



FAY RANCHES^{Inc.}

RIO ROJO CANYON RANCH

Springer, NM

\$2,150,000 | 2,648 ± deeded acres plus 560 ac state lease

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Rio Rojo Canyon Ranch | Springer, New Mexico

INTRODUCTION

Rio Rojo Canyon Ranch is one of the few exceptionally wild places that remains relatively untouched by human hands. The Canadian River Canyon provides an amazing backdrop for viewing the immense amount of wildlife roaming this vast country.

Three thousand four hundred sixty-eight acres with 8 miles of Canadian River consists of a pristine, secluded, wilderness habitat with zero people-pressure and no public access! High elevation grasslands meet deep canyon country along both sides of the Spectacular Canadian River Gorge. Views of distant snow-capped mountains add a special touch of western drama. The wild Canadian River supports fish, waterfowl, and other small wildlife and provides drinking water for the diverse suite of large mammals. On both sides of the rim, old homesteads and stacked-stone-ruins hold secrets of the past. Trophy Elk and Big Mule Deer thrive on this ranch along with Barbary Sheep (Aoudad), Pronghorn, Turkey, Mountain Lion, Bobcats, and Black Bear.

Enjoy Unlimited Landowner Elk Permits in a game unit where there is almost no public elk hunting. Because of the unique nature of the habitat, this property has been under consideration by the NM Department of Game and Fish for the re-introduction of Rocky Mountain Big Horn Sheep. Situated between two very large cattle ranches, much of which is State Land and National Grasslands, this incredibly private property offers incomparable hunting and recreational opportunities.

A very comfortable, updated 1800-square-foot residence in Springer, NM, is included as the perfect staging location and launch point for adventure. Springer is on Interstate 25, just 134 miles from Santa Fe. Acreage is approximately 2,648 deeded, 260 bonus, 560 of state lease.
\$2,150,000

LOCATION

Springer, NM is located on I-25, one hour from Las Vegas, NM, less than 2 hours from Santa Fe, and an hour from Trinidad, CO.



AIRPORT

Springer Municipal Airport has a 5003-foot asphalt runway and can accommodate small jets. Santa Fe Municipal Airport is two hours from Springer via I-25.







AREA HISTORY

The Canadian River Canyon is one of the most spectacular features in eastern New Mexico. The Canadian River cuts a path 600 feet deep as it makes its way 760 miles from the New Mexico-Colorado border to join the Arkansas River in Oklahoma. The untamed river and the dramatic canyon that contains it are home to abundant and diverse wildlife and rich history. “Apparitions out of the past stand in plain view as you hike the Canadian Gorge. The impression is of a great ghost canyon, an empty house where the echoes of human voices have barely fallen silent. Pottery shards and flint scatters lie beneath layers of dust in the overhanging caves. Lines of piled rock mark ancient Hispanic sheep-range boundaries.” *Dan Flores, Caprock Canyonlands.*

ACREAGE

Enclosed within the ranch boundaries are an additional approximately 260 acres of land owned by private owners with no access easement.



