

# Rocking A Ranch

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*9.38 Sections*



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**Location: Catron County, NM**

Approximately 3 miles north of Datil, NM.

**Size:** 160+/- deeded acres

5,842.60 +/- acres Forest Lease

Totaling approximately 9.38 Sections

**Carrying Capacity:**

Permitted for 70 AUM's year long. The Ranch is currently stocked with 50 head of mamma cows that can be purchased with the sale of the ranch.

**Headquarters: and Improvements**

A 10' wide wrap around porch encompasses the 2,500 sq. ft. modular home with 3 bedrooms, 2 1/2 baths, sitting area and den. The interior is an open floor plan with beautiful archways that lead into the kitchen, dining and living area. Flooring throughout the home is laminated hard wood and heating is provided by central gas and a very efficient fireplace. There are three 1,500 sq. ft. metal barn/storages and one 3 sided 1,500 sq. ft. barn.







### **Utilites:**

Off the grid, the ranch is powered by a state of the art computer solar system that was completely upgraded last year and is housed in a insulated building. Internet is available via satellite. This area is normally sunny which makes the solar system very adequate.



### **Water:**

A very productive 500 foot well supplies water to the home and corrals and feeds into two 5,000 gallon storages on the private land and a 3,000 gallon and 5,000 gallon water storage on the forest. There is 11 miles of pipeline that provide water into eleven drinkers in every pasture. Numerous dirt tanks scattered around the ranch also provide water to the cattle and wildlife.



### **Wildlife:**

The ranch is located in Hunting Unit 13 and abounds with trophy size elk, mule deer, an occasional black bear and lion, and numerous varieties of birds and smaller predators.







### **Terrain:**

The terrain is rolling to mountainous with canyons that have a abundance of grass coverage. The elevation averages 7,400 ft at the headquarters with the highest point at 9,400 ft. on Indian Peak. The ranch has a protective covering of Ponderosa, Pinion, Cedar and Juniper trees.



This is a nice ranch conveniently located near the small town of Datil and only 2 miles of dirt. There are very scenic views with good access and plenty of privacy. The new fence around the 160 deeded acres allows the private land to be locked by new steel swinging gates. The abundance of grass and wildlife makes this a perfect place for a small ranch operation with a great potential to create a private hunting outfit.

