

Lobo East Ranch

18,500± acres | \$12,857,500 | Laguna, New Mexico | Cibola and Sandoval Counties



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lobo East Ranch

The Lobo East Ranch is located approximately 40 air miles west of Albuquerque, New Mexico. This ranch truly epitomizes the description of New Mexico being the "Land of Enchantment." The topography and views from parts of this ranch are stunning, which makes it one of the most scenic in the state. Driving time to the ranch is approximately 1.5 hours from the Albuquerque International Airport and about 1 hour from Double Eagle Airport. Access to the property is provided by NM State maintained roads. The Lobo East Ranch is a 100% deeded ranch unit. Two additional public roads traverse the northern and southern boundary areas. A large state-owned wildlife area adjoins the Lobo East Ranch northern boundary. A large private ownership adjoins the ranch on its west boundary. The Lobo East Ranch is a functional working cattle ranch with the added feature of "Big Game" hunting opportunities.





Topography • Climate

The terrain of the Lobo East Ranch varies from mesas with steep fractured rock ledges and ridges to lower wide valley bottoms. These rugged features offer beautiful views throughout the ranch. The northern portion of the ranch encompasses Madera Mesa, which has scenic views of Mt. Taylor to the west, the Sandia Mountains to the east, and the Jemez Mountains to the north. Immediate views to the north include numerous massive steep protruding volcanic up thrust cones or "plugs", which tower over the newly acquired State Game Commission Wildlife Area. These volcanic cones have unusual and very striking features which were formed when molten lava exploded from deep within the earth. Madera Mesa offers recreational and smaller tract development capability with its dramatic scenery and the added feature of adjoining a NM State Wildlife Area.



Elevations on the Lobo East Ranch vary over 1,600 vertical feet. Reaching 7,700 feet on Madera Mesa and descending to approximately 6,050 feet in the southeastern area of the ranch. This ranch is located in a semi-arid region of New Mexico. Annual precipitation is in the range of 8-12 inches and the property generally receives snow during the winter, with precipitation and snowfall increasing at the higher elevations. The combination of the mesa country, rocky side slopes, scenic volcanic cones on the adjoining Game Commission land, and the wide lower valleys truly give the ranch a "western movie set" look.

When the new county road fencing is constructed, the ranch will be fenced and cross-fenced into nine operational pastures and three traps. Rugged rocky rim rock ledges also serve as natural pasture boundaries. The ranch supports a good variety of native grasses along with desirable browse for wild-life. Vegetation ranges from four-wing saltbush, more commonly known as Chamisa and scattered juniper in the lower elevations, to oak, mountain mahogany, piñon, and Ponderosa Pine on Madera Mesa. The ranch is adequately watered by five wells, pipeline drinkers, numerous earthen tanks, springs, and seasonal creeks.







Improvements

The Lobo East Ranch is well improved. The main ranch headquarters are in the southern portion of the ranch, featuring a scenic view of Lobo Mesa. These improvements include a 3,700± square foot four-bedroom, three-bath frame/stucco owner's home, a 1,500± square foot three-bedroom, one-and-a-half bath bunkhouse, a modular manager's home with two bedrooms and one bath, a 3,000± square foot steel frame equipment shop, 3,900 square foot hay barn, a 2,000 square foot hangar, a 1,120 square foot horse barn and a nice set of corrals/shipping pens.





Lodge







Bunk House











Wildlife • Hunting • Recreation

The wildlife features on the Lobo East Ranch are impressive. Game species include Elk, Mule Deer, Black Bear, Mountain Lion, Bobcat, Barbary Sheep, Turkey, and waterfowl. The Lobo East Ranch is located in New Mexico Big Game Unit 9. This portion of Unit 9 is in a secondary management area, thus making all species of big game hunting over the counter. The ranch has not been hunted by the owner for the past several years. As such, the ranch is not currently signed up in the New Mexico Department of Game and Fish E-PLUS program. However, the ranch can easily be reinstated in this system.





Price

The property is in the San Juan Basin, which is recognized as an area potentially rich with natural gas deposits. The owner will reserve 50% of owned oil, gas, and minerals plus 50% of reversionary oil, gas, and mineral royalty rights. Livestock and domestic water rights along with all wind and solar rights will convey with the property. The ranch has an extensive road network, adequate fencing, well-maintained improvements and good livestock watering facilities. These substantial improvements offer a desirable depreciation schedule to a purchaser. Past years property taxes have been extremely reasonable, being approximately \$7,400 per year or 40¢ per acre.

Remarks • Price

The Lobo East Ranch is very realistically priced at \$12,857,500 or approximately \$695 per deeded acre. It is seldom that a ranch such as the Lobo East Ranch is offered for sale. This property is priced right and is ready to own, operate, and enjoy.