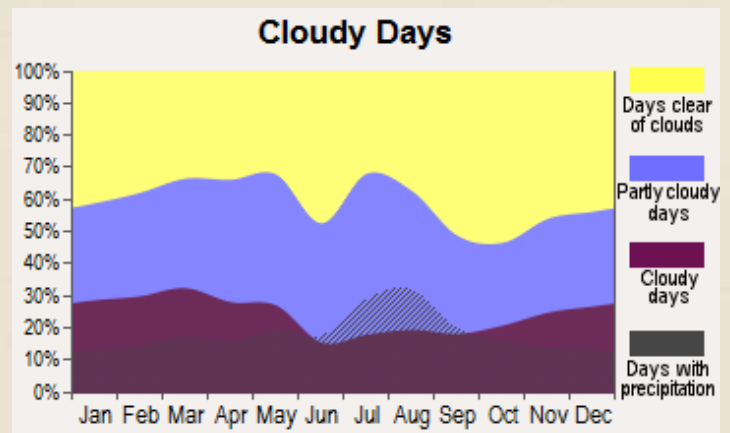
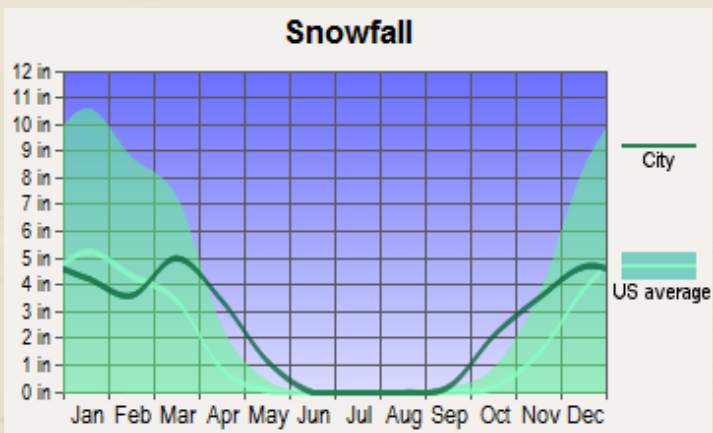
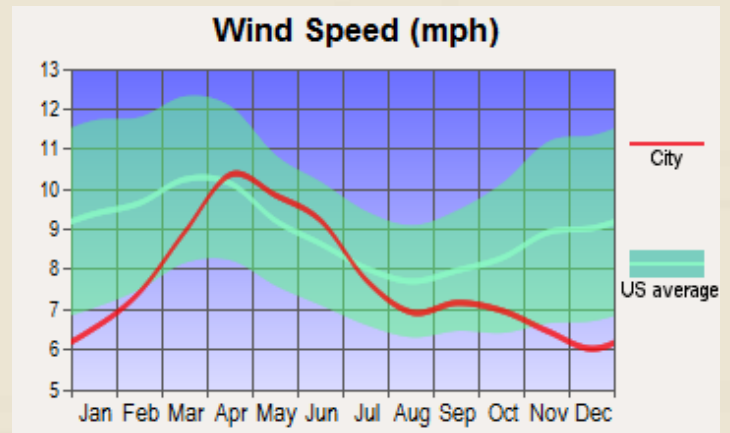
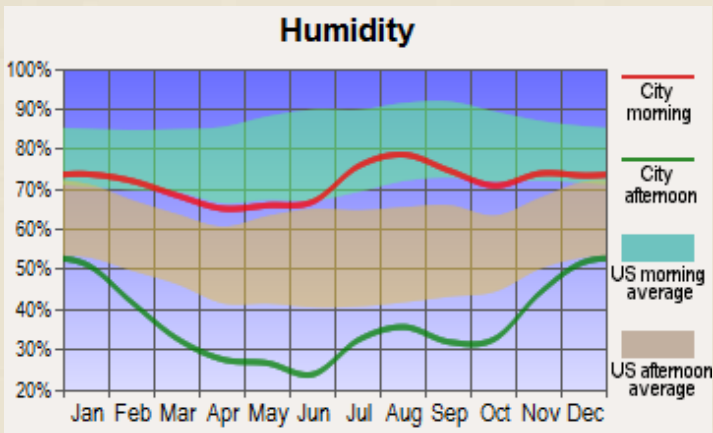
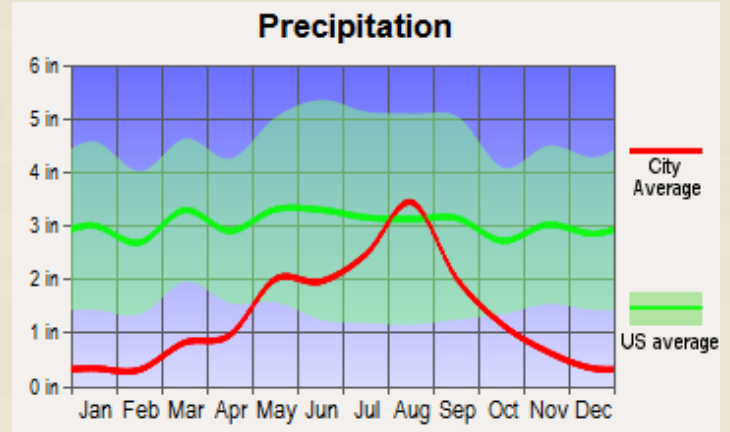
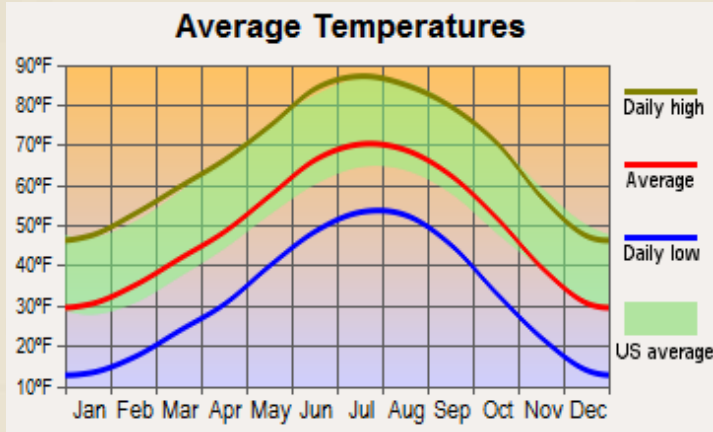
2648± DEEDED ACRES PLUS 560 AC STATE LEASE



