

# The Real Wagon Mound Ranch

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10,950± Deeded Acres | \$9,800,000 | Wagon Mound, New Mexico | Mora County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# The Real Wagon Mound Ranch

## A Northeast New Mexico Private Ranch

We are excited to announce the exclusive co-listing of the RWMR Ranch, a 10,950± all deeded acre property located in beautiful Northeastern, New Mexico. The small community of Wagon Mound, named for the volcanic formation which resembles a Conestoga covered wagon is just north of the ranch. This formation was viewed as a landmark by thousands of pioneer settlers as they came west on the legendary Santa Fe Trail. The Wagon Mound area offered these weary travelers ample water from the natural springs and forage in sub-irrigated meadows in this semi-arid part of the west. Once at Wagon Mound, there were only 10 days left to get to Santa Fe. This immediate region with its natural amenities was such that some of the early travelers settled at Wagon Mound. The headquarters house on the RWMR is over 200 years old and remains in use today.

The ranch has had only two owners in the last 90+ Years. Stuart MacArthur started acquiring homesteads in the 1920's assembling the ranch. He was a local entrepreneur; owned the local mercantile and had a major sheep shearing shed and shipping pens, rumored to handle 100,000 sheep and cattle in some years. He sold the Ranch to William L. Seidman and Family in 1974. Mr. Seidman and his family truly enjoyed the American West and their ranch. He shared his time between many major business positions and serving under President Ronald Reagan as Chairman of both the FDIC and the RTC in the 1980's and thus played a critical part in bringing our country back to solid economic times.



The natural beauty of the ranch and surrounding area exemplifies the true meaning of “Land of Enchantment.” The panoramic Sangre de Cristo and Turkey Mountains are to the west of the RWMR boundaries. This part of New Mexico is the most fertile and most productive livestock area in the state. Native wildlife thrives in Northeast New Mexico. Strong grama and buffalo grass plains are found in this part of the state and these fertile plains make up a good amount of the ranch acreage. A prominent feature of the RWMR is the sub-irrigated meadows found in the central portion of the ranch at the confluence of the Vermejo Creek, and the Jarosa and Chorro Arroyos. Scenic canyons with rolling Piñon and Juniper hillsides are found on the southeastern portion of the ranch. The ranch elevation at the lower open country is roughly 5,960 feet and increases to 6,300 feet at its highest elevation.

Infrastructure on this ranch is in good condition with fences, watering systems, and pasture care evident throughout the property. Besides the beautiful setting and improvements, its location near so many amenities, yet enjoying privacy and solitude, make this a truly unique property. The ranch is easily accessed from I-25. The closest public airports are in Santa Fe and Albuquerque. Private aircraft up to large jets can use the Las Vegas Municipal Airport with its 8,200 foot, paved runway.



## Location and Climate

The ranch is located approximately 30 minutes northeast of Las Vegas, New Mexico, and just over an hour and a half from Santa Fe. The ranch also enjoys access off of paved State Road #271 on its north boundary. Owner entry to the headquarters is approximately 2 miles off S.R. 271.

With nearly 300 days of sunshine, low humidity, and an actual four-season climate, the weather is hard to beat. Average annual precipitation exceeds 15-inches with an average snowfall of 2 to 2 ½ feet.

The closest major town is Las Vegas which offers two institutions of higher education: New Mexico Highlands University and Luna Community College, plus it is home to the Armand Hammer United World College, a prestigious, international preparatory school. Las Vegas is a historical “old west” town, and the old-town district provides shops, antiques, bookstores, hotels, restaurants, coffee shops, and more. Storrie Lake is a recreational destination with modern camping facilities and utility hookups for Glamping or roughing it. The lake is at 6,600 feet elevation and has a surface area of approximately 1,100 acres. Storrie Lake offers not only great fishing, but is ideal for sailing, windsurfing and water skiing, capped every January 1st with the annual “Polar Bear Plunge.” Charette Lakes are approximately 30 miles northwest of the ranch. There are five ski resorts within a two-hour drive of the ranch, with the closest being Angel Fire.

