

CUERVO CANYON RANCH FOR SALE

10 Sections – East-Central New Mexico

Price: \$3,280,000 | Total Acres: 6,409 ±

Offered Exclusively By:

Caprock Real Estate Services, Inc.

Larry D. Preuit, Broker

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A rare chance to own a working ranch in the heart of New Mexico, featuring wide-open country, hunting opportunities, and room for cattle—all wrapped up in classic western charm.



CUERVO CANYON RANCH--EAST-CENTRAL NEW MEXICO

Welcome to Cuervo Canyon Ranch—a working ranch with heart, history, and plenty of room for adventure. Located between Santa Rosa and Tucumcari 10 miles north of I-40, this ranch lies in a natural bowl along Cuervo Creek, backed by a grand mesa to the north. Cottonwoods line the creek, cedar and piñon dot the hills, and ancient petroglyphs peek from rocky outcroppings. You'll even find the remnants of old homesteads, whispers of the folks who first settled this land.

Ride up to the northern mesas and you'll be rewarded with grass as far as the eye can see and views that'll take your breath. A fresh water spring keeps wildlife and cattle happy, and game includes: mule deer, pronghorn, quail, dove, geese, ducks—and every now and then, elk, bear, or mountain lion wander through. And for the next owner, a nearly finished three-bedroom, two-bath home awaits, ready to put down roots. It is about 90% complete.

Ranch Headquarters & Improvements

The southern headquarters is built for work. Large corrals and pens, chutes, load-out facilities, sorting pens—an older set of cattle scales—and everything set up so you can handle cattle from three directions at the same time. Barns, sheds, and a shop give plenty of room for feed, gear, and supplies.

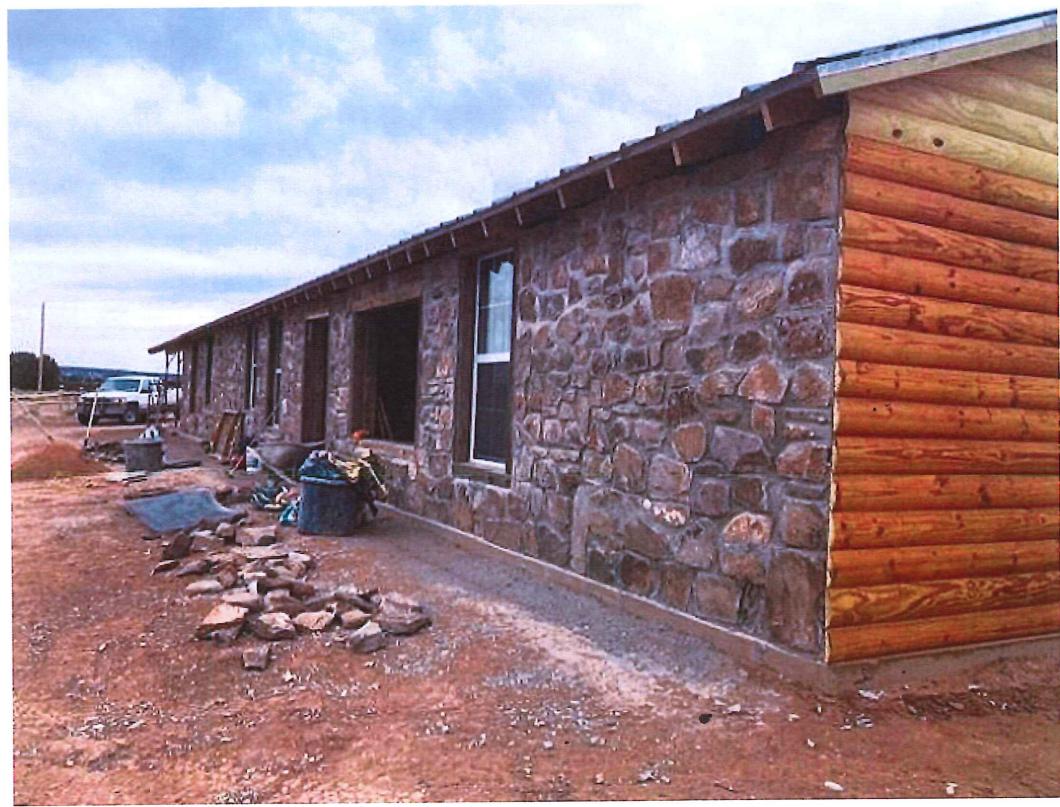
The new ranch house is about 2,100 square feet of comfort with three bedrooms, two baths, high ceilings, a great room, a wood-burning fireplace, and just the right touch of cowboy charm. About 90% finished, it's ready for the final touches from its new owner. It has western cowboy accents throughout.