SCENIC VISTAS

The views down into the bottom of the Canadian River Canyon from the rim 600 feet above are nothing short of spectacular. The snowcapped Rocky Mountains on the western horizon are an amazing backdrop to incredible sunsets.

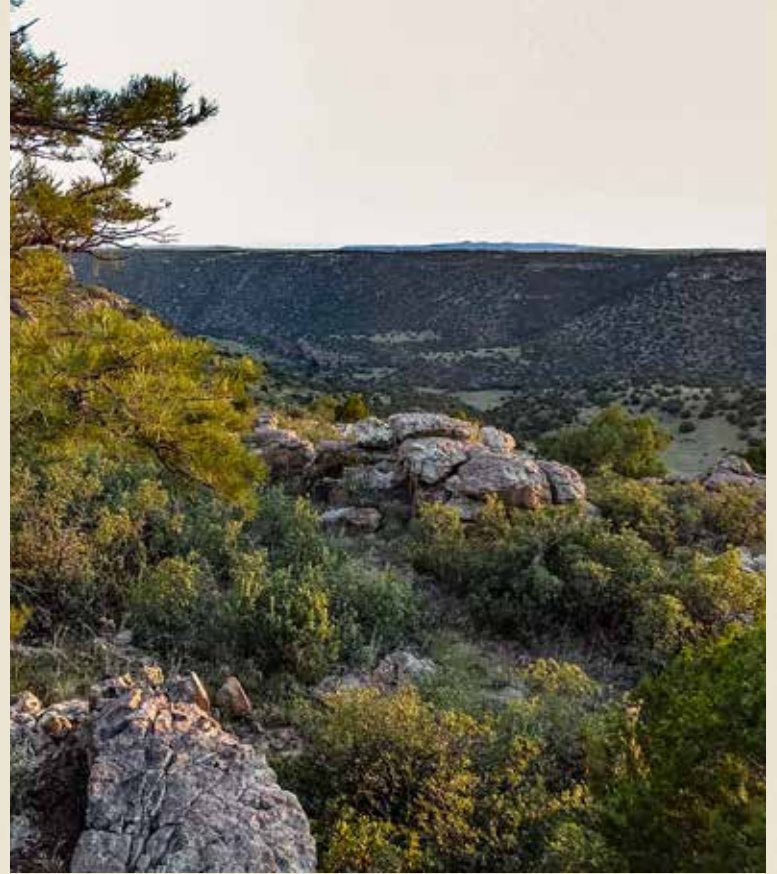
CLIMATE



Courtesy of City-date.com/SpringerNewMexico

RECREATION

Enclosed within the ranch boundaries are an additional approximately 260 acres of land owned by private. An excellent location for private horseback rides and private hikes along the Canadian River and canyon rim. A great ranch for exploring, artifact hunting, bird watching, and wildlife viewing.