Santa Fe, a short drive down I-25, is a world-renowned destination offering unique historical perspectives and a diverse cultural heritage. As New Mexico’s capital, the “City Different” offers many attractions, including its unique architecture, the downtown Plaza, fine dining, museums, art galleries, cultural events, shopping, historical preservations, and the world-class Sant Fe Opera.











## Structural Improvements

The main headquarters home is in a canyon setting along the Vermejo Creek. The house is authentic adobe with portions being over 200 years old. The house contains three bedrooms, three baths, a large living room, dining area, kitchen, and study. Heat is provided by propane heaters and fireplaces. Interior walls are thick adobe and are plastered. Exterior walls are stucco over adobe. There are several patios-porches and a vine covered breezeway leading to a private patio bedroom. The front yard is fenced with a stucco adobe wall.

Other housing includes a guest house at the main headquarters and a second adobe residence a mile up Vermejo Canyon. A smaller employee residence is located just south of Wagon Mound near the north boundry. Small corrals/horse pens are located at all residences as well as barns and sheds for storage.

Onsite improvements include domestic/livestock wells. All wells have been declared with the NM State Engineers Office. Water quality is excellent, and the source is more than ample to serve all facilities. There are several earthen ponds throughout the ranch. The pond at the headquarters could be easily stocked. Additionally, the ranch includes a very good set of working/shipping corrals with enclosed scale house located conveniently to the county road. There is a state-of-the-art all steel set of shipping pens with a hydraulic squeeze chute, a 20,000 pound set of Fairbanks scales, a steel storage container with refrigerator, saddle racks, electric heater, and storage for medicine and tools. These pens are easily accessible to a county road, which is just west of the pens.









