



FAY

RANCHES[®] *Inc.*

COTTONWOOD SPRINGS NORTH

Guadalupe County, New Mexico

\$950,000 | 1,054+ Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Cottonwood Springs North | Guadalupe County, New Mexico

INTRODUCTION

Cottonwood Springs North is a private riverfront ranch with 1,054± acres. Two miles of Pecos River run through a scenic canyon with access to a rare road into the river bottom. There are off-grid cabin sites with spectacular views of the river below. The river forms nice pools around giant boulders and is lined with mature cottonwoods. Dramatic side canyons also hold spring-fed pools in their bottoms.

Historically this ranch is the southwest corner of the Jose Perea Land Grant which got contested after the Treaty of Guadalupe Hildago. The grant was held until it could be recognized, thus explaining the many stone ruins and long runs of old stacked stone fences on the property. For centuries prior, Native Americans chipped arrowheads on the protected ledges overlooking the river. Ancient Puebloans made this place their home, making for great artifact hunting.

This is beautiful canyon-edge grass-country interspersed with Mesquite, Pinon, Juniper, Oak, and Cottonwood accented with rock formations. Fabulous bass fishing and turkey hunting with both mule and whitetail deer, quail, and waterfowl. Abundant wildlife, including mountain lion, bobcat, beaver, fox, the occasional bear, and much more. The Pecos River tailwater below Santa Rosa Lake is an excellent warm water fishery. Quality water like this is hard to find, especially in Eastern New Mexico.





LOCATION

Santa Rosa is 90 minutes from Santa Fe and 90 minutes from Albuquerque.

AIRPORT SERVICES

Albuquerque International Sunport and Santa Fe Regional Airport are both 90 minutes away.



