

Optimo Ranch

2,900± acres | \$1,840,000 | Wagon Mound, New Mexico | Mora County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Optimo Ranch

Location

Chas S. Middleton and Son, LLC, is privileged to have the exclusive listing on this small production ranch in Northeastern New Mexico. The ranch contains 2,900± deeded acres. The ranch is 33 miles north of Las Vegas, 2 hours from Santa Fe, and a bit over 2.5 hours from the Albuquerque International Airport. Interstate 25 and a paved frontage road provides year-round access to the ranch and its entrance is accessed off the frontage road from Watrous, NM.

The Optimo (Best or Very Good) Ranch is named after a ghost town located within the boundaries of this property. Optimo or as previously named Tipton was a town set up for a railroad depot. The railroad imported settlers from Pennsylvania who were called Dunkards. They settled the land and tried their hand at farming and ranching in this area of New Mexico. There are ruins scattered around the ranch, including a store and schoolhouse, as well as other old building sites. The house that the ranch manager lives in was once the Optimo post office.

This adobe building is all that remains of the Ghost Town of Optimo.





Property Description

This ranch is in strong grazing country for a year-round cow/calf operation or a yearling operation. The terrain is covered with Blue and Black Grama, Buffalo and Side Oats grass. Fences and both sets of pipe pens are in excellent shape. The ranch has all new internal five strand barb wire fencing. Perimeter fencing is all new 5 strand barb wire except for one mile on the southwest end that is also in excellent shape. The fence construction is pipe corners and H Braces, T-posts and pipe gates. The two sets of pens are of pipe construction. The north set of pens is a good set of working pens. The pens southeast of the headquarters includes a set of 30,000 pound Webb livestock scales and a loading chute. There is also a 46,000 pound overhead cake bin at the headquarters.

Water Features

The Optimo Ranch is watered by 5 solar wells and 1 electric submersible well. The depth of the wells is approximately 250 feet. Each of the 6 wells has a drinker or drinkers. The electric submersible well provides water to both homes.









Improvements

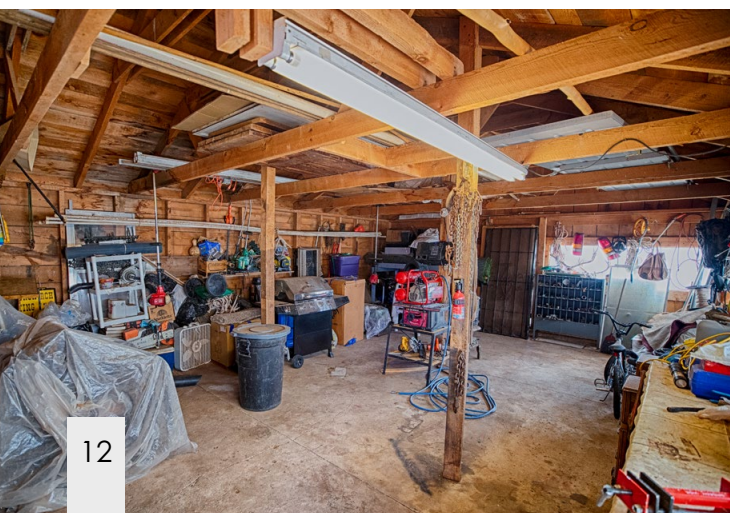
The owner's home was added the year the current owner purchased the ranch. It is an 1,800 square foot modular home that has 3 bedrooms and 2 bathrooms. The front porch offers an excellent view of the south end of the ranch as well as the Sangre de Cristo Mountains. The house has central heat and air-conditioning. The ranch manager lives in an adobe home adjacent to the owner's home. It is an older home that has been added on to over the years. It is approximately 2,400 square feet and has 3 bedrooms and 1 bathroom. The ranch manager and his family have been on the ranch approximately 18 years. Other improvements include a very functional shop and several outbuildings.















Hunting • Recreation

Elevations on the Optimo Ranch range from 6,200 ft. to 6,400+ ft. This ranch provides a perfect habitat for big buck antelope and an occasional elk, deer and bear passing through on their way to the Mora River. Antelope are the dominant wildlife on this ranch.

