

Domingo Ranch

4,880± Total acres | \$1,599,600 | Santa Fe, NM | San Miguel and Guadalupe Counties
3,320 Deeded acres • 640 NM State Leased acres • 800 BLM acres • 120 Free Use acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Domingo Ranch

Property Description

We are announcing the exclusive listing of the Domingo Ranch. The property is 3,320 acres of deeded land, 640 acres of NM State Lease acres, 800 acres of Bureau of Land Management grazing land and 120 acres of free use land. The Domingo Ranch is a livestock, hunting, and recreational ranch. With over 4,880 total acres, this property offers a true New Mexico ranch lifestyle and the great location in Central New Mexico, just a bit over 1 hour's drive from two of New Mexico's largest cities, adds to the property's appeal.

The ranch is in San Miguel and Guadalupe Counties, New Mexico, due east of Albuquerque and Southeast of Santa Fe. Mileage from Albuquerque is approximately 80 miles and mileage from Santa Fe is approximately 70 miles, which makes the Domingo Ranch both convenient, but reasonably remote. Road access is 95% paved with the balance being ranch dirt road.









Livestock Ranching

The Domingo Ranch has historically been a cattle grazing unit. The stocking rate is approximately 10-12 cows per section depending on rainfall. The estimated annual carrying capacity would be 75 to 90 animal units, again depending on rainfall. The watering, fencing, and facilities infrastructure is fully functional and in fair condition. Water from the main water well is distributed to eight livestock drinking tanks and a water storage facility.

The ranch is separated into 6 pastures and 1 trap. Primary grasses are grama varieties, galleta, New Mexico feathergrass, and tobosa. There are some areas that have light to moderate cholla cactus and minor amounts of yucca.

The ranch has been grazed in a proper stewardship manner over the years so there are no vegetative issues.





The Ranch House

The current owners purchased the land in 2006, built an off-grid house and have lived there part-time. Currently, approximately 400 acres are reserved for their horses and the remainder is leased to a neighbor rancher who acts as caretaker in their absence. The house has 2 bedrooms (each with a queen bed and a loft with an additional twin bed), a kitchen, and a bathroom built within the original 100-year-old adobe walls. An additional framed great room adds dining, TV, and game areas. The total area is approximately 1,600 square feet. There are two portals of approximately 160 and 400 square feet.

Solar power comes from 9 - 130-watt panels plus 6 -280-watt panels and 12 - 420-amp/hour batteries were replaced in 2019. There is a 6KW Generac backup propane generator. Propane also runs the wall heaters, stove, and instant hot water heater. There is a 1,000-gallon underground propane tank.

A wood stove provides supplemental heat and atmosphere in the winter. Water is from a solar-powered well. There are satellite dishes for TV & internet.

The furniture (except a dining table and small corner cabinet) and appliances will stay with the house. The house is not registered with the county and therefore has no official street address. The owners use a Post Office box in nearby Villanueva for mail.

















Hunting • Wildlife • Recreation

The property has mule deer, coyote, bobcat, rabbits, and occasional scaled quail within its boundaries.

Access • Terrain

Access to the deeded lands, including the headquarters area, is privately controlled.

Terrain ranges from level to rolling with both grassy and treed areas
Elevations vary from 5,900 to 6,100 feet.

2021 Taxes • Leases

Real Estate taxes, \$314/yr
NM State Lease, \$1,006/yr
BLM, \$194.40/yr

Remarks • Price

This is a traditional ranching property that has the perfect location for an easy getaway part-time ranch unit.

The property is reasonably priced at \$1,599,600 or \$482 per deeded acre (State and BLM Leasehold Lands included).

Please contact Dwain Nunez (505-263-7868) or Jim Welles (505-967-6562) to schedule a showing or for additional information.