SCENIC VISTAS

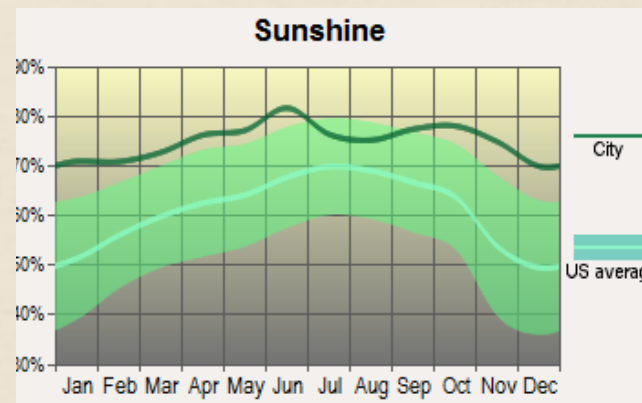
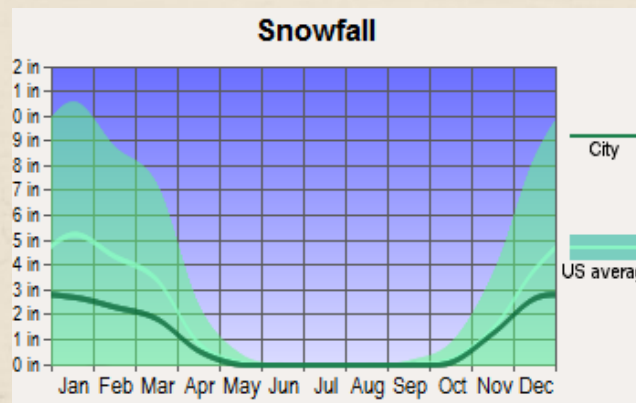
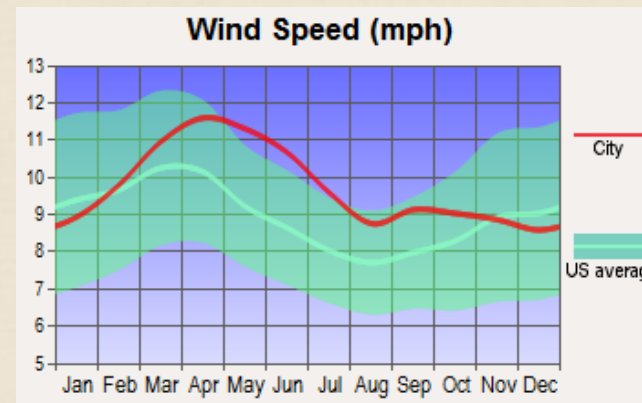
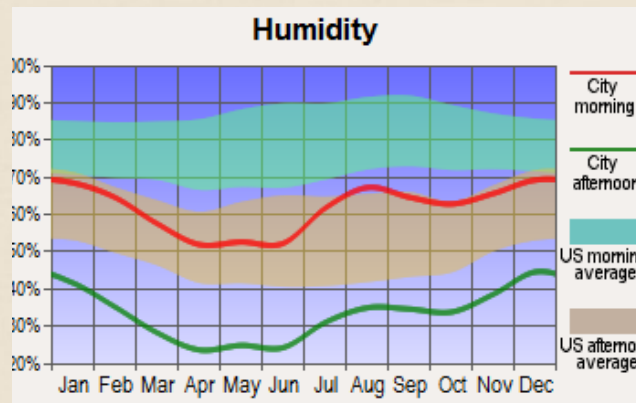
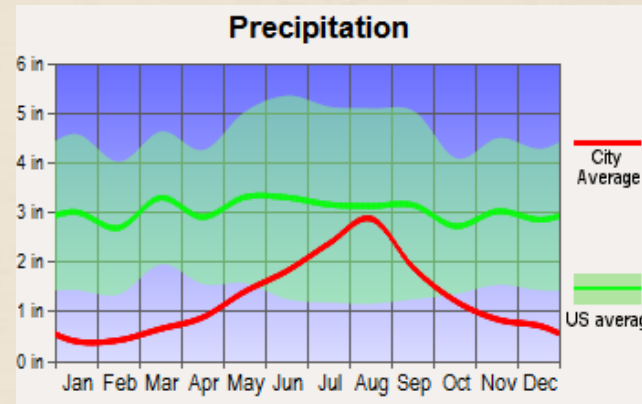
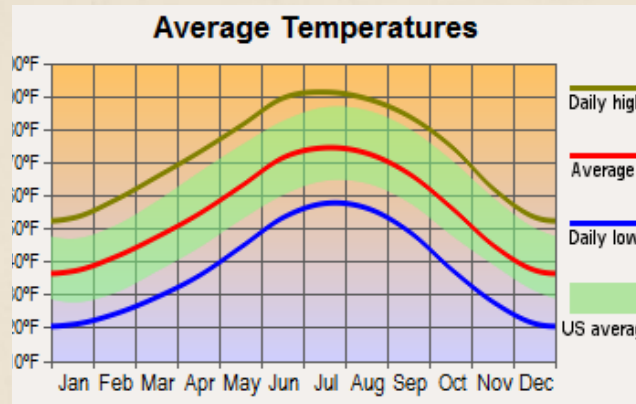
The views down to the river from the edge of the canyon are spectacular and would make great locations for an off-grid cabin.

ACREAGE

1,054± Deeded Acres

CLIMATE

Average climate in Santa Rosa, New Mexico.



Data provided by: <http://www.city-data.com/city/Santa-Rosa-New-Mexico.html>

RECREATION

Explore the numerous springs in the side canyons. Native American artifacts and Spanish settler ruins are everywhere.

HUNTING & WILDLIFE

There is excellent turkey hunting. Both mule deer and whitetail are also found on the property.

FISHING

Great fishing opportunities for largemouth and smallmouth bass.

OTHER RECREATION

The river is excellent for swimming and canoeing.









NEARBY ATTRACTIONS & ACTIVITIES

Santa Rosa's famous Blue Hole and Santa Rosa Lake are both minutes away.



Blue Hole - Flickr



Sanra Rosa Lake, New Mexico - Flickr

MINERAL RIGHTS

All minerals owned by sellers to convey.





CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.