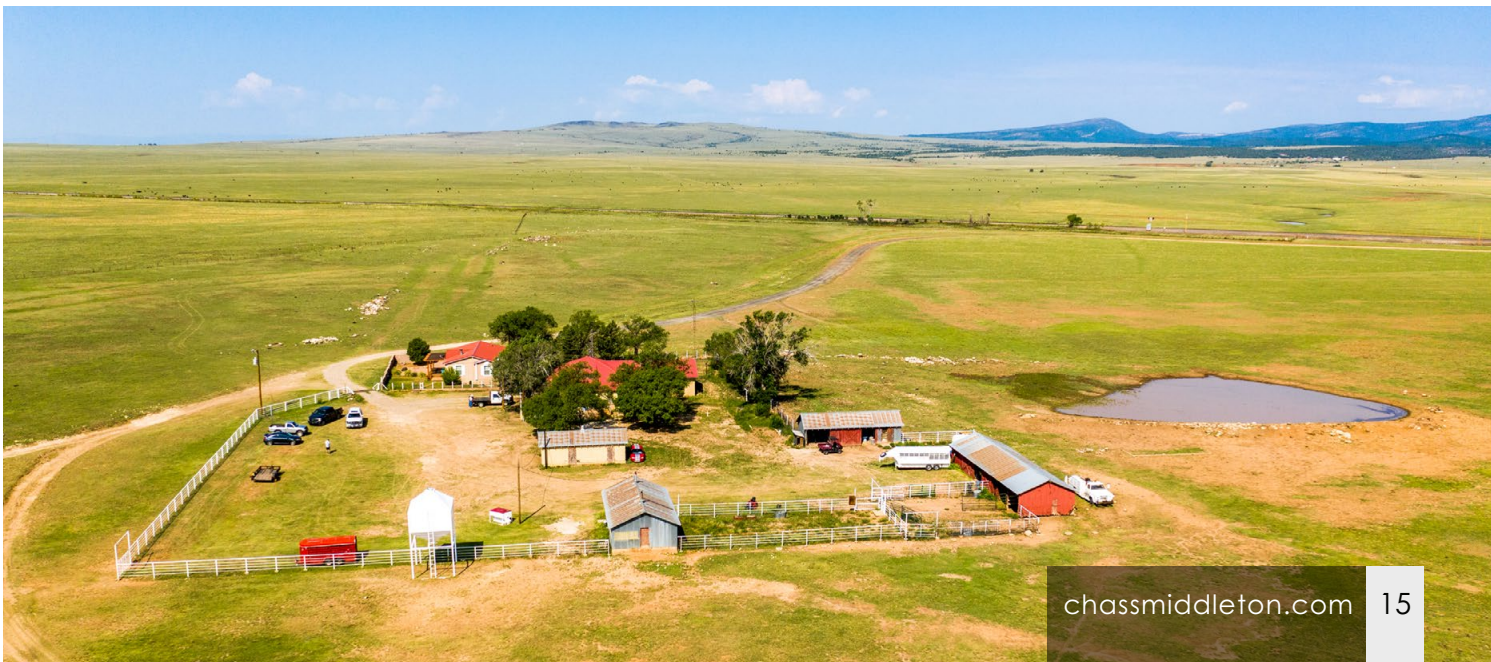
Remarks • Price

For those that can fly to New Mexico, the Las Vegas Municipal Airport has an 8,199' x 75' runway which will handle small planes and private jets. Las Vegas is known for the Armond Hammer World College, New Mexico Highlands University, Luna Community College, Fort Union Monument, and it's Old Town Historic District. Storrie Lake State Park is located at Las Vegas and provides year-round fishing and summer water sport activities. For the snow lovers the Optimo Ranch is only a short distance from Angel Fire, Red River and Taos ski resorts, as well as other winter activities.

The Optimo Ranch has been in the same ownership for 28 years. The owner will convey 50% of any minerals owned. Additionally, all the wind energy generation rights will transfer with the property.

We have the Optimo Ranch priced at \$1,840,000 (or approximately \$635 per acre) and truly believe it is reasonably priced based on its production and proximity to Las Vegas and Santa Fe. It is not often that a small production ranch or a get-a-way property close to Las Vegas, Santa Fe, Angel Fire and Red River come on the market. The owners are also willing to negotiate a turnkey sale, including furniture, equipment and livestock.