Land & Climate

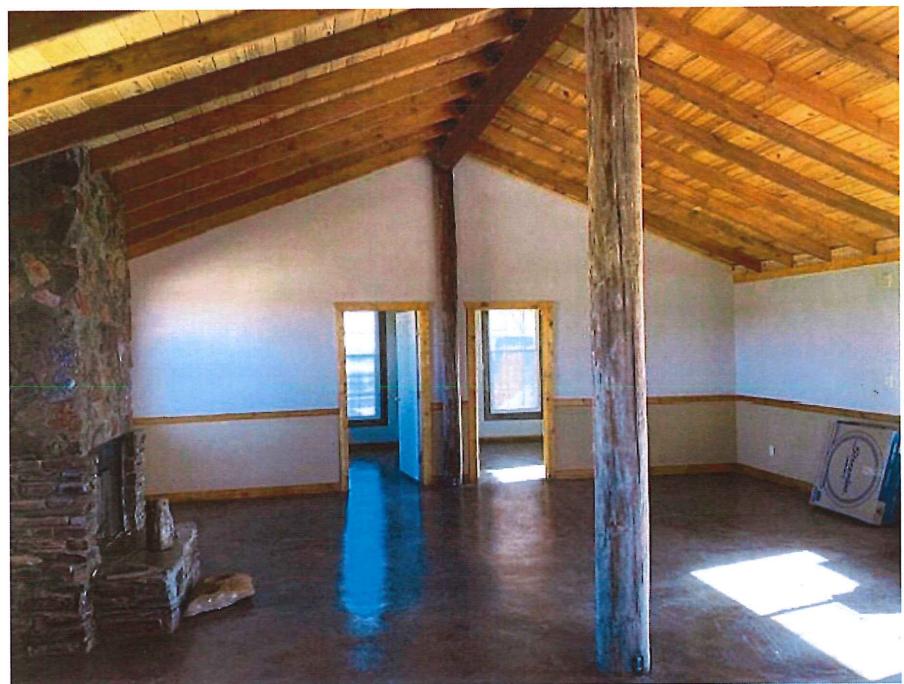
With 14 inches of annual rainfall, the ranch is mostly at 4,500 feet MSL, rising to nearly 5,000 atop Medio Mesa. Grass and terrain are top-notch, with blue gramma and side-oats gramma in excellent condition. Cattle on the property are in great shape. Three drainages funnel runoff waters into the Riparian area near the creek.