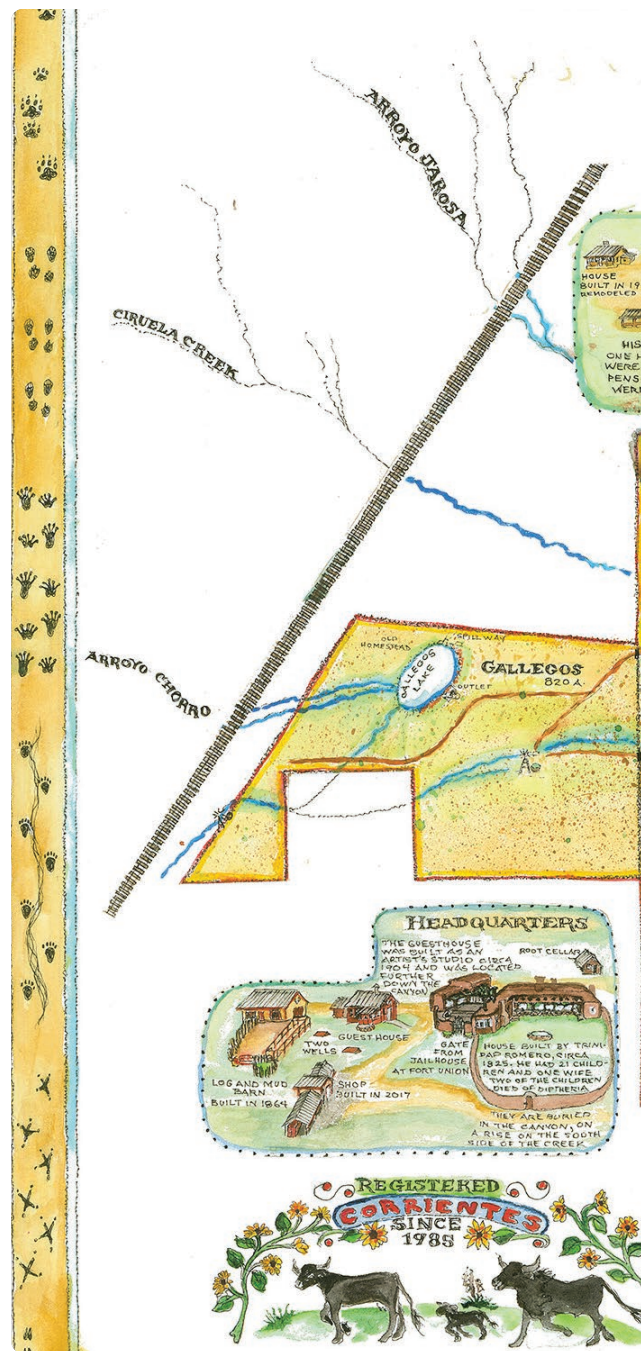


## Ranch Operation

Historically the Ranch has been operated as a combination year-long cow-calf and a 5-6 month yearling operation. The carrying capacity is conservatively estimated at 300 Animal Units. This capacity can be increased related to the unusual natural amenity of sub-irrigated hay production. The meadows can be grazed or harvested and utilized as supplemental livestock feed on the ranch. The estimated acreage of sub-irrigated land is about 700 to 1,000 acres, dependent upon annual precipitation.







# TOWN OF WAGON MOUND



THE  
REAL  
**WAGON MOUND RANCH LLC.**  
A SEIDMAN FAMILY PARTNERSHIP  
EST. 1975



**Legend**

- RANCH ROAD
- FENCE LINE
- GATE
- CATTLEGUARD
- WINDMILL
- WELL OR PUMP + DRINKER
- STORAGE TANK
- PINON + JUNIPER
- PONDEROSA
- COTTONWOOD
- SEASONAL STREAM
- LIVE WATER
- PIPELINE
- MALPAIS
- LIMESTONE
- CLOSE-UP



## Livestock Water

This ranch has excellent water distribution throughout with a total of 6 electric wells, 2 solar wells, and 8 windmill wells providing water to livestock. Live year-round springs/ponds are found on the ranch. Vermejo Creek is a year-round water source. Jarosa and Chorro are seasonal water sources. Various locations of the ranch support seasonal water. All Water Rights, if any, related to Vermejo Creek will be conveyed. All other well rights are to be conveyed as well.









## Wildlife, Past and Present

There are numerous species of wildlife that frequent The Real Wagon Mound Ranch. Mule deer, elk, and antelope are common and often viewed. A meandering bear, an occasional mountain lion, bobcat or fox are a bit more elusive, but no doubt have a regular presence. Many smaller species of wildlife call the ranch home. Waterfowl will land on the ponds regularly. Turkey, Bald Eagle, and several species of the hawk are common, as are bluebirds, dove, and many other species.







## Flora and Grama Grass Plains

The ranch contains many species of plant life and trees in its different elevations. Piñon pine and juniper, along with oak brush, make up much of the tree cover on the ranch. Cottonwood and willow grow along the draws and Vermejo Creek. Ponderosa Pine and Black Willow trees can be found at various locations on the ranch. Blue grama, black grama, buffalo grass, western and crested wheatgrass make up the primary grasses on the property. Meadow grasses consist of several species, including Arizona fescue and Timothy. A stunning display of wildflowers appears each spring and summer across the ranch.







## Utilities

Electricity is serviced by the Mora and Springer Electrical Coop. Houses have individual septic and leach fields.

## Taxes

The taxes on the subject are approximately \$2,500 annually.

## Minerals

A mineral search has not been completed. Sellers will convey ½ undivided interest in minerals owned. Surface minerals including sand, rock, gravel, caliche, clay will be conveyed at 100% owned.