Please contact Jim Welles (505) 967.6562 or Dwain Nunez (505) 263.7868 to schedule a showing or for additional information.





Lobo East Ranch

\$12,857,500 | 18,500± Deeded Acres

Laguna, New Mexico

Cibola and Sandoval Counties

- Adjacent to Marquez Wildlife Area
- 46 miles west of Albuquerque, NM.
- Approximately 1.5 hours from Albuquerque's International Airport
- Approximately 1 hour from the Double Eagle
- 53 miles from Grants, NM and Grants Municipal Airport
- Located on Cibola County Road 1, 22 miles north of Interstate 40 at the Laguna Interchange.

- \$695 per deeded acre

- Year-Round Grazing
 - ~ Estimated year in year out capacity at 8-10 AU's Section.

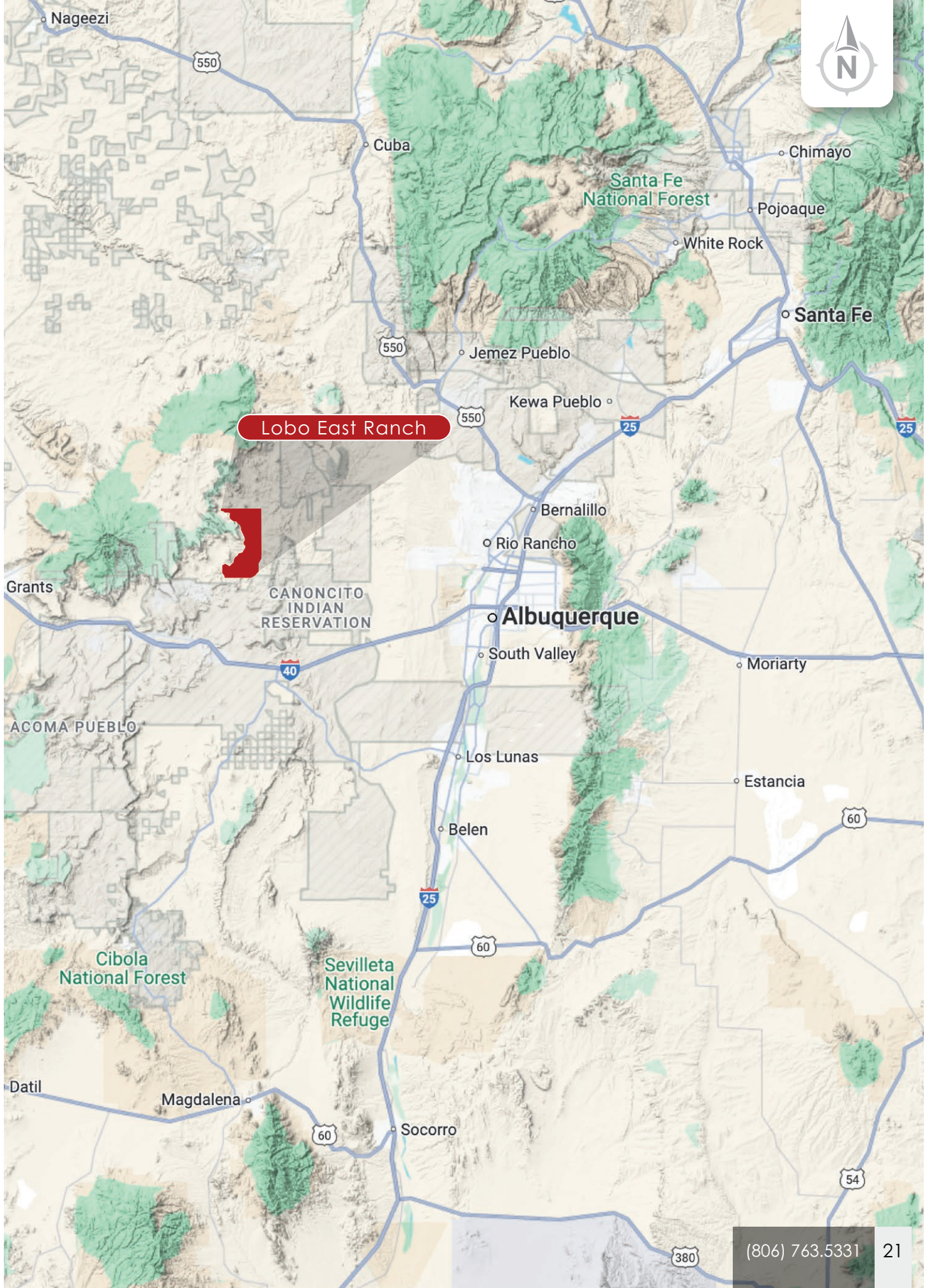
- Over the Counter Big Game Hunting
 - ~ Elk, mule deer, and barbary sheep.

- Elevations 6,050± ft. to 7,700± ft. above sea level.

