

HUTCH SEPTIMA RANCH

5,463± Acres | \$9,287,100 | Tierra Amarilla, New Mexico | Rio Arriba County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

HUTCH SEPTIMA RANCH

A mountain sanctuary offering beauty, an excellent location, hunting, fishing, horseback riding, hiking, and more.

Chas. S. Middleton and Son has been granted the privilege of an exclusive listing on another spectacular high mountain ranch in Rio Arriba County. The Hutch Septima Ranch lies atop the highlands of the famous Brazos Ridge in north central New Mexico. The entrance to The ranch is approximately 16 miles east of Tierra Amarilla on Highway 64.

TERRAIN

The Hutch Septima is comprised of two physically separated parcels making up the 5,464 acres. The Hutch portion is located immediately off Highway 64 at the highest elevations of the Brazos Ridge. The Septima portion is located SE of the Hutch. It is accessed via private easement and is estimated to encompass 1,600 pristine acres at the end of

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the road. This parcel adjoins the Carson National Forest on its south and west boundaries. The lowest elevations run 9,750 +/- feet and the highest elevations run 10,650 +/- feet. Terrain varies from beautiful rolling open parks and meadows to moderately steep dense conifer forests to rolling solitary and mixed aspen stands. Primary grass forage is mountain brome, some timothy, native bluestem, and strawberry clover. In early summer, there are seas of wildflowers including wild blue iris, mountain columbine, daisies, yellow rose bushes, and sunflowers. Fall colors on the Hutch Septima are stunning.

Tree canopies throughout the property consist of quaking Aspen, Blue Spruce, Douglas Fir, and many more. The Hutch Septima Ranch includes stands of merchantable timber within its borders that have 12 inch diameters at breast height. While there is no recent timber cruise available, there is sufficient reason to believe that there is inherent timber value on the ranch.

The historical operation of Hutch Septima Ranch has been cattle grazing and big game hunting. Over time, grazing yearlings or mother cows with calves has been the primary livestock tenure. The condition, quality, and quantity of the grass production is superb. The owners believe that balanced grazing of mountain acclimated cows and calves or yearlings is reasonable given the wildlife feed requirements on the ranch.



WATER

The water sources on Hutch Septima include innumerable natural springs, Rio de Tierra Amarilla Creek, which originates on this property, and another stream that is near the main cabin. Springs on the ranch provide ample water in earth tanks for livestock which also attract wildlife. Small wetland areas are scattered throughout property. The two main streams flow year round - high in early summer and lower in late summer. These headwaters ultimately drain into the Chama River. There are a couple of larger ponds on the ranch that we believe, with a modern aeration system, could support trout for fun filled fishing. Rio de Tierra

Creek is a native cutthroat fishery at its upper reaches. Because these streams are small, one must have stealth and good presentation techniques to get one of these fish to take your fly.

ACCESS

Access is provided by paved highway frontage.

IMPROVEMENTS

The Septima portion is improved with a large cabin at one site and a smaller cabin approximately 1/4 mile away. Both are set up to allow for an efficient elk hunting operation.

HUNTING & RECREATION

Besides fishing in the creeks and streams, the ranch offers exceptional hunting opportunities. Big game hunting on the ranch consists of bull elk, buck mule deer, bear, and cougar. Merriam turkey and grouse are present throughout the ranch as well. The ranch is currently enrolled in New Mexico's E-Plus landowner elk system. This year the ranch will receive 16 bull elk, 7 either sex archery elk, and 10 antlerless (cow) elk authorizations. An owner can run his or her own hunting operation or lease the hunting rights to a reputable outfitter on a cash lease basis.

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Additional recreational amenities nearby include Abiquiu, El Vado, Heron and Hopewell Lakes. Approximately 30 miles north of The Hutch Septima lies the community of Chama and the famous Chama to Antonito narrow gauge railroad train ride. Winter time brings a different beauty and opportunity for cross country skiing and snowmobiling.

Approximately fifty miles east, via highway 64, sits Taos, the world famous art colony, Indian pueblo, and renowned Taos Ski Valley. Going north and west a bit more is Pagosa Springs Colorado and Wolf Creek Pass. Santa Fe is an easy 2 hour drive south. Albuquerque, New Mexico's largest metro, is 150 miles south of and offers all the services needed, including an international airport.