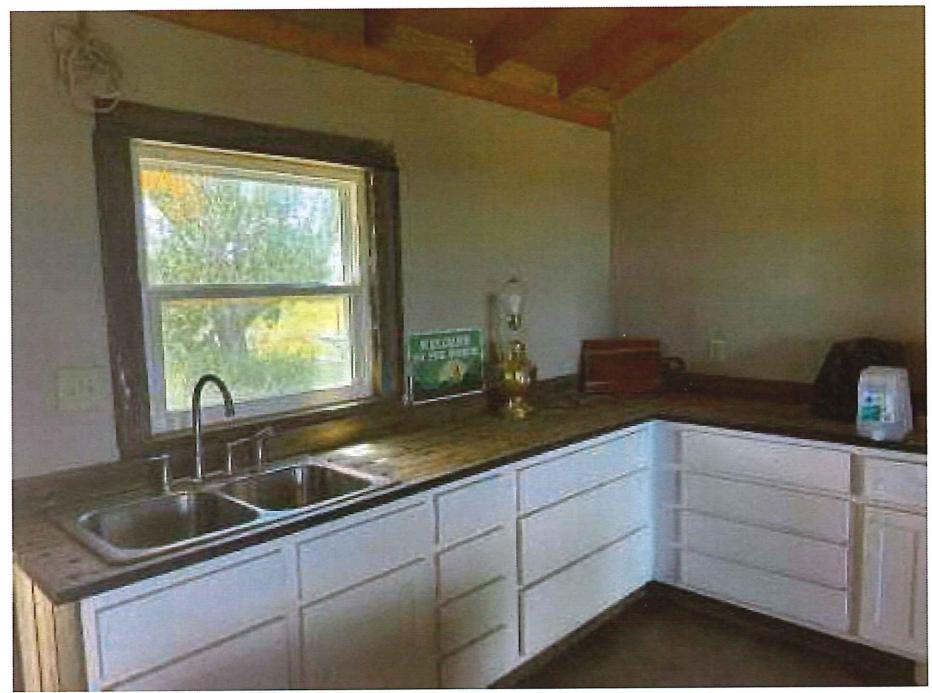






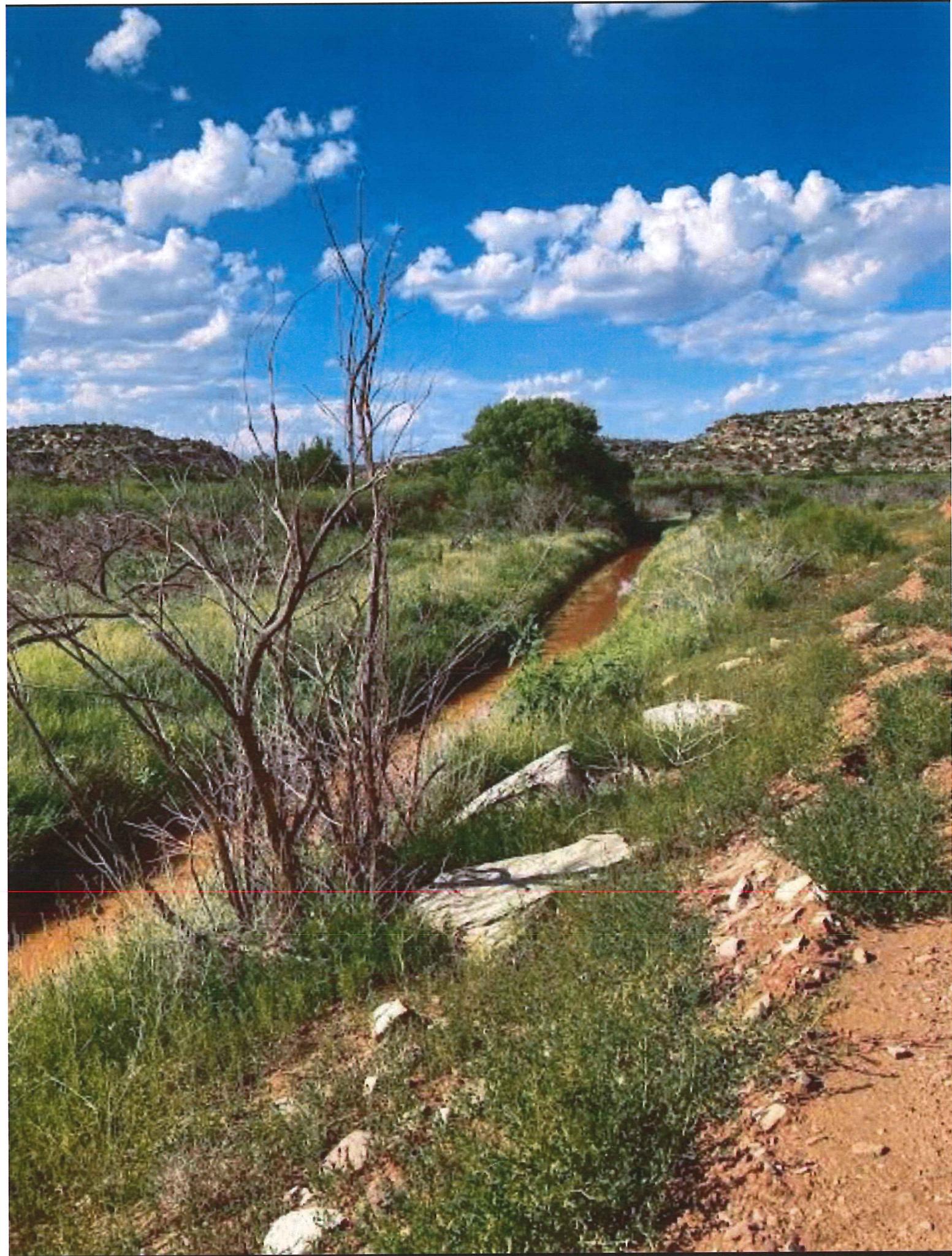












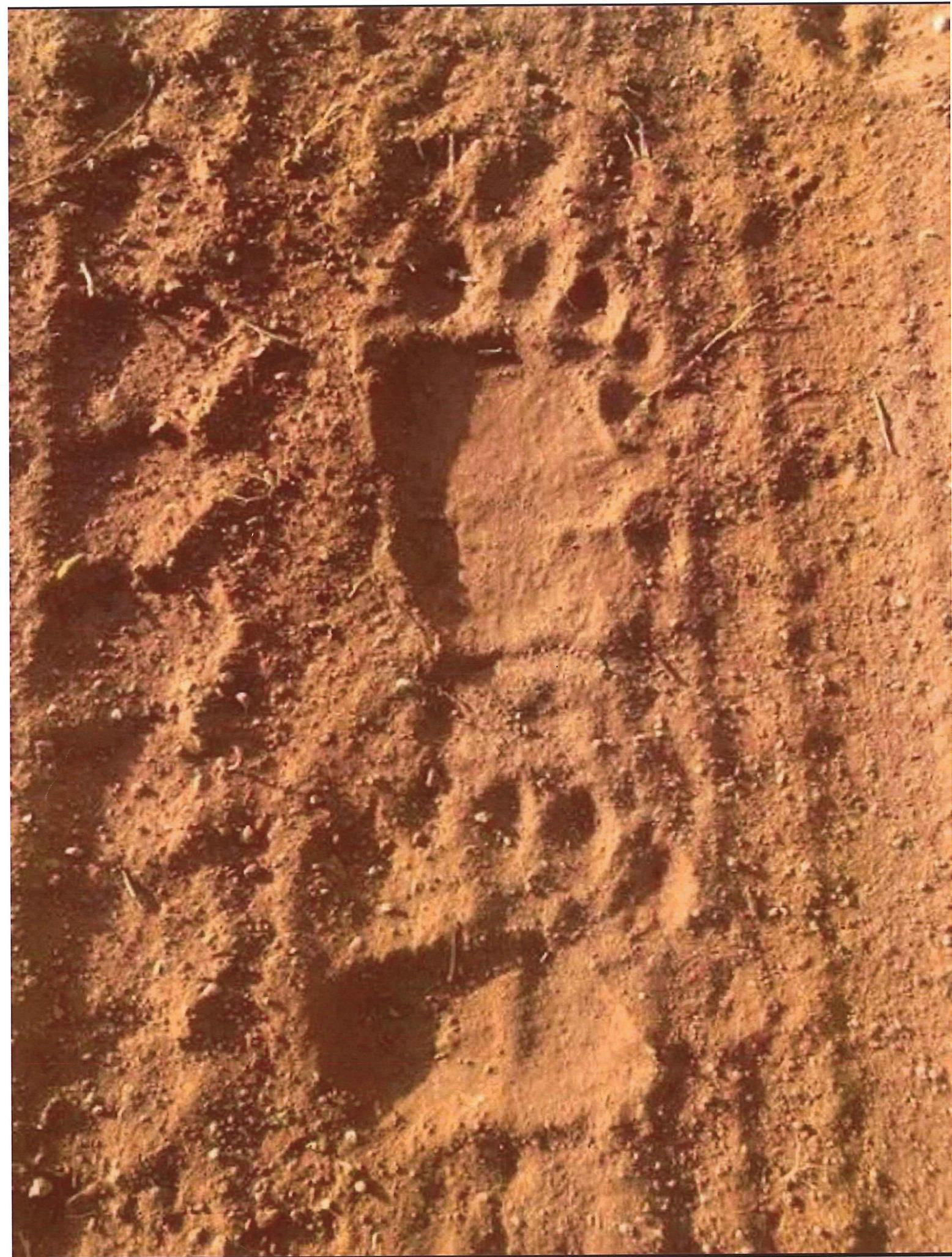


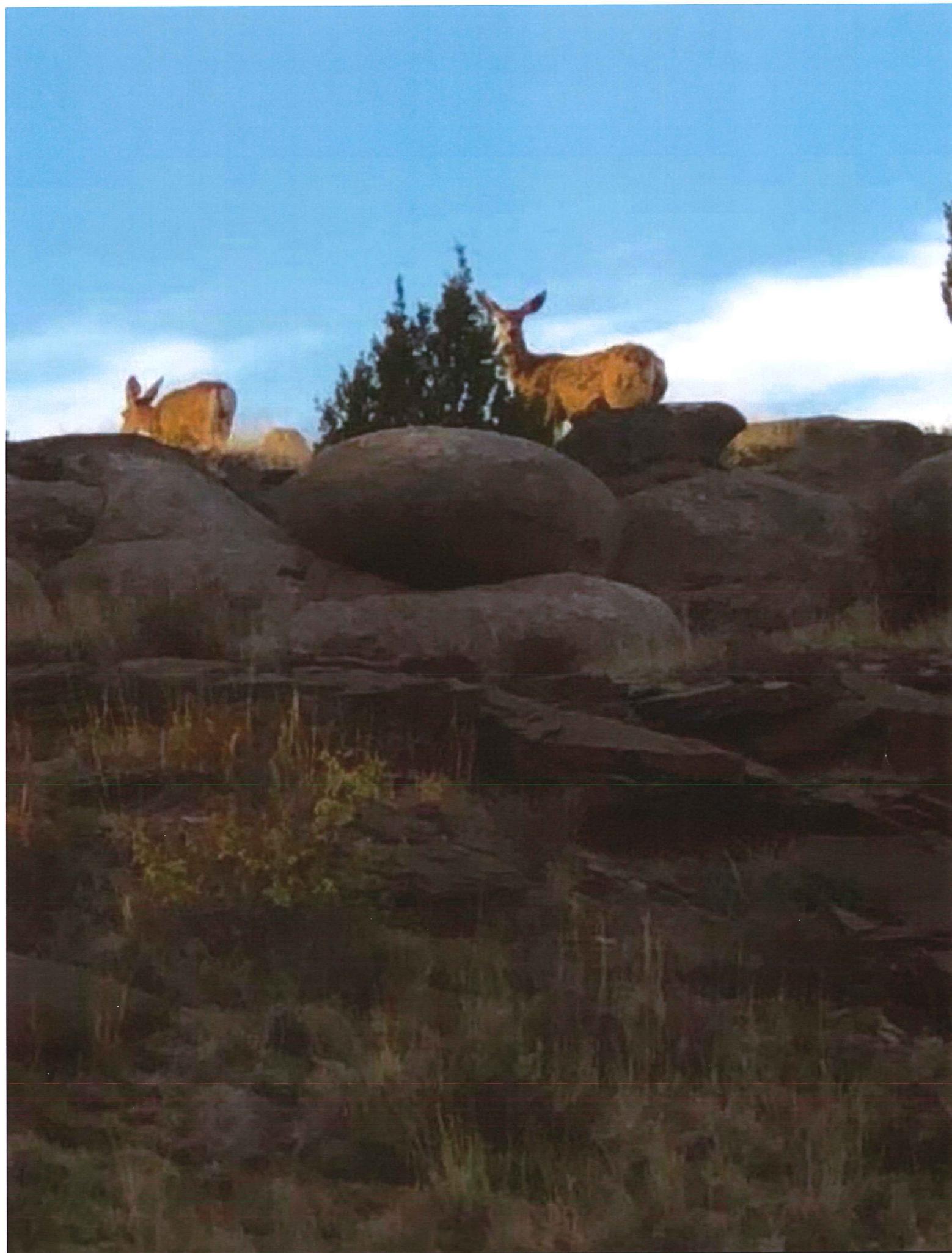




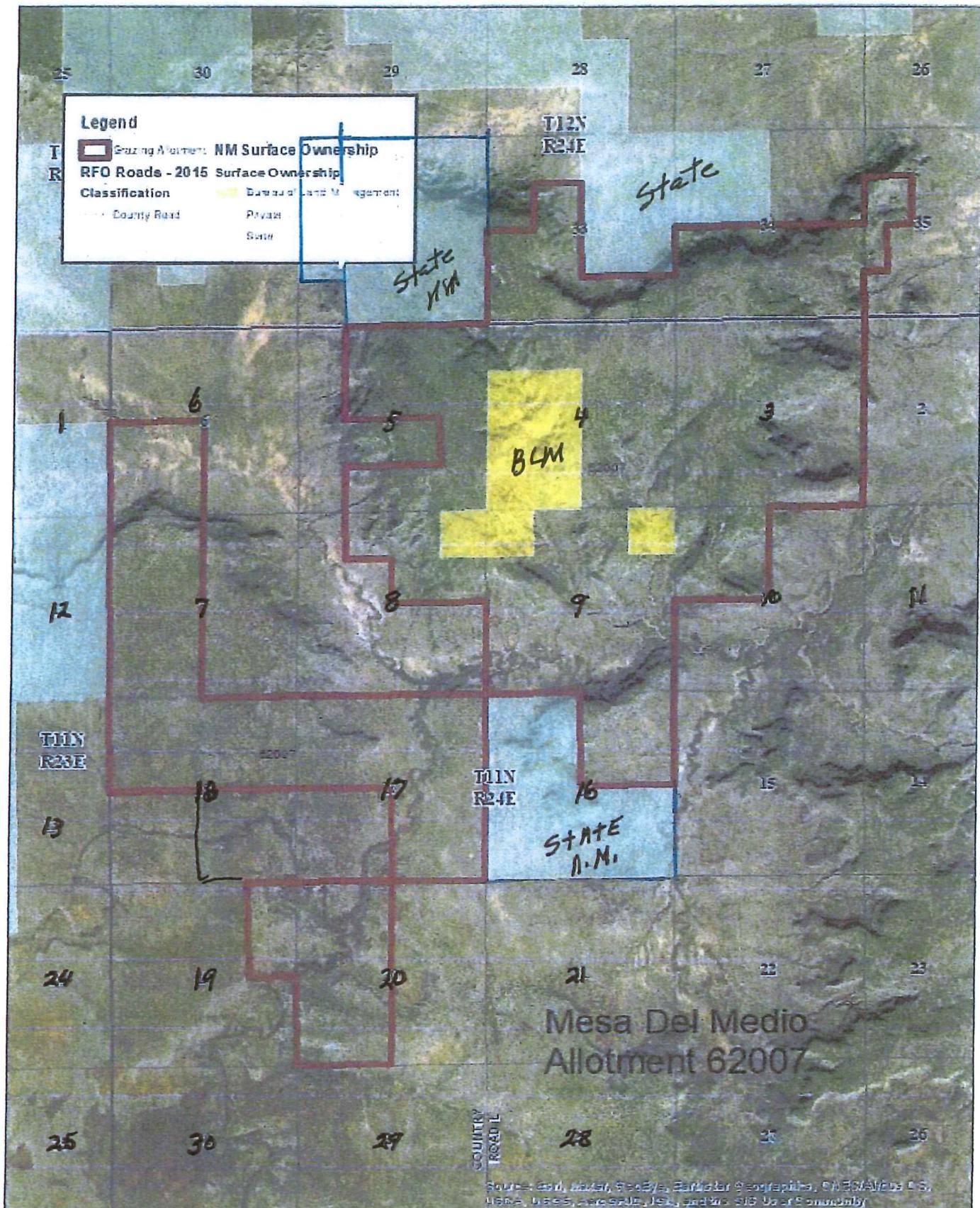