FISHING

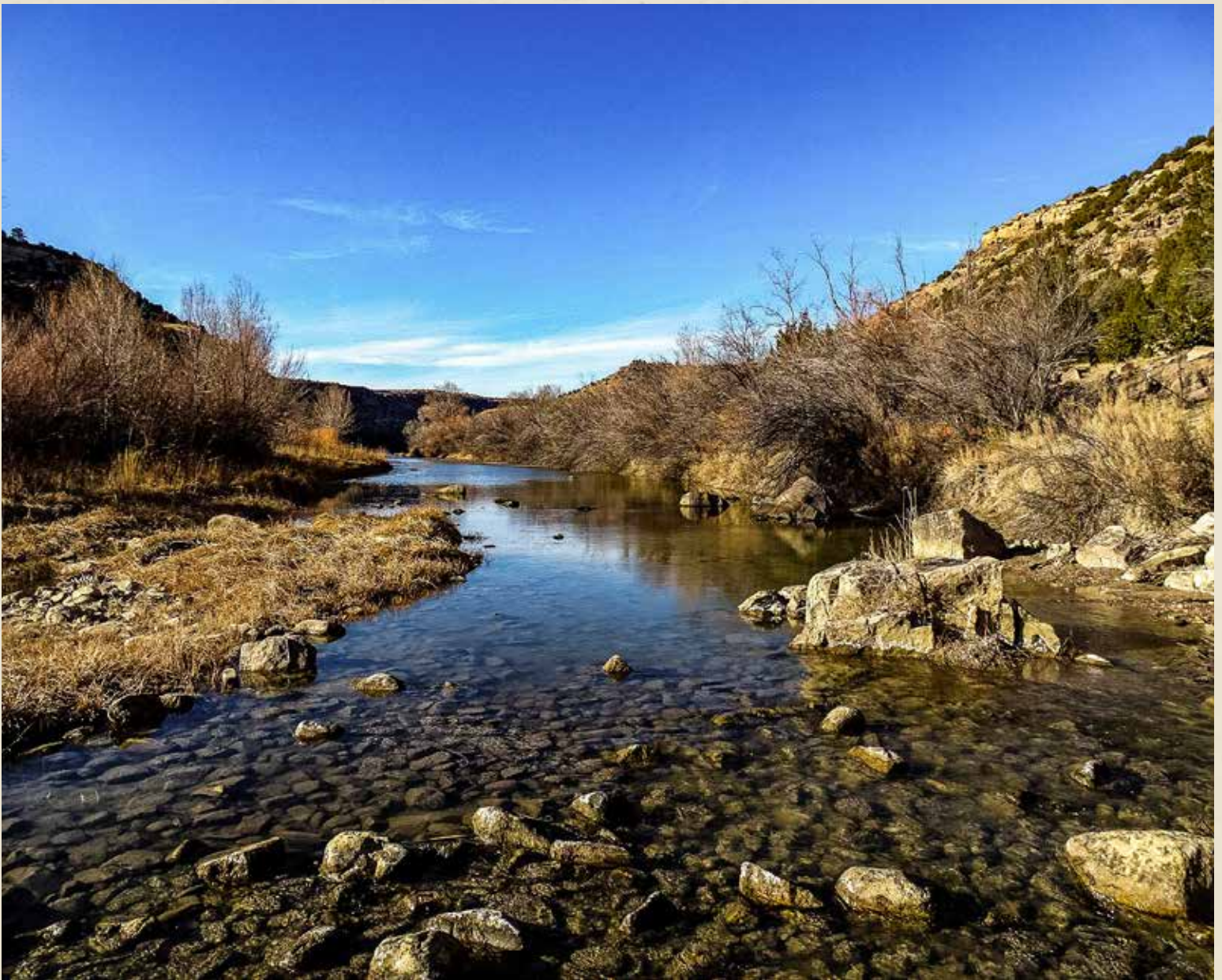
Largemouth bass, green sunfish, channel catfish, and bullhead catfish.



HUNTING AND WILDLIFE

There are large numbers of quality elk, mule deer, Barbary sheep, bears, mountain lions, turkey, and waterfowl.





WATER SOURCES / WATER RIGHTS

The Canadian River is a perennial, undammed river that retains its wild and untamed nature.

MINERAL RIGHTS

The seller is negotiable to transferring all minerals in his possession with the property.



CONSERVATION / STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.

There are currently no conservation easements on the property. With the unique and vital habitat, this ranch would be an ideal candidate for protection with a conservation easement. New Mexico land trusts have shown interest in conserving this property.



IMPROVEMENTS

Completely updated 1800 square foot house with attached garage in Springer. This is located on two lots in a good location on the edge of town.



