

Chama River Canyon Ranch is a captivating ranch with unexpected qualities starting the moment you drive up to the front gate.

CHAMA RIVER CANYON RANCH



RANCH MARKETERS

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RANCH PROPERTY BRIEF

\$ 2,500,000

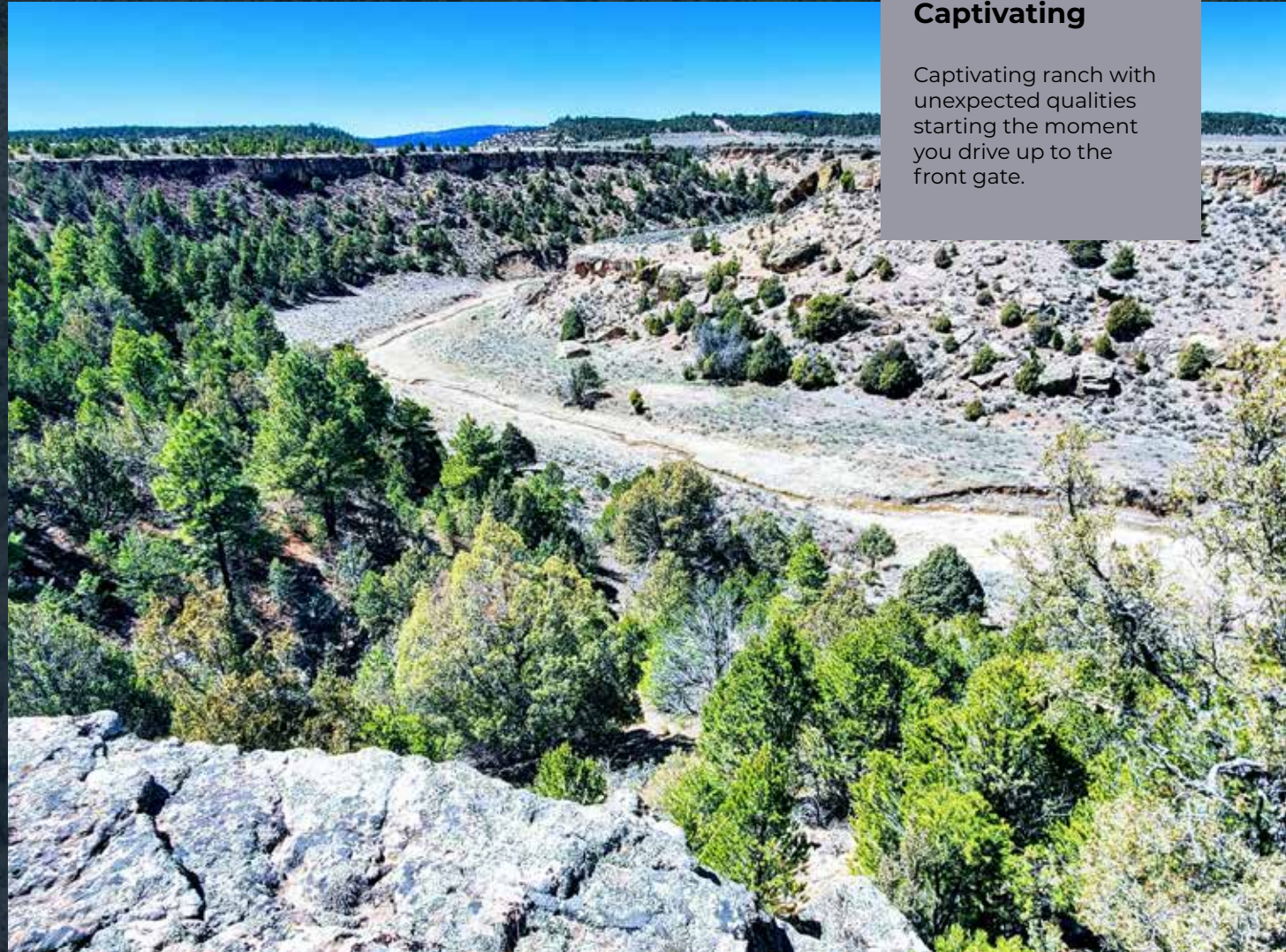
| 2,200 ACRES

| CEBOLLA, NEW MEXICO

| RIO ARRIBA COUNTY

Chama River Canyon Ranch is a captivating ranch with unexpected qualities starting the moment you drive up to the front gate. You will stand at the edge of the rimrock overlooking deep canyons with streams and waterholes shadowed by large cliff faces, aspens, cottonwoods and ponderosas. The ease of operating this cattle ranch will be immediately evident. Moving cattle, feeding, and calving can all be done easily with a single person; mostly by the best cowboy – a feed truck. Additional income is also available through hunting; the owner could either sell the ranch tags or one could do their own hunting operation as well. There is a lot of flexibility from using the hunting to offset ranch operation costs or for the hunter using the cattle operations or grazing lease to help pay for their hunting addiction and allow them to hunt quality big game every year.