*For more information or to schedule a showing,
contact Dwain Nunez at (505) 263.7868 or Jim Welles at (505) 967.6562.*







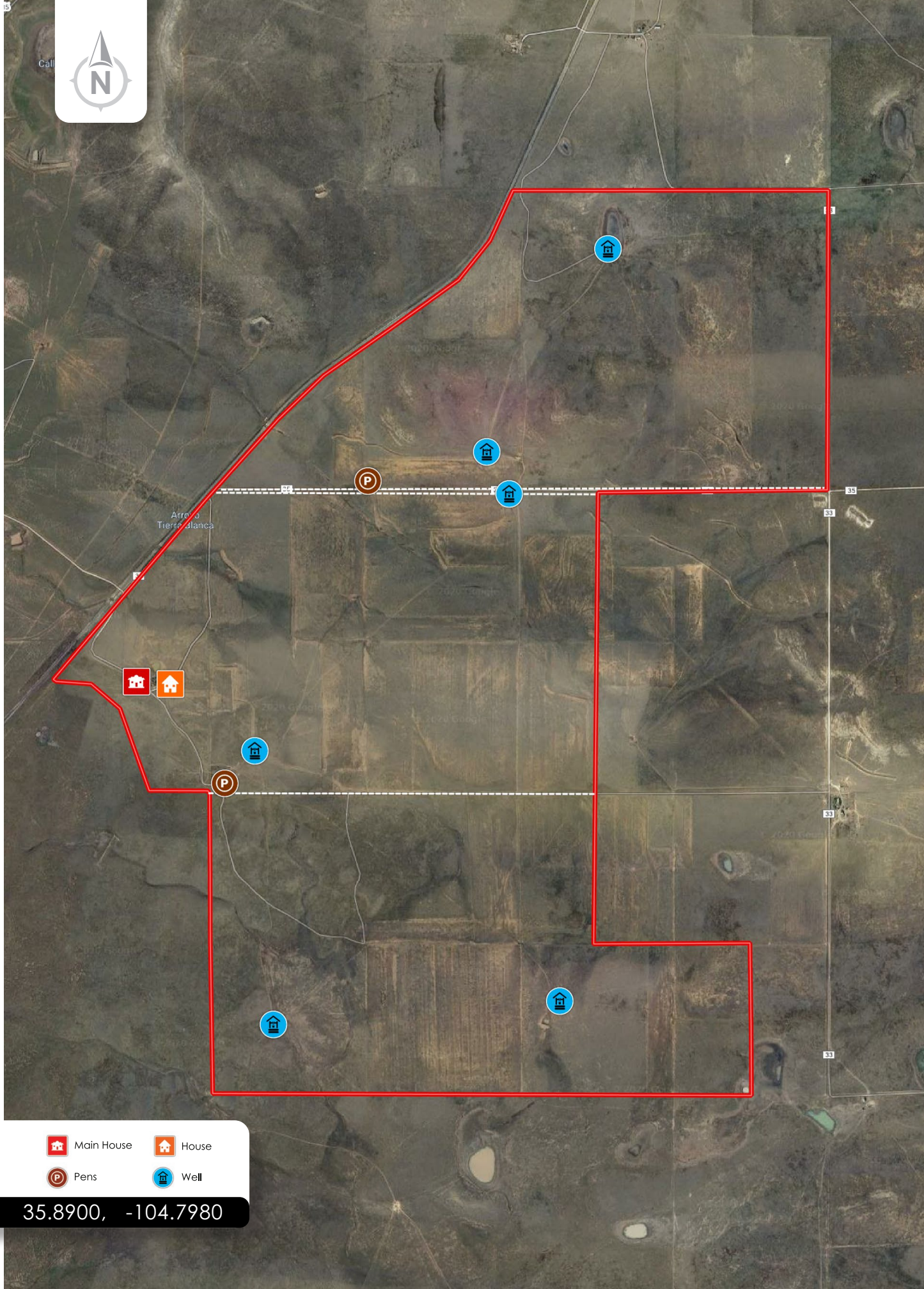
Wagon Mound



Optimo Ranch

I-25

Las Vegas, NM



Main House



House

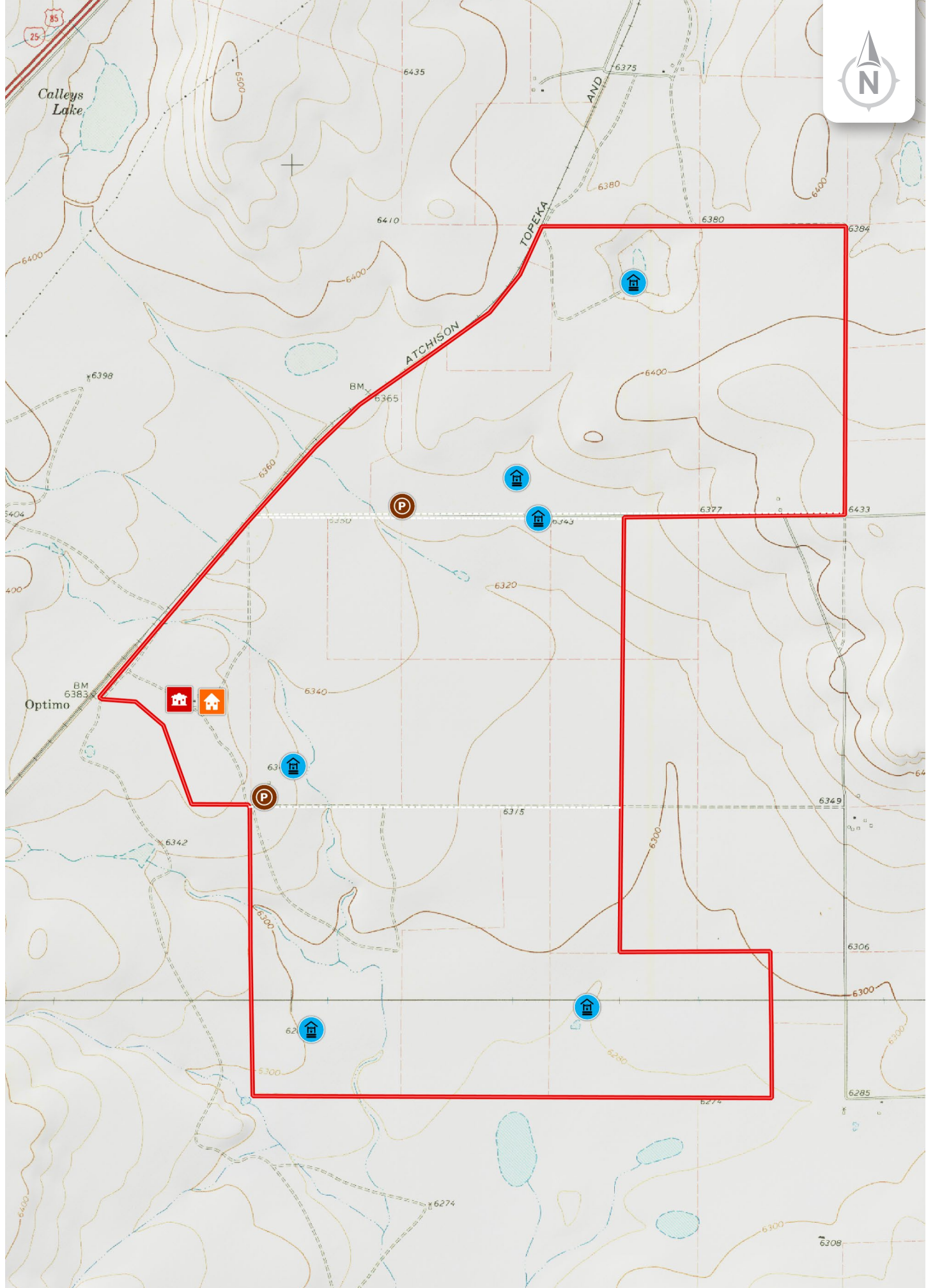


Pens



Well

35.8900, -104.7980



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Dwain Nunez

Associate Real Estate Broker • NM

(505) 263.7868

dwain@csmansion.com

James (Jim) Welles

Associate Real Estate Broker • NM

(505) 967.6562

jim@csmansion.com

(806) 763.5331

chasmiddleton.com



YouTube

