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# LOS PIÑONES RANCH



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# RANCH PROPERTY BRIEF

\$1,275,000 NEW

565 ACRES

CEBOLLA, NEW MEXICO

RIO ARRIBA COUNTY

Los Piñones Ranch lies in a highly sought after area of Northern New Mexico near Chama. The ranch has been in the same family for nearly 60 years and the family still ranches the neighboring land. Enjoy sitting on the porch watching the sun set during the summers and during the winter evenings sit and visit with company while a fire crackles in the fireplace. Approximately 565 +/- acres improved with a beautiful Northern New Mexico style custom home that is great for entertaining guests or simply enjoying country life. Bring your ATVs and horses and enjoy riding the trails that have been carved across the ranch offering tremendous vistas and wildlife viewing.



## Beautiful

Enjoy sitting on the porch watching the sun set during the summers and during the winter evenings sit and visit with company while a fire crackles in the fireplace.







# LOCATION

LOS PIÑONES HAS GREAT ACCESS AND LOCATION

Los Piñones Ranch has great access and location being located just 1.5 miles south of Cebolla, New Mexico and just 30 minutes to Chama.

- Chama, New Mexico – 30 minutes
- Santa Fe, New Mexico – 4 hours (nearest commercial airport)
- Taos, New Mexico – 1 hour 45 minutes

## Access

The ranch has highway frontage on State Highway 84 south of Cebolla, NM with a caliche driveway to ranch house.

## Elevation, Topography, Vegetation

Starting at an elevation of about 7,400 feet the ranch terrain offers hills, draws, ravines, and valleys rising to an elevation of about 7,700 feet at the highest point. The hills are covered in juniper, oak brush and piñons which open to grass-covered valleys.









# IMPROVEMENTS

LOS PIÑONES HAS CAPABILITIES OF BEING A PROSPEROUS CATTLE RANCH.

Los Piñones is improved with a beautiful 3,100 +/- sq ft 3 bedroom, 3 ½ bath home with 10-foot ceilings throughout. Each bedroom has its own ensuite bathroom. The home has in-floor radiant heat and 3 wood-burning fireplaces/stoves for heating. An attached oversized 3 car garage offers plenty of space for parking vehicles, toys, and workshop space.

The fuel supply for radiant heat and cooking is propane and the house is on septic and municipal water with underground utilities. There are also several woodburning stoves/ fireplaces

## Ag Uses

The ranch is a good cattle ranch capable of running 40-50 cow-calf pairs. It would also be suitable for horses and other livestock.  
Hunting









# HUNTING

H O M E   T O   S M A L L   R E S I D E N T   E L K   H E R D S   A N D   D E E R

Home to small resident elk herds and deer Los Piñones Ranch offers owners great opportunities to hunt and Carson National Forest is right across the highway. The ranch sits in Game Management Unit 51B and receives 3 elk permits and Game Management Unit 51A lies across Highway 84.

## **Fishing**

There are great fishing spots nearby including the Rio Chama, Rio Cebolla, El Vado Lake and Heron lake.

- Rio Chama Wildlife Area
- Abiquiu Lake
- Heron Lake State Park
- El Vado Lake State Park
- Fishing for: Trout, Kokanee, Salmon, Bass, Perch, Catfish, Carp, Walleye









# RECREATION

THE RANCH OFFERS LOTS OF RECREATION OPPORTUNITIES.

The ranch offers lots of recreation opportunities including hunting, fishing, trail riding, and hiking. In Addition, right across the highway, there is access to thousands of acres of national forest to enjoy and within a short distance, one can access lakes, rivers and recreation areas that offer boating, fishing, hunting and more as well.

Recreational Opportunities include:

- Camping
- Horseback Riding
- Hiking
- Hot Springs
- Biking
- Four Wheeling
- Boating
- Historical sites

## Water and Power

Water is provided by municipal water and rural electric power is to home and property.

## Minerals

Seller will convey 25% of the minerals with asking price offer.

Map







RANCH MARKETERS

## CONTACT US

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