One will never tire of the dramatic vistas they will experience and will find themselves longing to be back to relax and enjoy life on the ranch.



Captivating

Captivating ranch with unexpected qualities starting the moment you drive up to the front gate.



LOCATION

THE RANCH IS LOCATED 5 MINUTES SOUTH OF CLAYTON, NEW MEXICO.

The Ranch is located southeast of Chama, New Mexico. The area is primarily made up of large ranches and BLM and the ranch borders national forest, BLM and the Chama River Canyon Wilderness.

The nearest town and post office is Cebolla, New Mexico.

- Cebolla, New Mexico – 30 minutes
- Chama, New Mexico – 1 hour
- Santa Fe, New Mexico – 2 hours
- Taos, New Mexico – 2 hours
- Albuquerque, New Mexico – 2 hours 45 minutes

Access

County Road 303 provides county maintained access to the ranch.

Elevation, Topography, Vegetation

The ranch elevation is from about 6,700 feet to around 7,100 feet. Terrain is flat to rolling hills covered with sagebrush, grama grasses, junipers and pinyons cut by dramatic deep rimrock bordered canyons with pockets of aspens, ponderosas, oaks and junipers.

Water

The ranch is very well watered with numerous springs (40+) and over 2 miles of Rio Cebolla. In addition, there are 3 water wells and additional surface tanks. The water on this ranch makes it highly valuable for wildlife and livestock operations.





IMPROVEMENTS

THIS RANCH WOULD ALSO MAKE AN EXCELLENT HORSE RANCH.

The ranch has an 80 + year old 3,000 +/- sqft ranch house with 4 bedrooms and 2 bathrooms with log beams. There are also additional outbuildings for ranch operations.

Ag Uses

Historically operated as a cattle ranch with the ability to run 75 +/- head, the terrain makes the ranch easily operated with low overhead and would be an excellent ranch for expanding an existing operation or for someone looking to start their own operation. The ranch offers the added benefit of being able to add additional income from hunting or a hunter could purchase and use the cattle operation or grazing lease to offset costs.

With investments in range improvement, the ranch can easily increase its carrying capacity as can be seen by the neighboring ranch.

The ranch would also make an excellent horse ranch.





HUNTING

THIS RANCH OFFERS HUNTERS EXCEPTIONAL OPPORTUNITY TO HUNT QUALITY BIG GAME EVERY YEAR.

Located in one of the top game units of New Mexico known for high elk success rates and in the number one county for producing Boone & Crockett Mule Deer the ranch historically secures +/- 14 elk tags annually and Unit 51 allows unlimited landowner deer tags. This ranch offers hunters an exceptional opportunity to hunt quality big game every year.

There is also hunting for Merriam Turkey, lion, and bear. New Mexico allows the use of dogs to hunt lion and bear.

Fishing

There is fishing at the ranch as well as on adjoining national forest and wilderness.

In addition, there are some great fishing opportunities at nearby lakes such as Heron Lake, El Vado Lake and Abiquiu Lake as well as fishing on the Rio Chama. See links below.

Abiquiu Lake

Heron Lake State Park

El Vado Lake State Park

Fish for:

- Trout
- Kokanee Salmon
- Bass
- Perch
- Catfish
- Carp
- Walleye





RECREATION

GOOD HUNTING FOR ANTELOPE ON THE RANCH.

There is no shortage of things to do at the ranch. It provides excellent horseback riding, hiking, ATVing, wading in the streams, or just relaxing reading a book with your feet in the stream. The owners also will have direct access to BLM, national forest as well as the Chama River Canyon Wilderness Area that will provide limitless recreation opportunities.