QUICK FACTS

- 3648± deeded acres, 560 state lease acres, 260+/- bonus acres within fenced boundaries
- 7 miles of the spectacular Canadian River Canyon
- Rugged and Wild Country
- Extremely private
- Fishing and waterfowl hunting
- Large elk and mule deer
- Unlimited landowner tags for elk
- Barbary sheep, bears, mountain lions, and turkey
- Possible opportunity for bighorn sheep
- Endless possibilities for horseback riding, hiking, bird watching, and wildlife viewing





SUMMARY

The Rio Rojo Canyon is a unique opportunity to own and protect a rugged and wild part of the American West. Teeming with wildlife, this ranch is a great hunting ranch with unlimited landowner elk tags. It offers exceptional horseback riding, hiking, wildlife viewing, and exploring possibilities. Ranches this wild do not come around often.







PRICE

\$2,150,000

TERMS

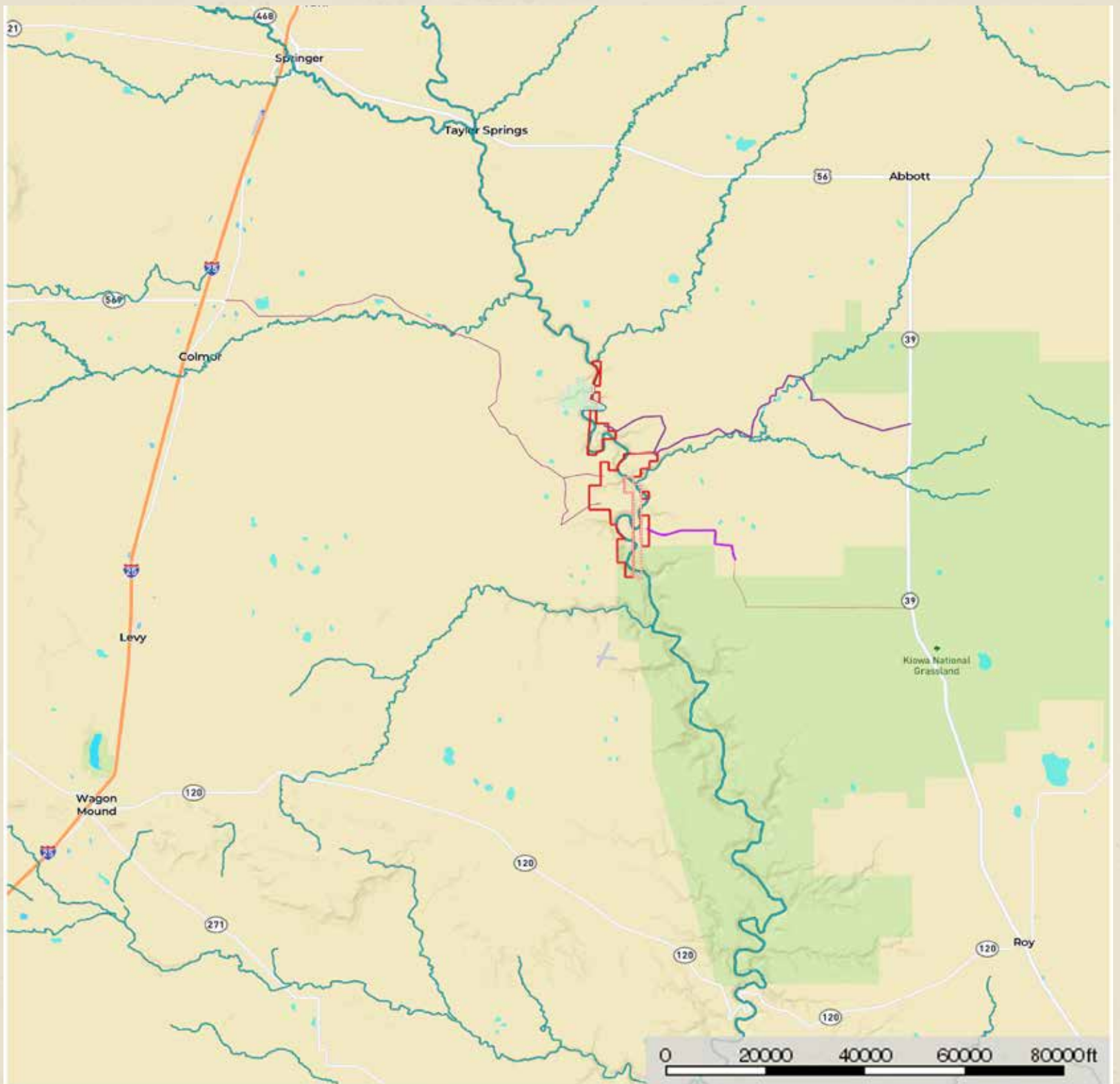
Cash, Conventional Financing, 1031 Tax Exchange

