

Bosque Del Apache Farm

267.055± acres | \$2,650,000 | San Antonio, New Mexico | Socorro County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Bosque Del Apache Farm

We are proud to announce our exclusive listing of one of the larger remaining irrigated farms in the central Rio Grande River Valley. This beautiful farm adjoins the north boundary of the famous Bosque Del Apache National Wildlife Refuge. Strong crop production along with the amenity of yearlong viewing of all the wildlife calling the Bosque their home makes this farm a rare find in today's market.



Location

The Bosque Del Apache Farm is located 3 miles south of the small farming community of San Antonio, New Mexico. Interstate 25 and State Road 1 provide excellent access to the farm. Socorro is the largest city near the farm and only 11 miles north of San Antonio. Socorro is the trade center for the immediate area. Ranchers in Catron and Socorro Counties buy their hay from the farm producers in the area. This part of the Rio Grande Valley is well known for its quality Alfalfa and Chile production.

Albuquerque is the largest city near the farm and the Albuquerque International Sunport is 75 miles north of Socorro. Socorro's public school system includes K-12 and the nation's top-rated New Mexico Institute of Mining and Technology. US News and World Report ranks NM Tech the number 6 top public college in the nation. The University of New Mexico is also located in Albuquerque NM.



Property Details

The elevation of the Bosque Del Apache Farm is approximately 4,560' and the growing season in this area is approximately 7 months. The farm is currently planted in Alfalfa and rotated with other hay crops. There are 20 benched laser-leveled irrigated fields within the farm's boundaries. There are good interior roads throughout the property providing access to all fields.







Water Features

Surface irrigation is provided by Middle Rio Grande Conservancy District water rights via several concrete ditches that are in good condition.

There are two supplemental wells that provide water as needed. In peak production times, the wells reportedly pump 800 to 1,200 gallons per minute.

The owner has applied for and received approval for a new well via the New Mexico Office of the State Engineer to expand the production of the farm.

The new well was drilled to a depth of 200 feet and is currently producing 3,000 gallons per minute. The wells add to the overall capability of assurance of irrigating the field when surface water is curtailed due to fluctuation of snowfall in New Mexico mountains.





Improvements

Structural improvements on the farm include two dwellings that are in average to fair condition. The main dwelling was built in early 1980's and is approximately 2,900 square feet with two bedrooms, two bathrooms and an office. The house is passive solar and constructed with adobe exterior walls. The smaller dwelling is approximately 1,000 square feet with an estimated age of 60 years. This house has two bedrooms and one bath.

Other improvements are 3 large barns for hay storage, equipment shed, and shop. The shop is steel frame, concrete flooring with electricity and an additional attached covered shed for equipment storage.















Remarks

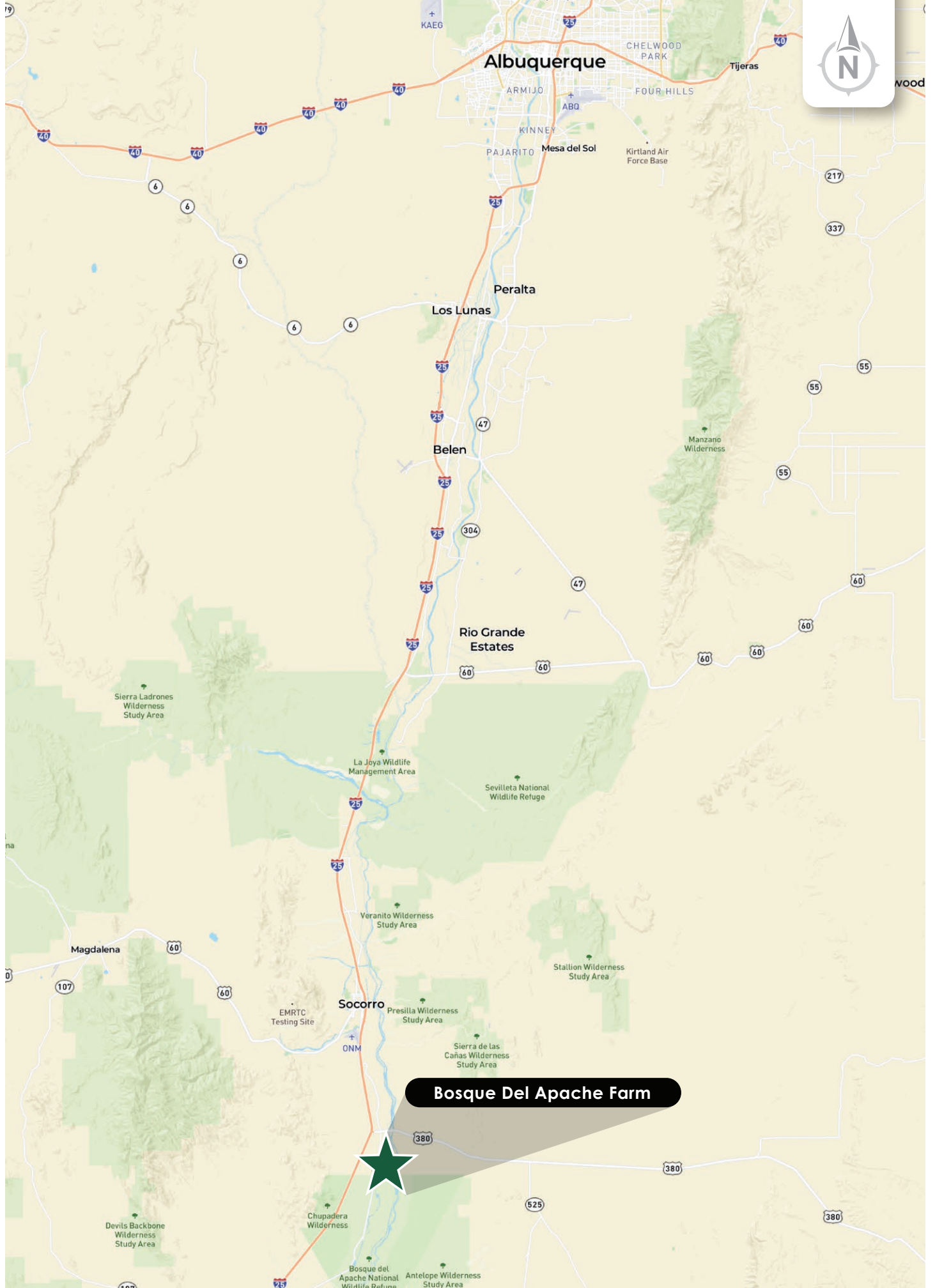
The seller will convey all the mineral and royalty interest owned. Real estate taxes on the farm were \$3,790.06 in 2020.

If you are in the market for a highly productive income-producing farm with a great location adjoining a national wildlife refuge in Central NM, this farm needs your attention. This property is realistically priced at \$2,650,000.

Call Jim Welles at 505-967-6562 or Dwain Nunez at 505-263-7868 for additional information or to schedule a tour.







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33.8748, -106.8692



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