Here are just a few outdoor recreational activities one might enjoy on the ranch or the surrounding area:

- Hunting
- Fishing
- Camping
- Horseback Riding
- Hiking
- Biking
- Four Wheeling
- Boating

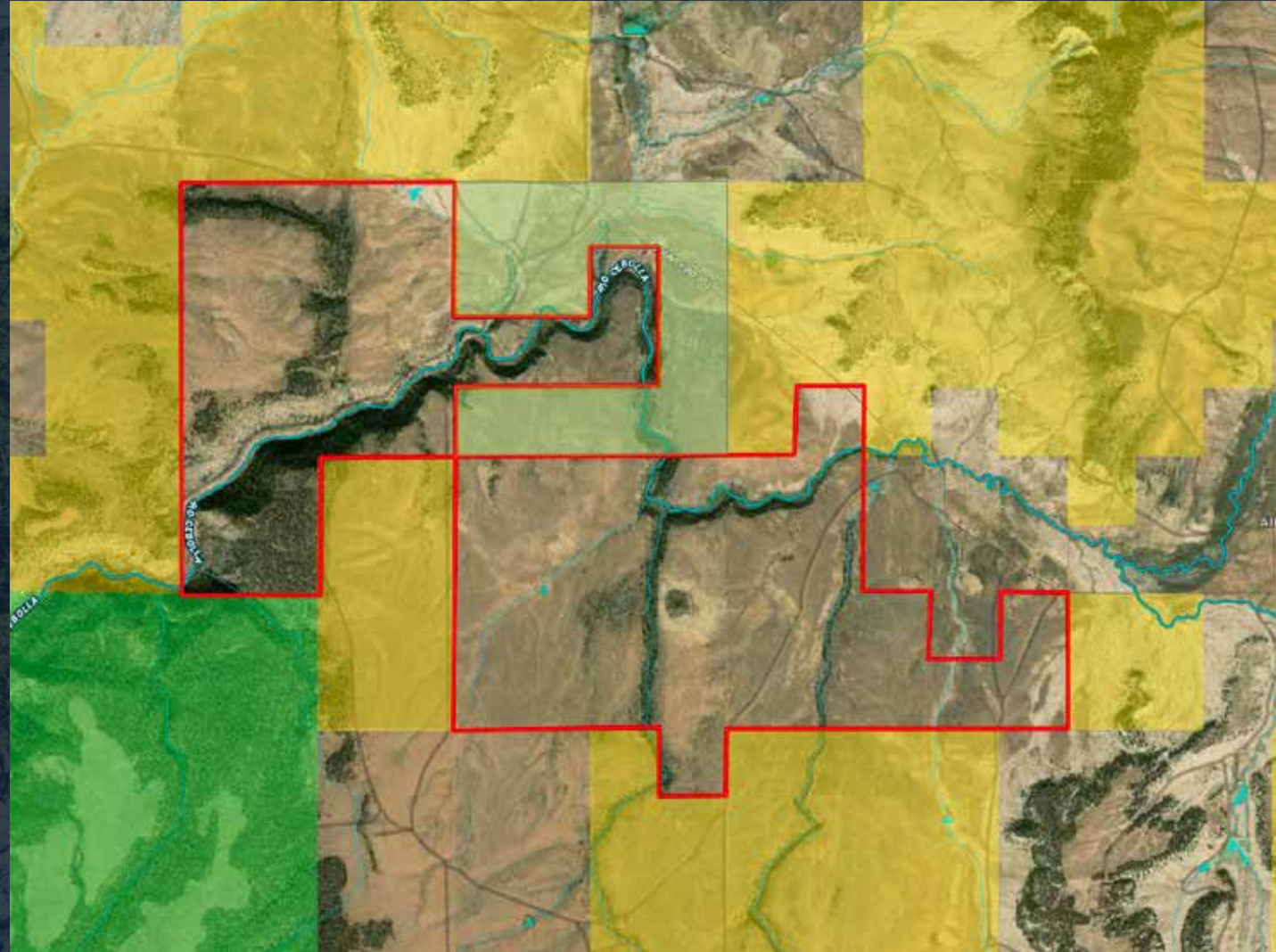
Water and Power

There is electricity and phone to the ranch and water wells service the ranch home and livestock operations.

Minerals

Unknown

Map





RANCH MARKETERS

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Property sold where is as is.

Financial verification required to schedule showing.

All units of measure and maps showing property boundaries are approximate. Buyer to verify to their own satisfaction. This property is offered by John Hayter Inc, DBA Ranch Marketers. All information provided by Ranch Marketers or their sales representatives in connection with this property was acquired from sources deemed reliable and is believed to be accurate and reliable, however, we do not warrant its accuracy or completeness. Ranch Marketers recommends that every item of importance to the purchaser (i.e. water laws, mineral laws, zoning, land use regulations, state, federal and private permits) be independently verified by the purchaser and/or attorney.