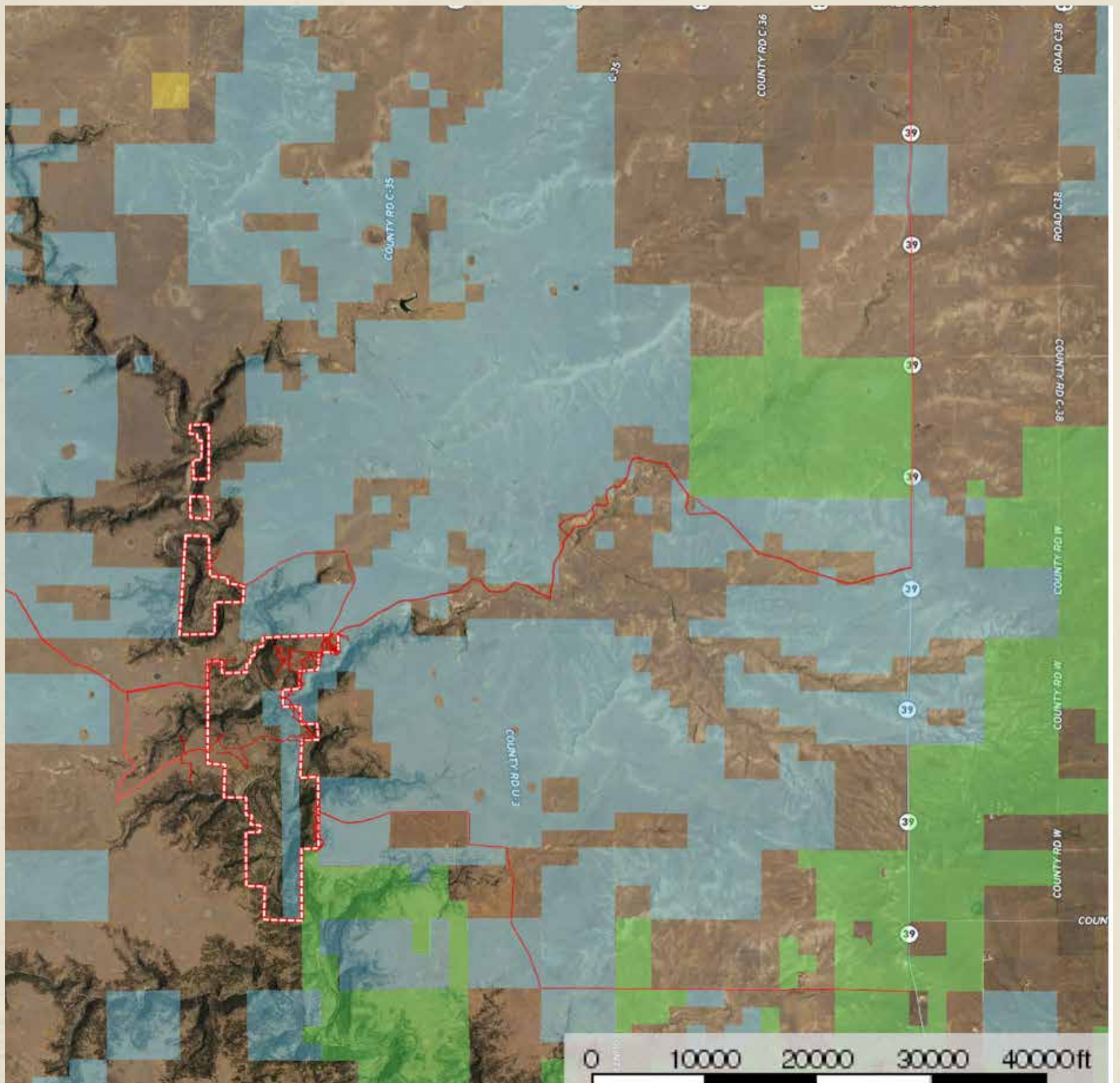
CONTACT

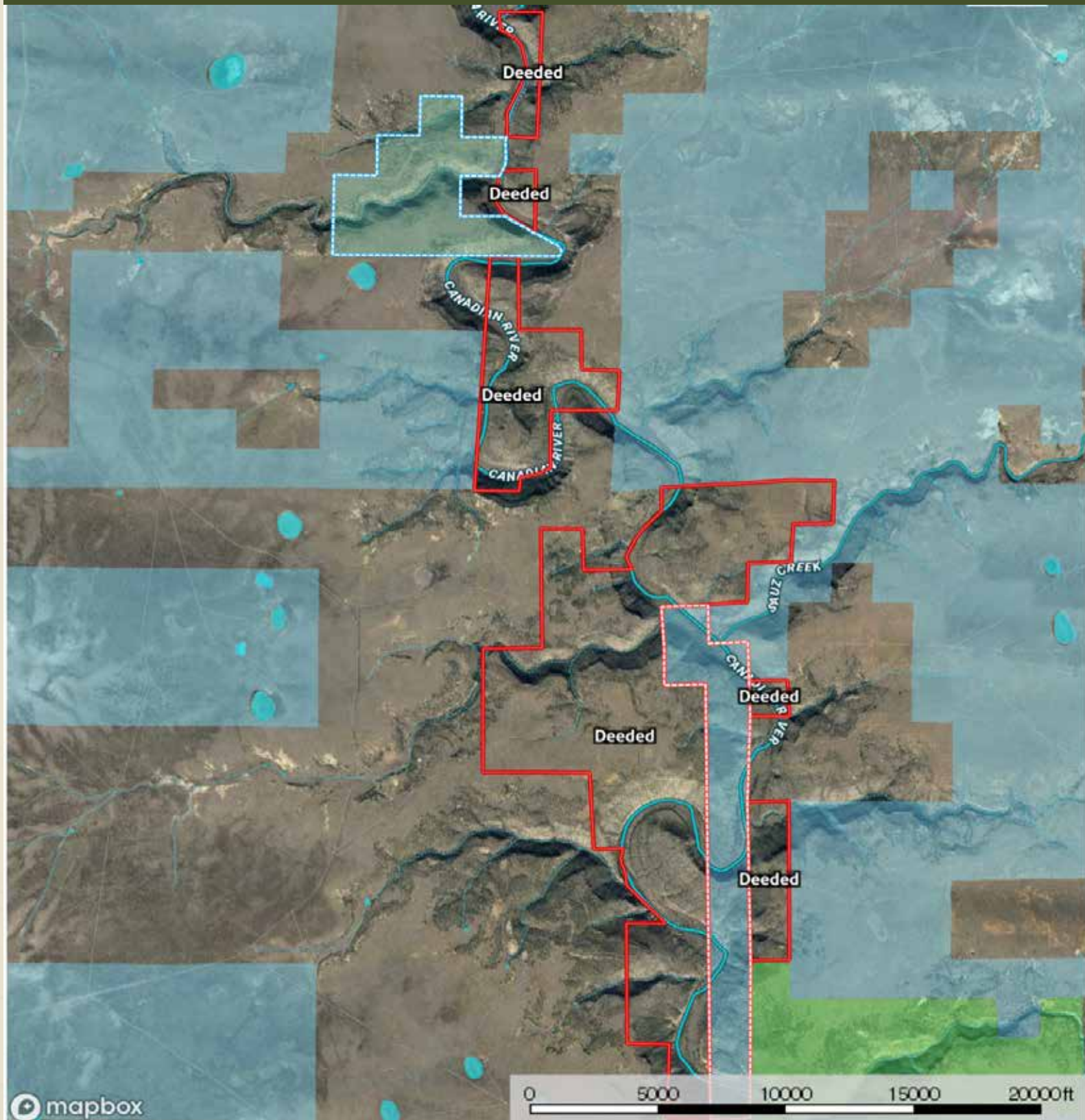
Please contact **Robert Martin** | (505) 603-9140 | rmartin@fayranches.com or **Greg Walker** | (720) 441-3131 | gwalker@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.













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Invest & Enjoy



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