Las Vegas

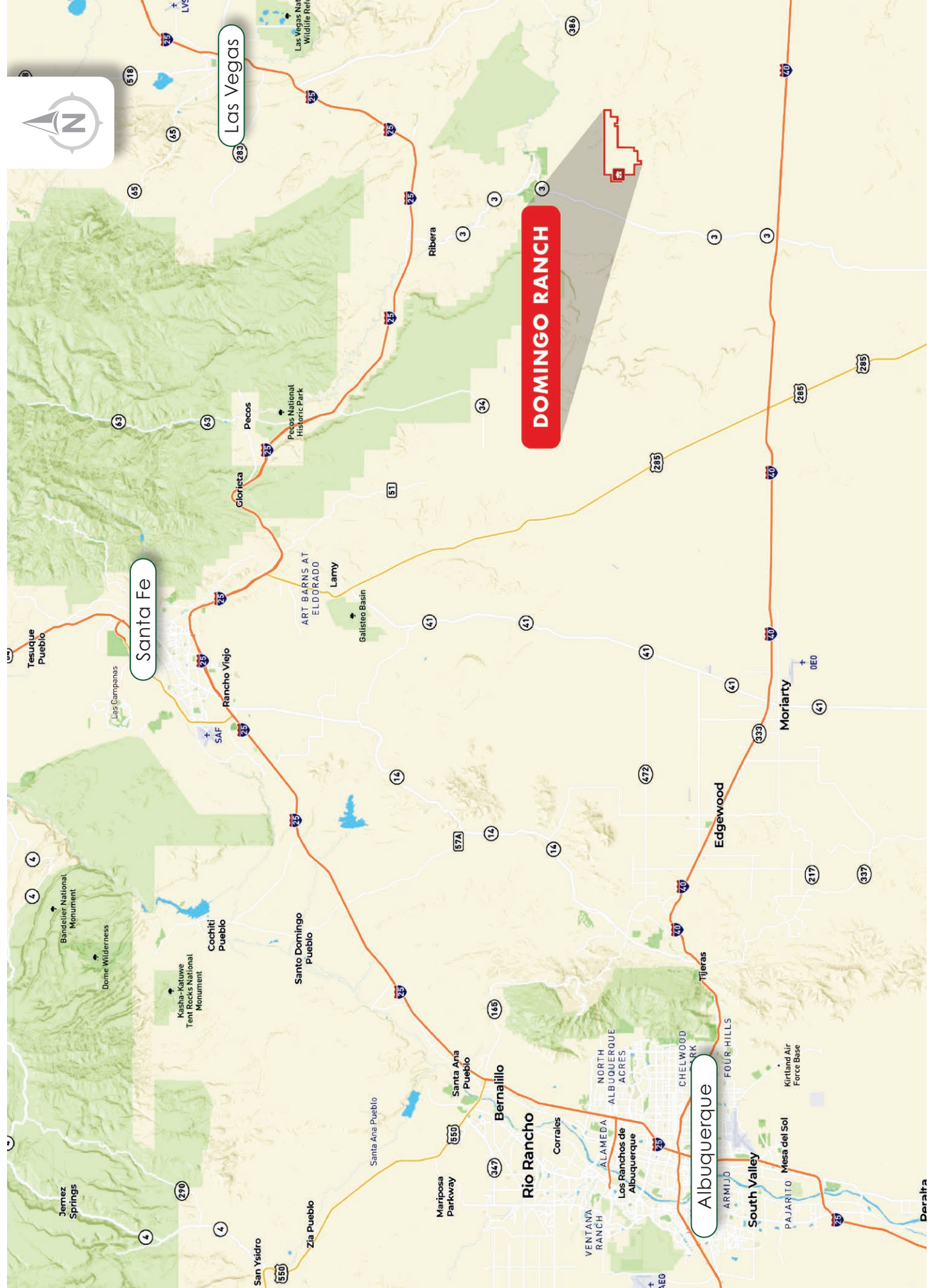
DOMINGO RANCH

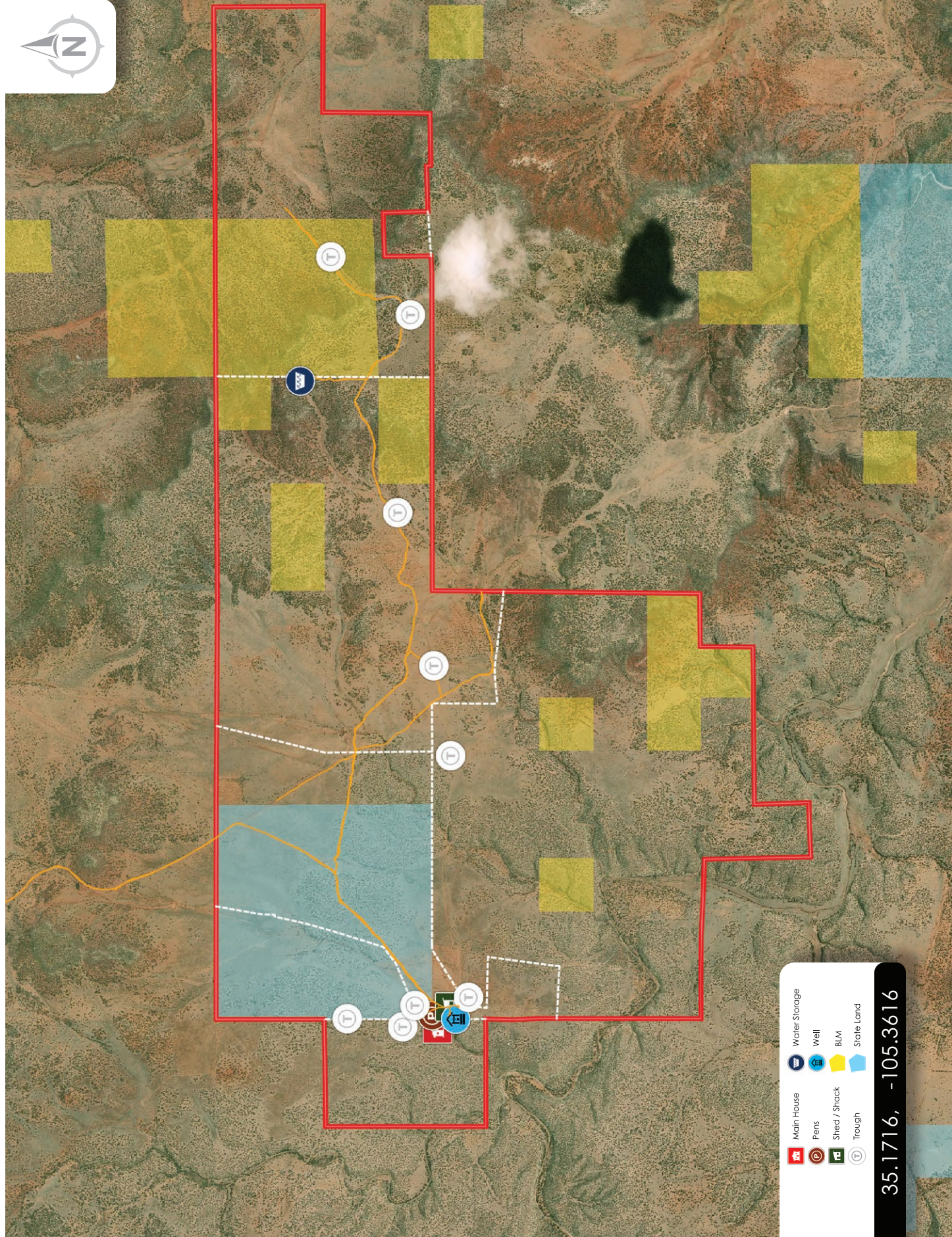
Santa Fe

Albuquerque

Rio Rancho

South Valley