- 3,700± sq. ft. owners home
 - ~ 4 bedrooms
 - ~ 3 baths

- Ranch Improvements
 - ~ Bunkhouse
 - ~ Manager's residence
 - ~ Barns
 - ~ Equipment shop and a hangar.

- Water Features
 - ~ 3 electric water wells
 - ~ 18± livestock drinkers
 - ~ Numerous stock tanks
 - ~ Seasonal rainfall creeks.



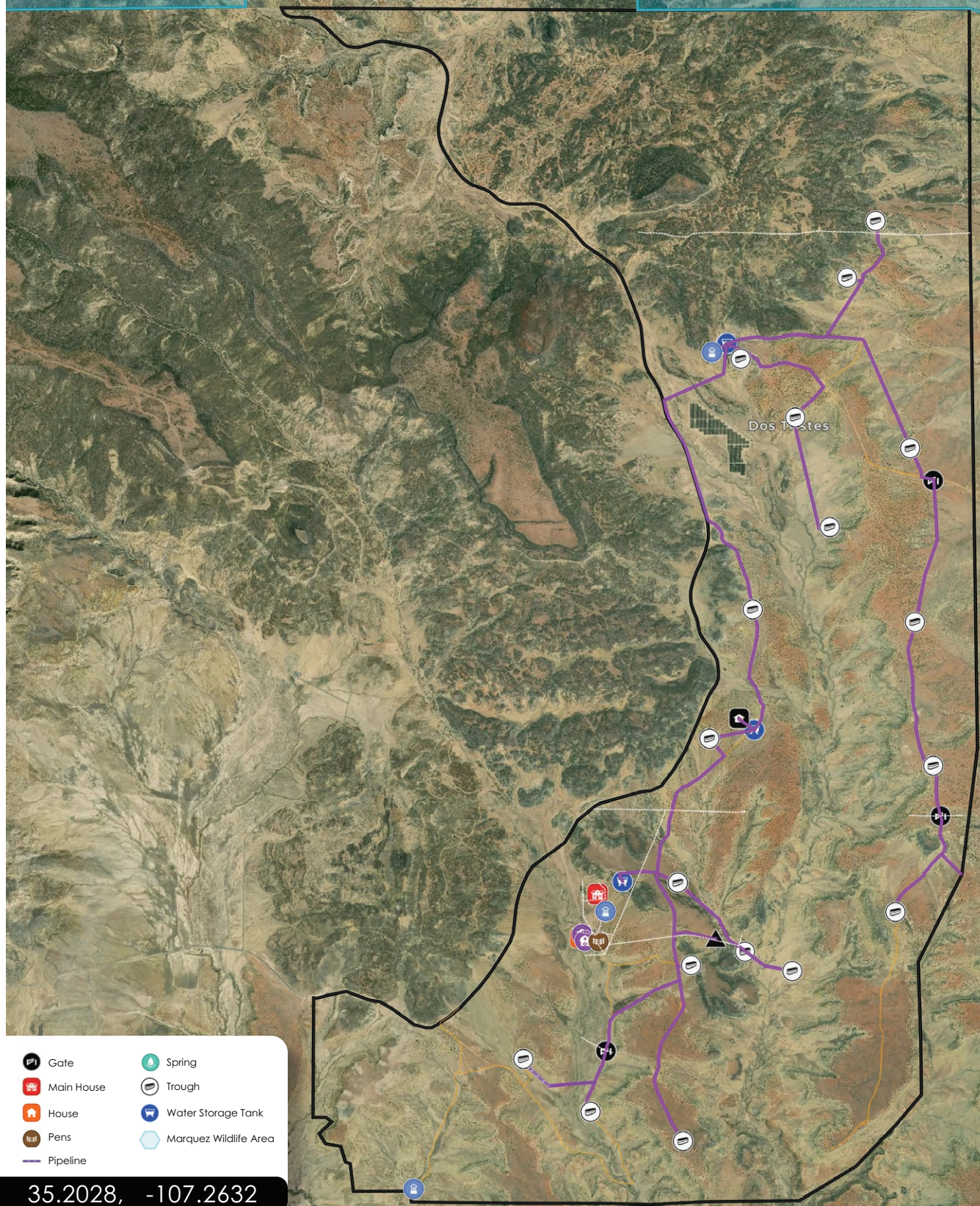
Lobo East Ranch

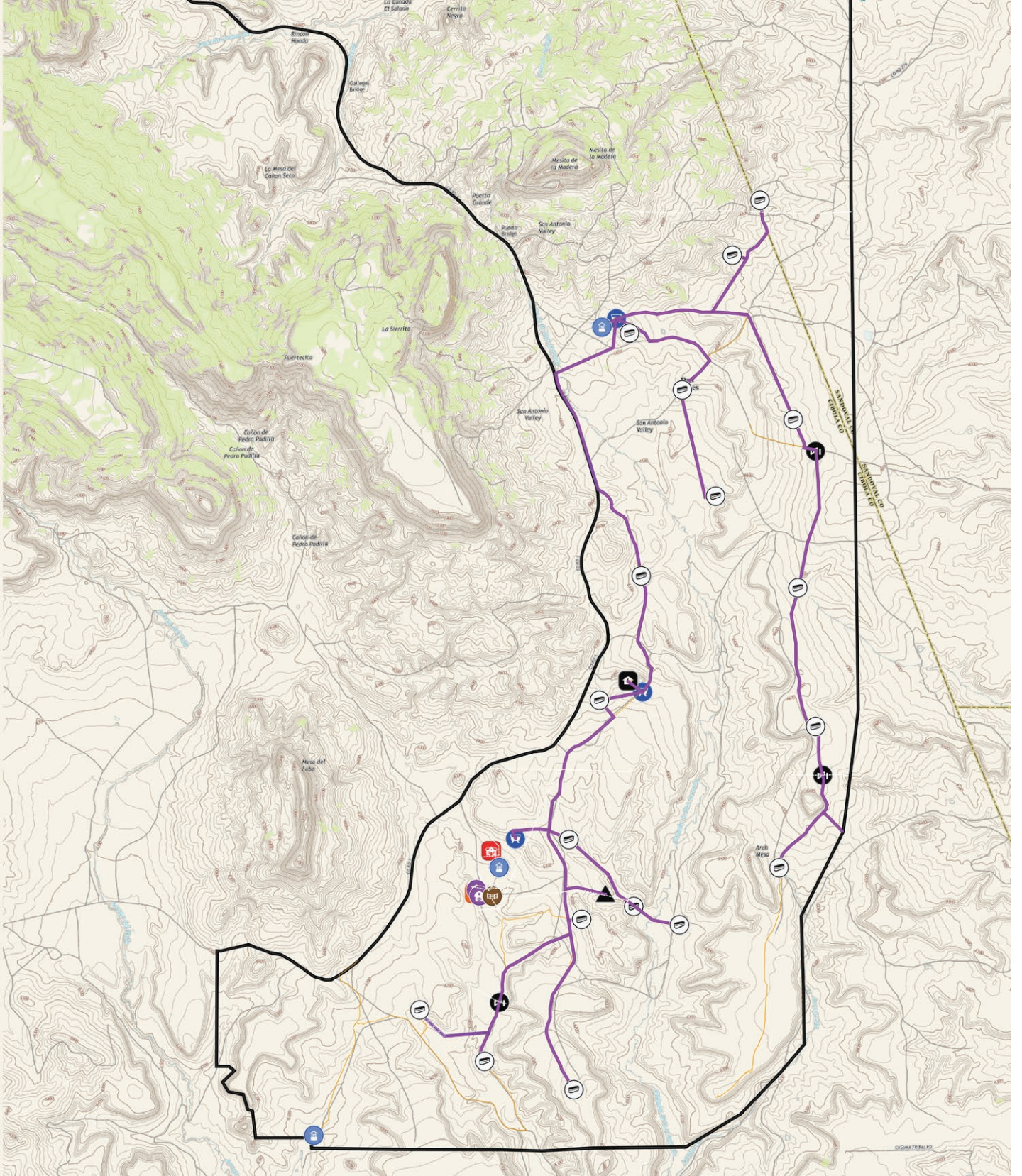
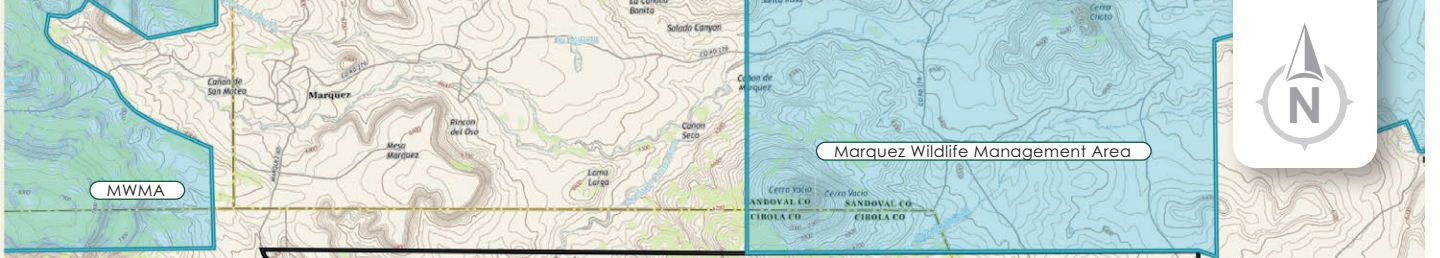


Marquez

Marquez Wildlife Management Area

MWMA





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