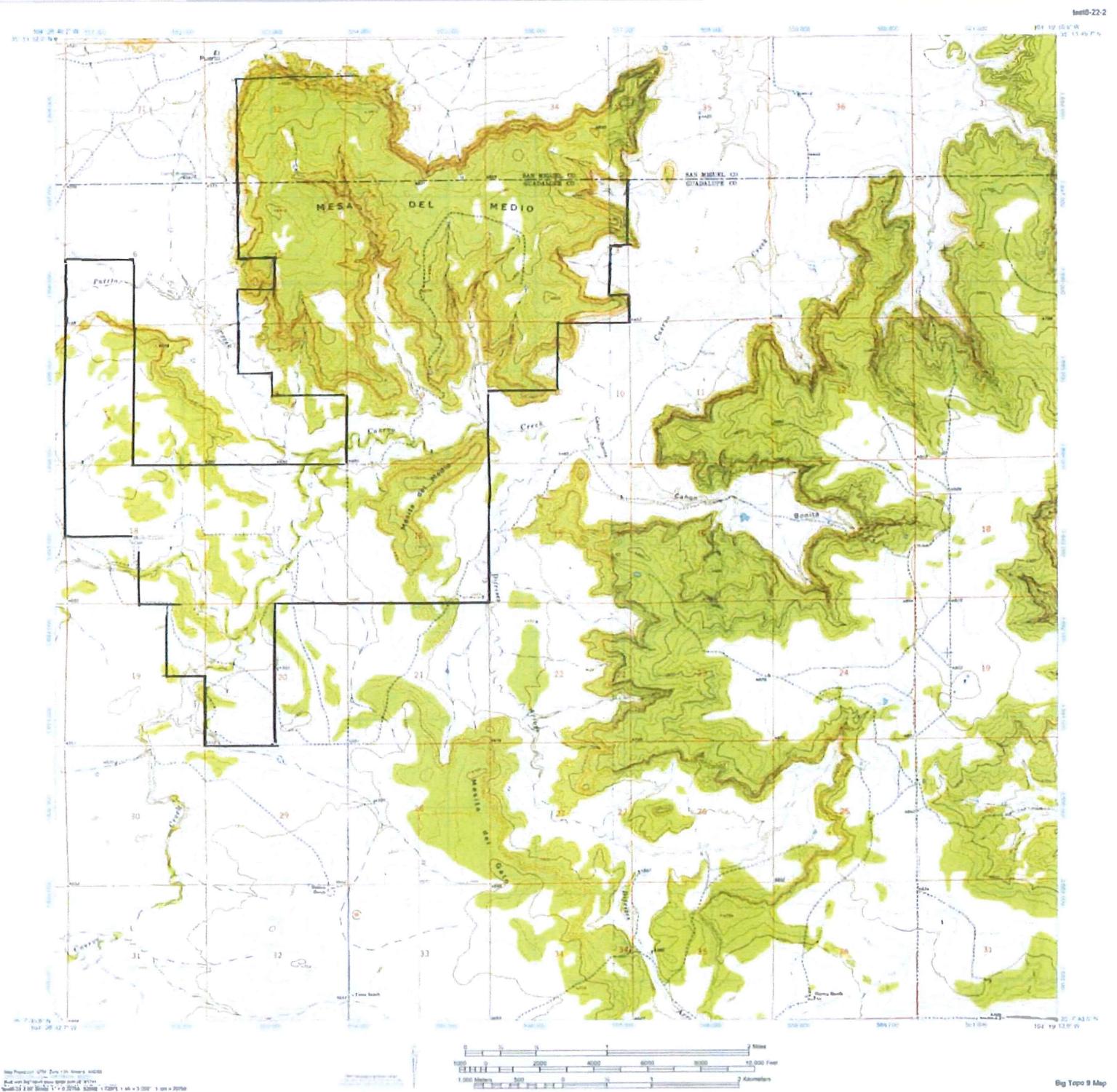


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October 6, 2020





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Larry D. Preuit, Broker

Broker's Remarks & Opportunity

This 10-section ranch has been lightly stocked and shows the benefit of above-average rainfall. It's a rare chance to own a piece of New Mexico that blends working ranch, hunting, and wide-open country.

- Total Acres: $6,409 \pm$ | Price: \$3,280,000
- Deeded Land: $5,008 \pm$ acres | \$655 per acre
- Leased Land: $1,401 \pm$ acres | Terms – Cash upon closing

The $1,080 \pm$ acres of New Mexico State lease plus $321 \pm$ acres of BLM lands will transfer to the new owner. Sellers reserve a 50% interest in any mineral rights. No other reservations apply. Listed and priced "As Is," this ranch won't wait for long.

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