MLS #

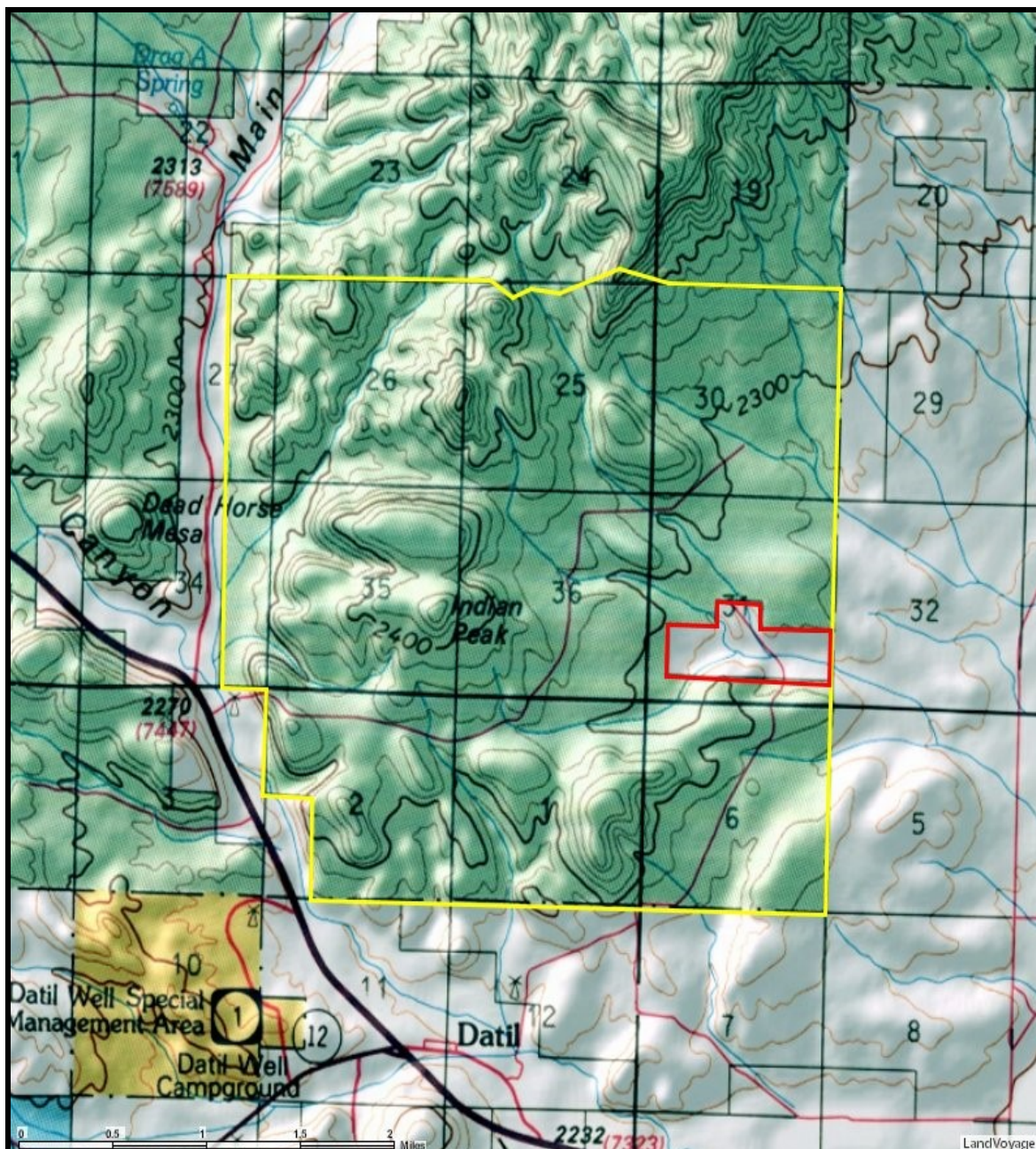
**MLS # —————-Price: \$980,000**





 Ranch Boundary     Private Property     Cibola Nat'l. Forest

# K Ranch Map

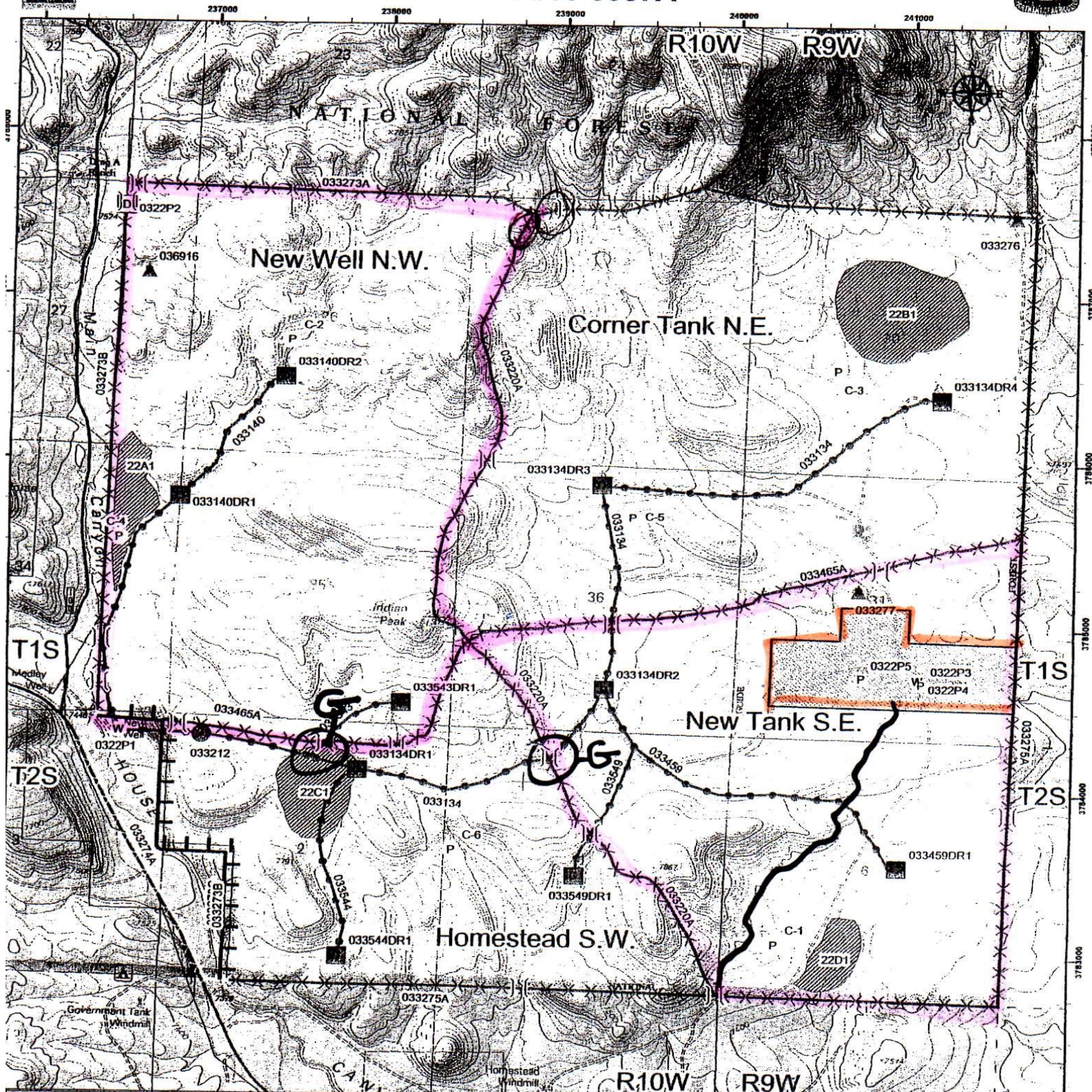


Mapping boundaries are based as an approximate line and are not guaranteed .





# Datil Allotment Permit Map Permit #03-3057A



## Legend

### Range Improvements (point)

### Maintenance Responsibility, Improvement Type

- Datil Permittee, Pit Tank
- Datil Permittee, Storage Tank
- Datil Permittee, Drinker
- Whitehouse Permittee, Pit Tank

### Range Improvements (line)

### Maintenance Responsibility, Improvement Type & Material

- Datil Permittee, Fence, Barbed Wire
- Datil Permittee, Pipeline, Plastic
- NM Highway Dept, Fence, Barbed Wire
- PRIVATE FENCE BARBED WIRE