeded acres. There is another spring called Rock House spring about one mile south west of the 80 deeded acres but it is washed out and needs to be rebuilt. There is an approved plan with the BLM to add more pipeline and drinkers on the south middle area of the ranch.



Wildlife:

There are a few Mule deer on the ranch and numerous doves and quail.





Utilites:

There is Electricity at the BLM well on the west end of the ranch and electricity is about two miles from the 80 deeded acres. Telephone is about three miles from the 80 deeded acres.

Recreation:

The BLM hosts an annual off road motorcycle event across the north end of the allotment one-week end in October every year. There is fishing in the Rio Grande River and Escondido Park near the ranch. Bosque Del Apache Wildlife Refuge is south of Socorro. The usual hiking, horseback riding, four wheeling, birding etc. is excellent on the ranch.



Taxes and Leases:

Property Tax:	\$10.00
BLM Lease:	\$544.00
State Lease:	\$291.00



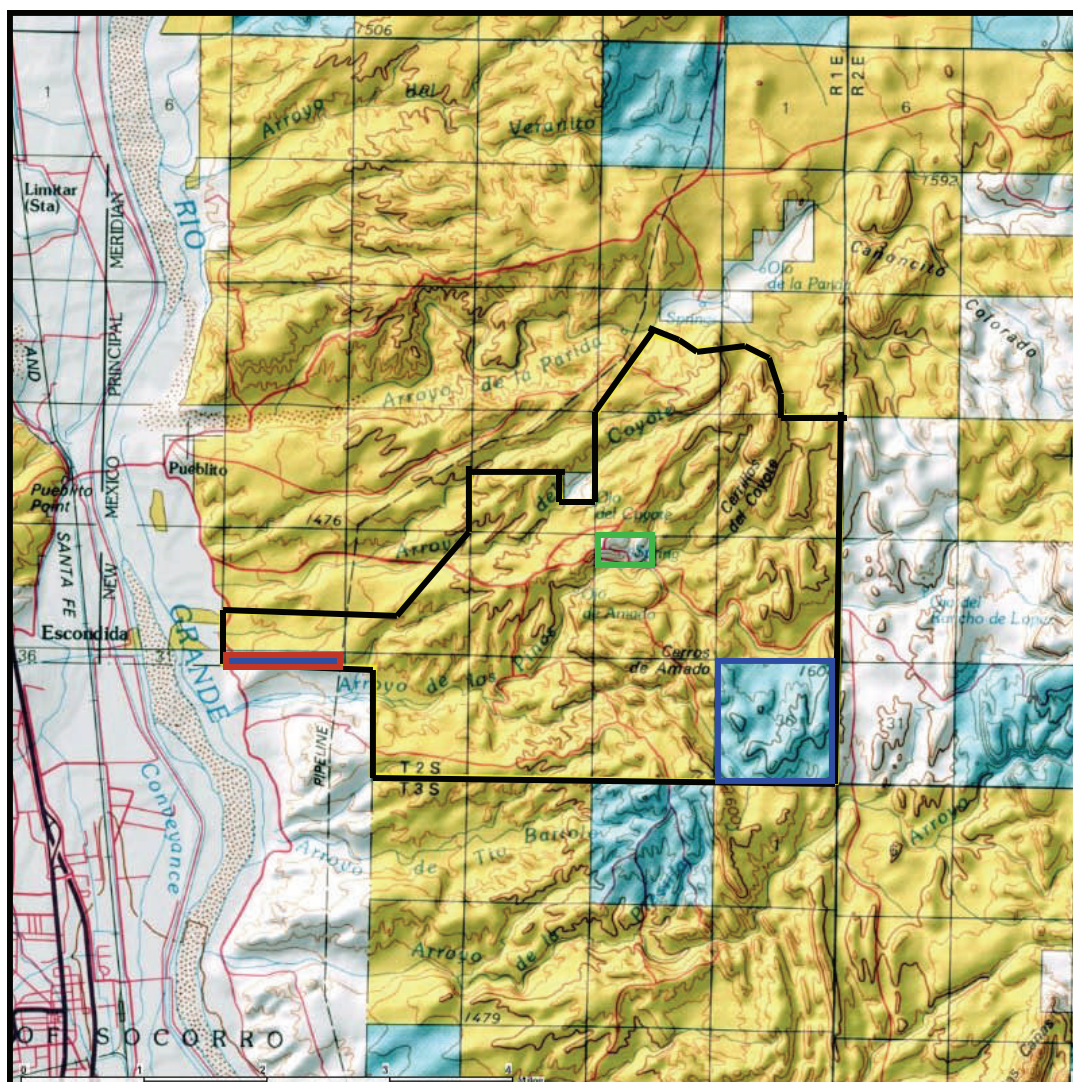
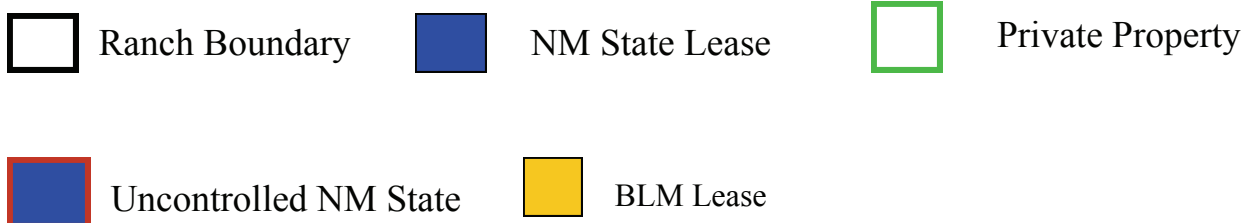


This is a nice small ranch within nine miles of down town Socorro and one hour from Albuquerque, NM. There are very scenic views with good access and plenty of privacy. The new fence around the 80 deeded acres allows the private land to be locked by new steel swinging gates. There can be no other homes built within 3 miles of the deeded land. There are very few small ranches like this one on the market today that offer close proximity to town yet your very own private retreat.

MLS # 28826

Price: \$300,000





Mapping boundaries are based as an approximate line and are not guaranteed .