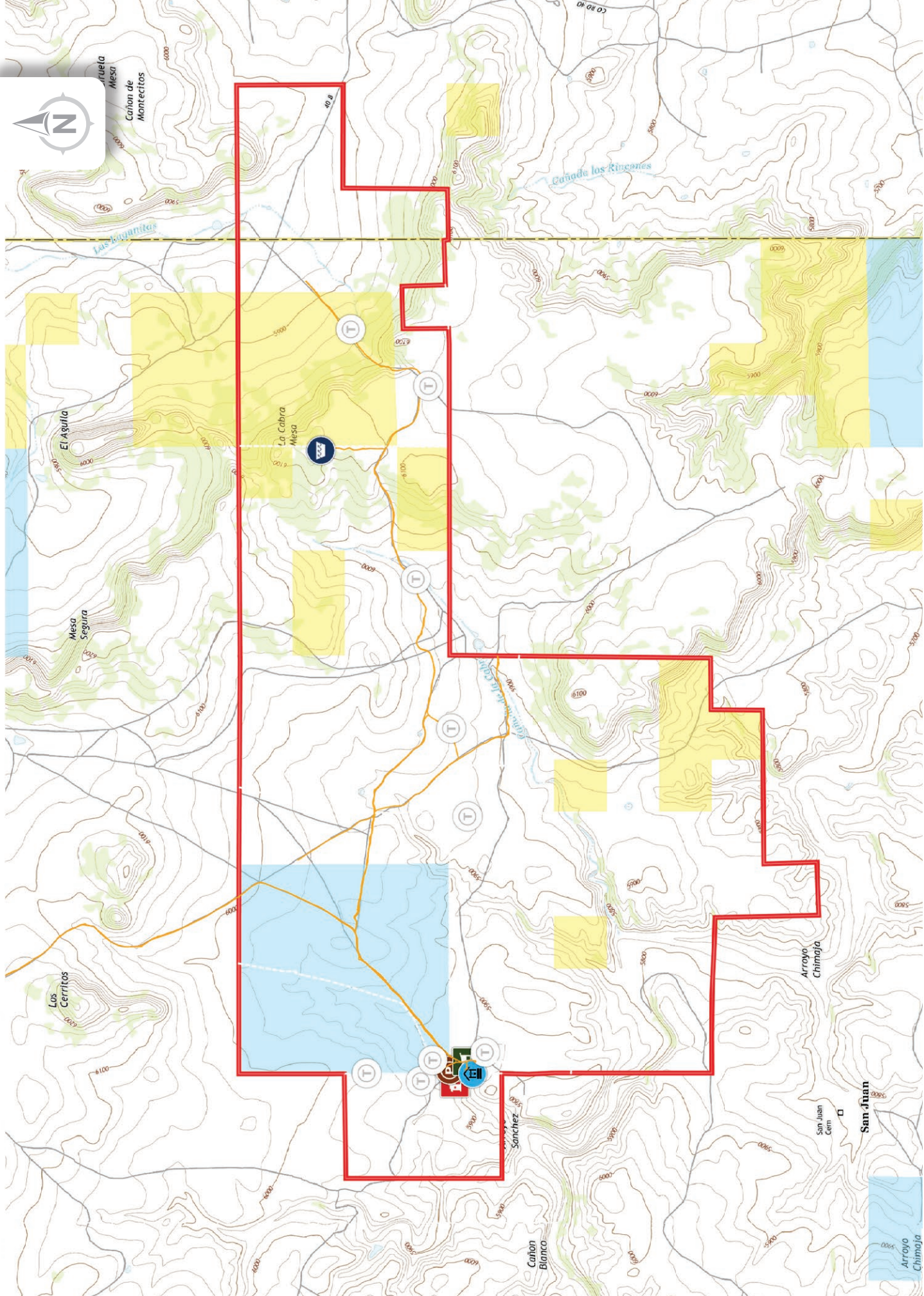


- Main House
- Pens
- Shed / Stock
- Trough
- Water Storage
- Well
- BLM
- State Land

35.1716, -105.3616



Arriola Mesa
Cañon de Montecitos



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Scan QR Code for more details on the Domingo Ranch.

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YouTube