## Summary

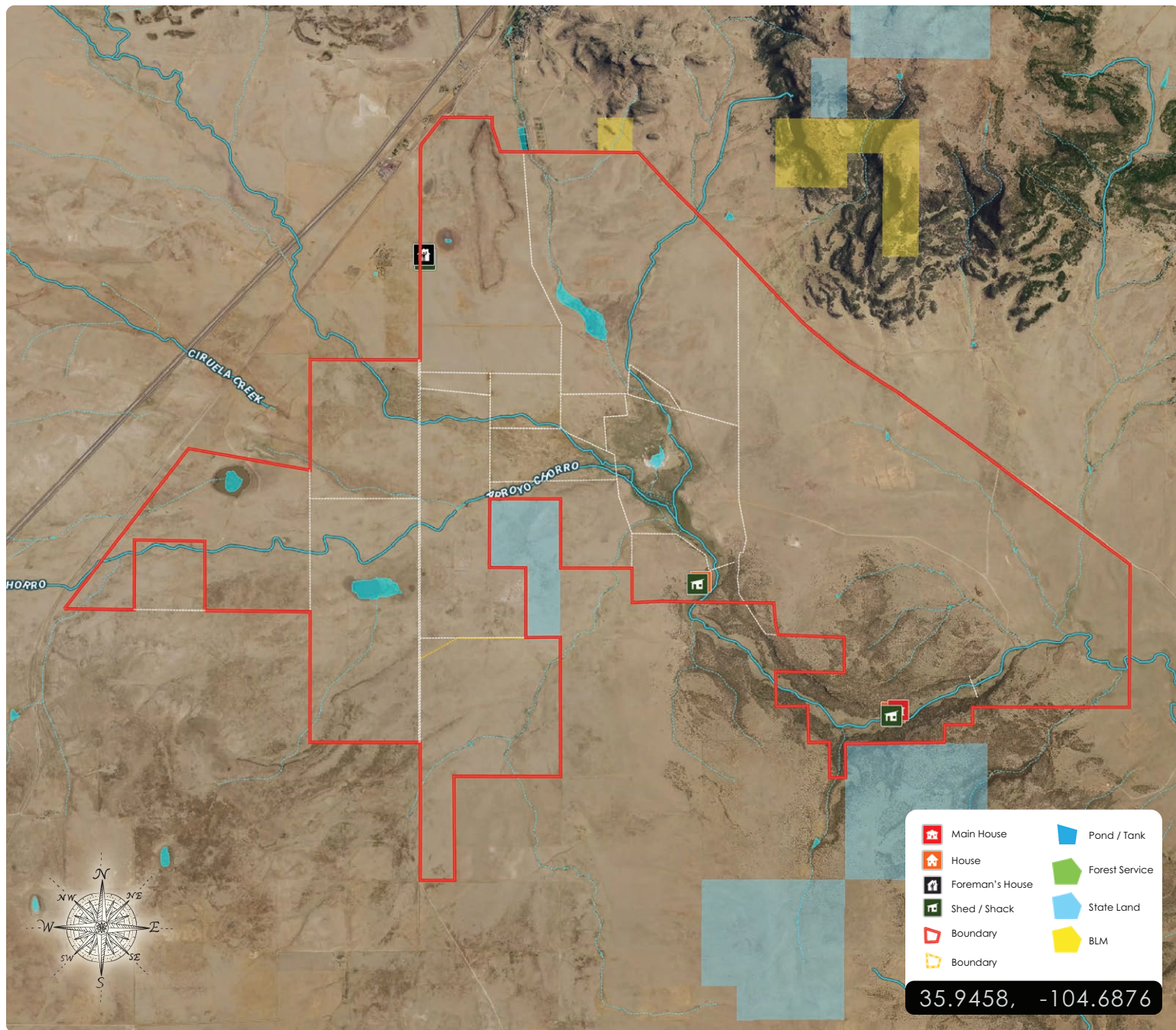
The Real Wagon Mound Ranch is a unique estate type property and working ranch with the extraordinary benefits of hay meadows, a great location, stunning beauty, diverse eco-system, and tremendous panoramic views.