REMARKS

The Hutch Septima is a must have for anyone needing a mountain sanctuary. This ranch offers beauty, an excellent location, hunting, fishing, horseback riding, hiking, and unbelievable beauty under the stars at night, and physical views are breathtaking. The photos do not do it justice.

The Hutch Septima Ranch is a one of a kind property. Ownership of ranch property at this type of elevation is rare. The Hutch Septima provides privacy, beauty, recreation, live water, and a bit of cash flow via hunting and grazing. This rare offering is priced to sell on today's rising market at a reduced price of \$1,700 per acre.

If you have been searching for a beautiful northern New Mexico ranch this offering deserves your utmost

consideration.

The ranch lies within a special zone of protection under a comprehensive set of stringent land use regulations due to the live springs and streams, which render mineral development impracticable. Real Estate taxes on the Hutch Septima Ranch were \$2,580 in 2016.

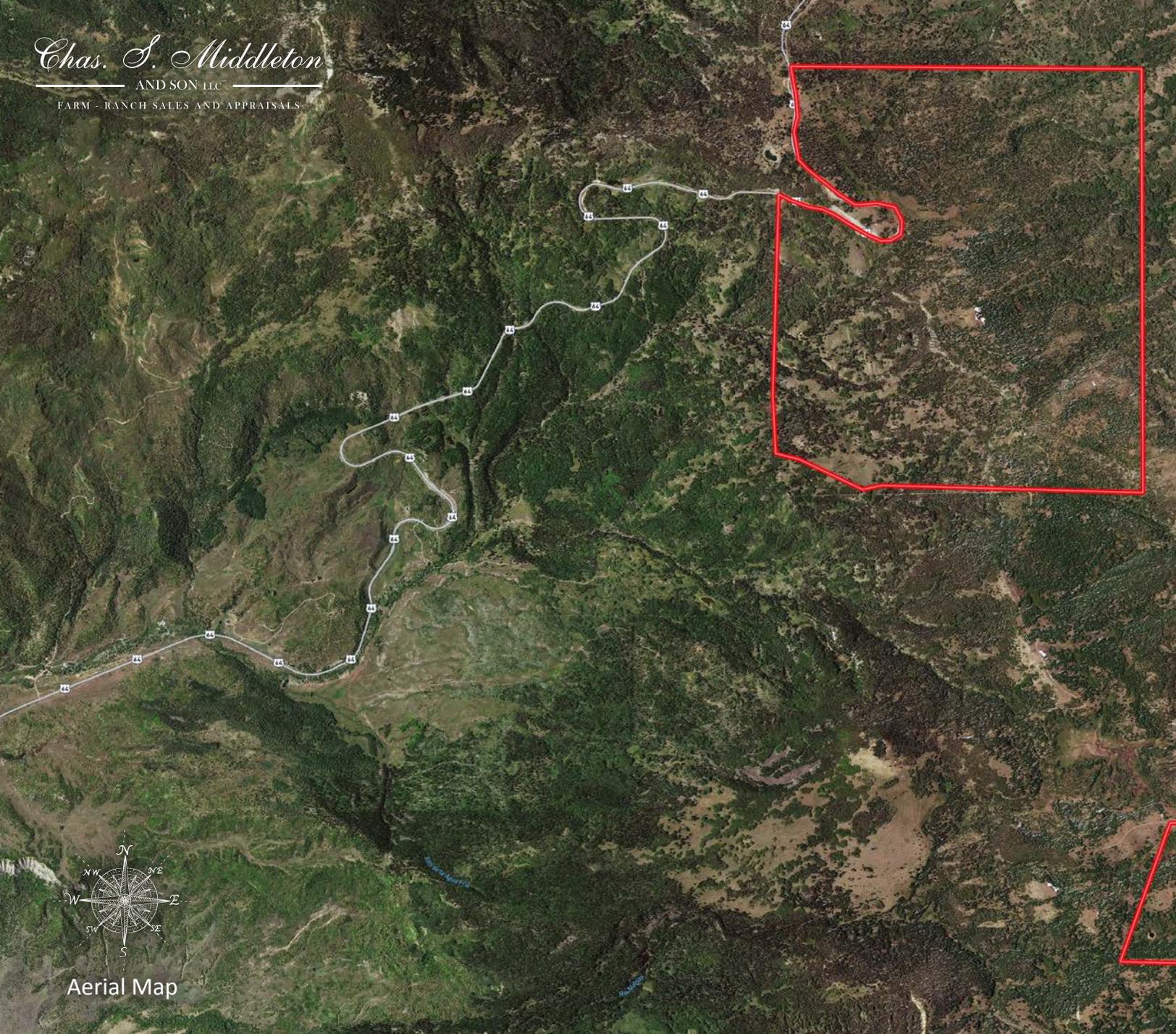




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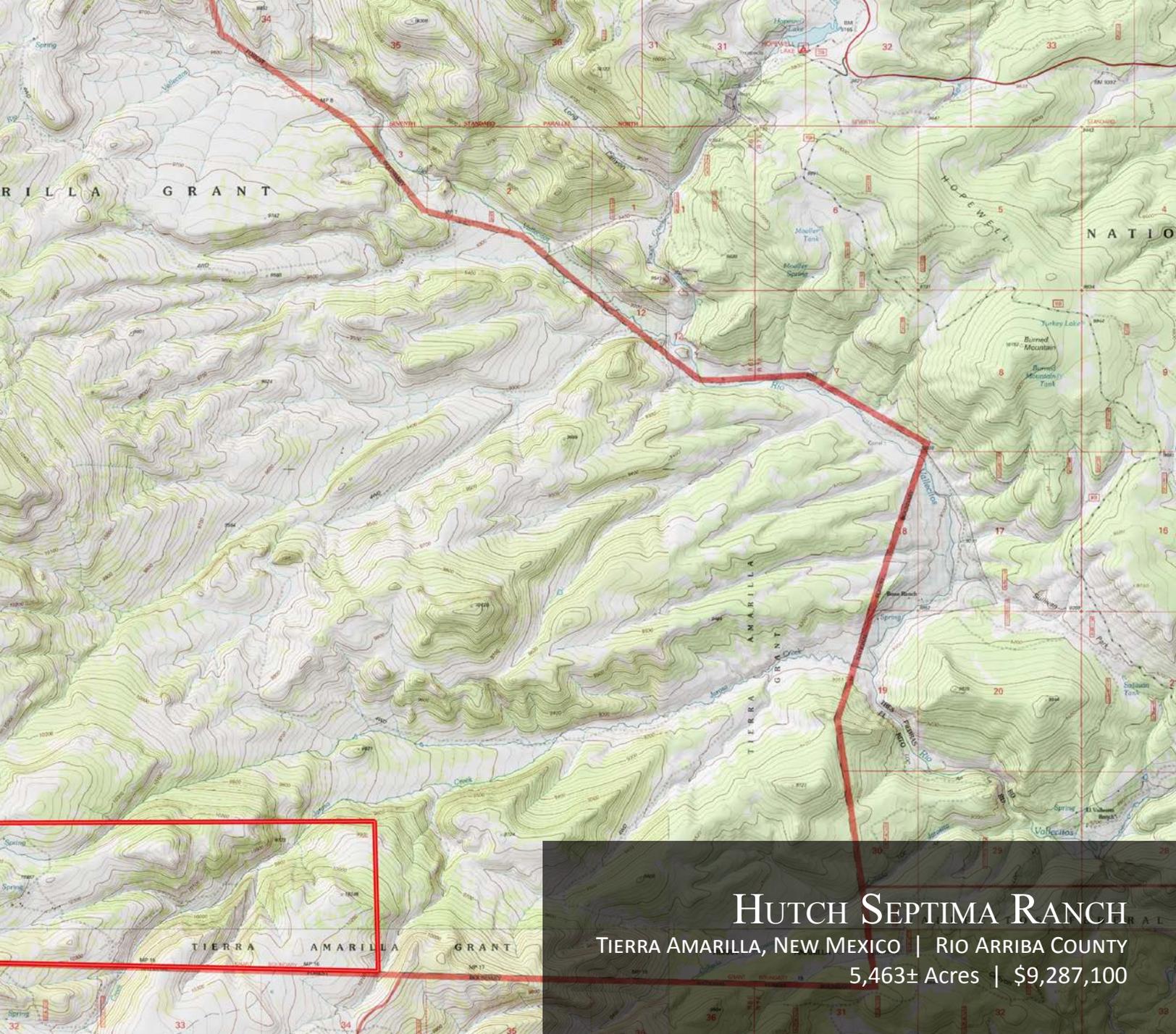
Aerial Map



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