QUICK FACTS

- 1,054± deeded acres
- Great bass fishing water protected by canyon walls
- Excellent turkey hunting
- Spectacular off-grid cabin sites on edge of canyon
- Mule deer and whitetail
- Abundant wildlife
- Great artifact hunting
- Exploring, hiking, and horseback riding



SUMMARY

Cottonwood Springs North has some of the finest warm water river fishing in New Mexico. The canyon walls make a river experience very private. Abundant and diverse wildlife make this place their home. Mule deer and whitetail, mountain lion, bobcat, beaver, fox, and black bear. Numerous Spanish ruins and Native American artifacts. Spectacular home sites on the canyon edge with views of the river below. Very private, yet minutes from civilization in Santa Rosa. Only 90 minutes from Albuquerque and Santa Fe.



PRICE

\$950,000

TAXES

Less than \$100/year

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Robert Martin (505) 603-9140 | rmartin@fayranches.com** or **Greg Walker (720) 441-3131 | gwalker@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

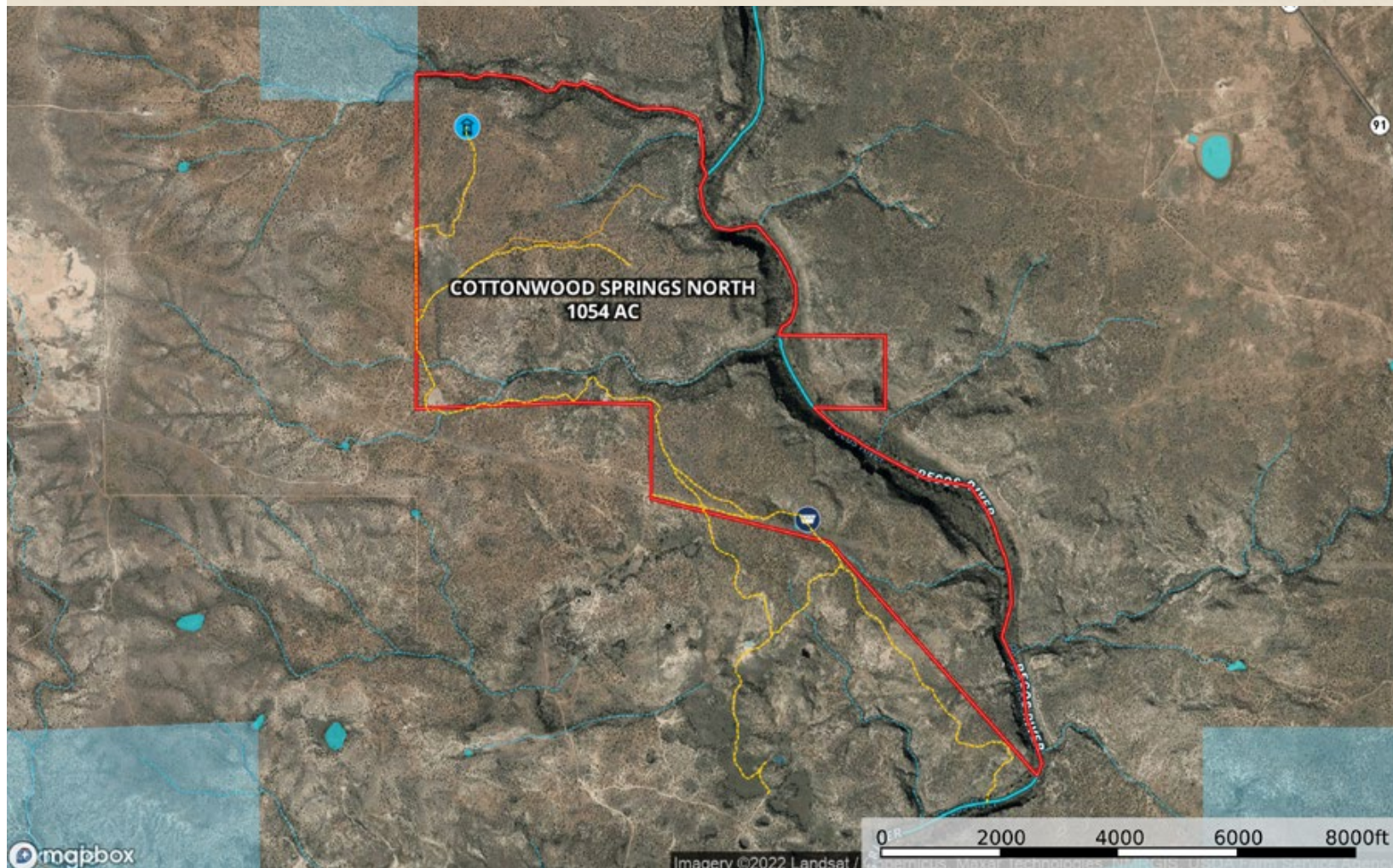
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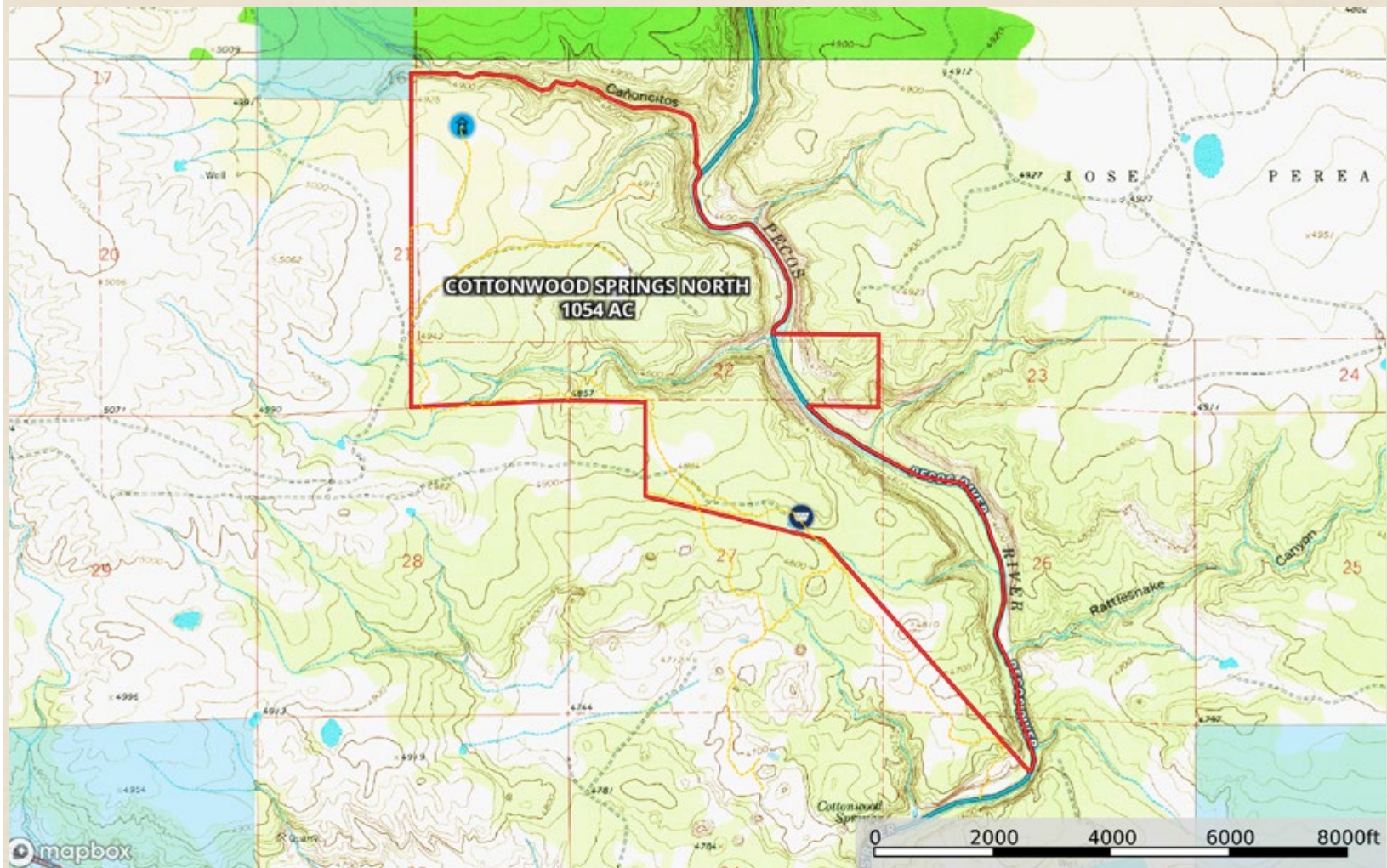
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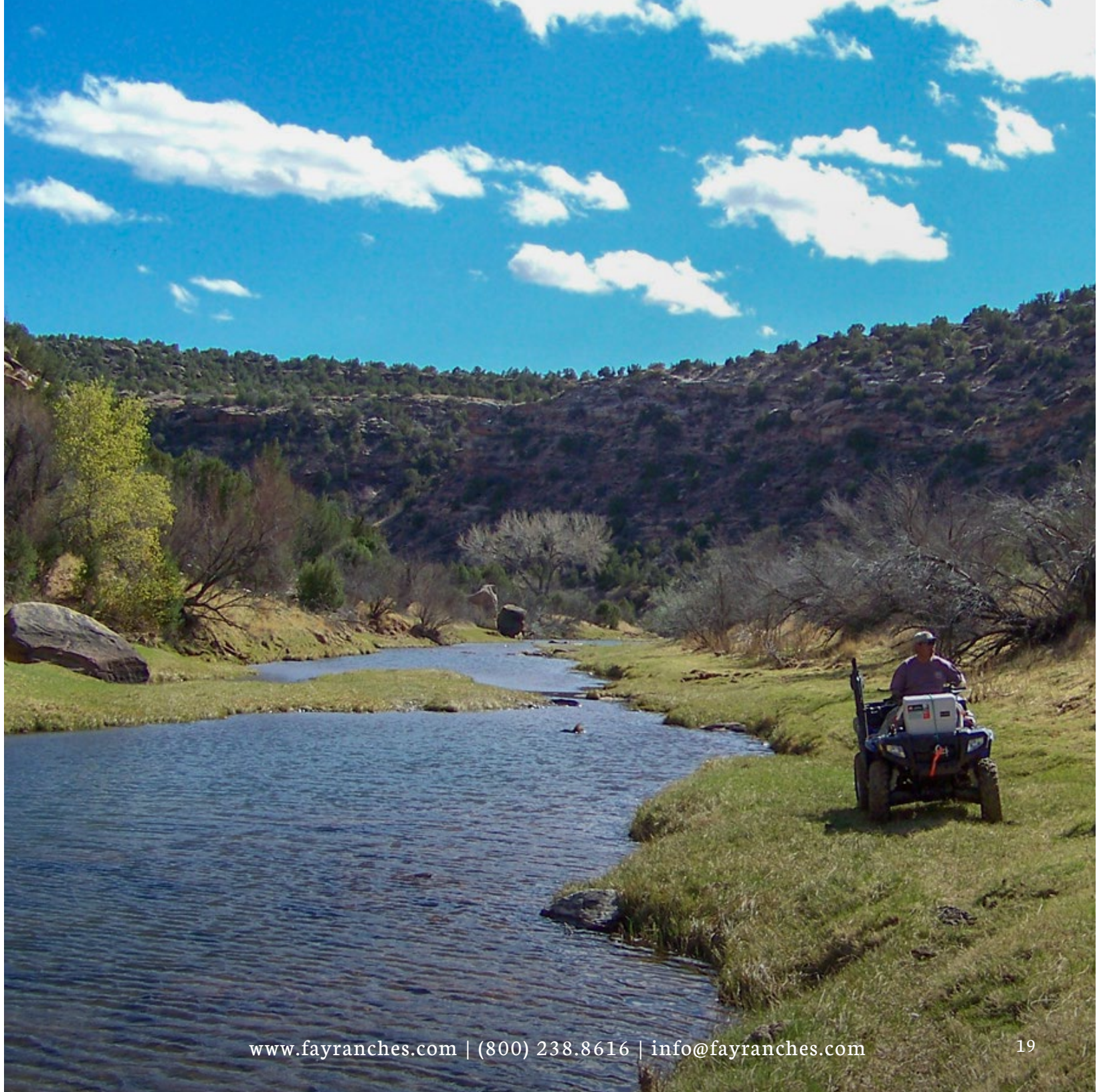
DISCLOSURE

Brokers have ownership interest in this property.









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Invest & Enjoy

ROBERT MARTIN

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