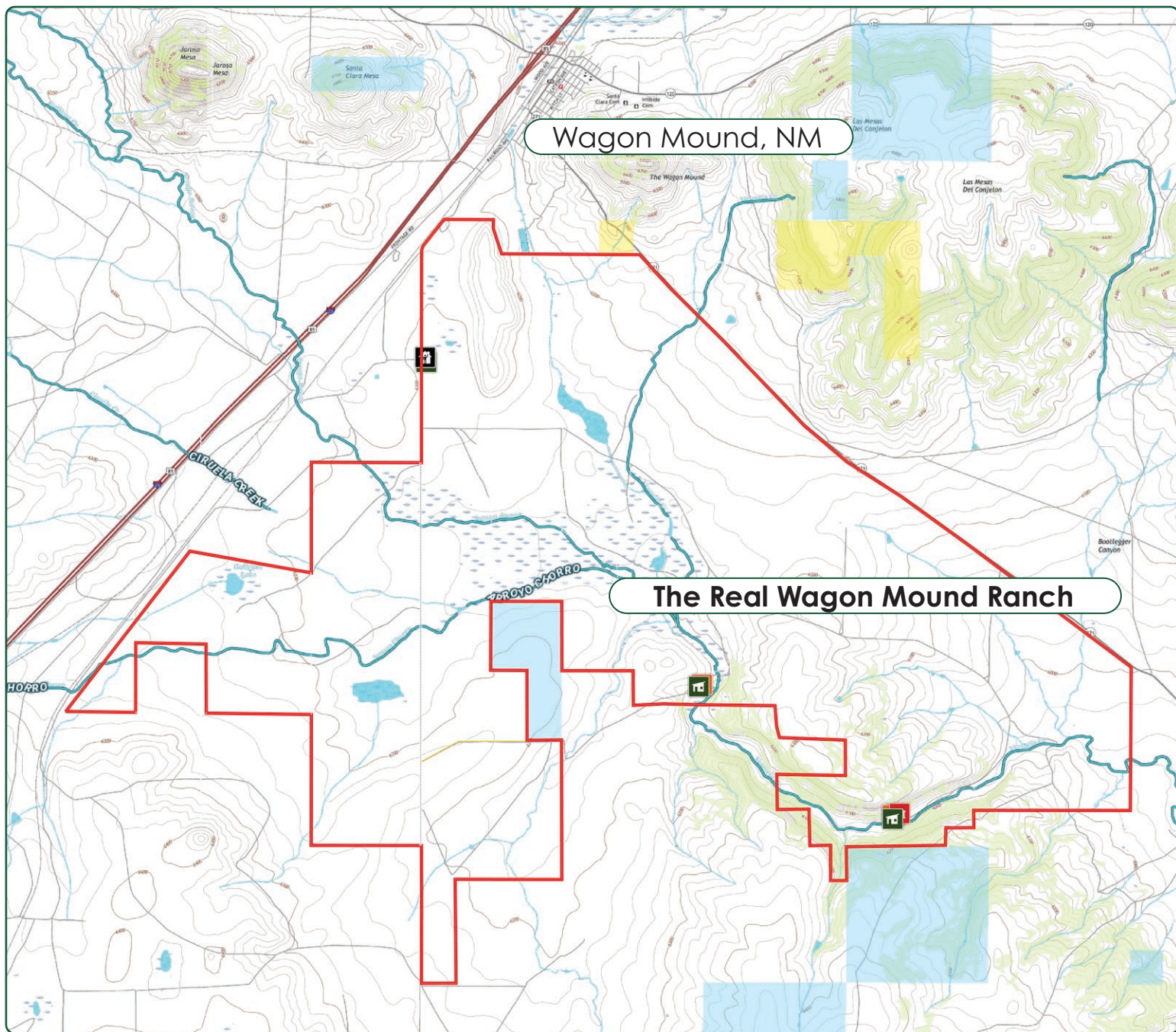
Very seldom does one find a property with so many attributes: both mountain and prairie eco-systems, well improved and maintained assets supporting all types of ranch lifestyles, easy year-round access, proximity to Las Vegas, Santa Fe, and Taos – the list is endless. This one-of-a-kind property, surrounded by the natural beauty of some of New Mexico's most scenic and productive country, must be seen to be fully appreciated.

Based on our years of experience and in-depth market research, we believe the RWMR to be value-priced at \$9,800,000 or approximately \$895/deeded. If you are looking for a well improved, well located, mountain ranch, the Real Wagon Mound Ranch is the ideal property for you and your family to enjoy for generations.









Wagon Mound, NM

The Real Wagon Mound Ranch

CO-LISTED & EXCLUSIVELY OFFERED BY

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