

LetItRide Ranch

12,698± Total Acres | \$12,202,300 | Mountainair, New Mexico | Torrance County
11,093± Deeded Acres | 1,605± NM State Lease Acres



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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LetItRide Ranch

Set amidst the sweeping vistas of Central New Mexico, LetItRide Ranch spans an impressive 12,698± acres of deeded and state-leased land. Located just 7 miles southeast of Mountainair with paved access via State Highway 55, this turnkey ranch offers a rare blend of natural beauty, high-quality improvements, and tremendous potential for livestock production, hunting, and recreation.

Whether you're seeking a legacy ranch, premier hunting destination, or a productive cattle operation, LetItRide Ranch delivers.

Property Highlights

Acreage

12,698± Total Acres
11,093± Deeded Acres
1,605± NM State Lease Acres

Topography

Rolling high plains with mountain views

Vegetation

Piñon-juniper canopy with native grasses & chamiza

Water

5 wells, 20+ drinkers, multiple earth tanks & wallows

Wildlife

Trophy elk, mule deer, antelope, mountain lion, quail

Improvements

Ranch HQ, home, horse barn, hqts arena/shipping pens, workshop, main shipping pens w/hydraulic chute and scales

Access

Paved road frontage off NM State Hwy 55

Price

\$12,202,300 • \$1,100 deeded acre



Topography • Vegetation

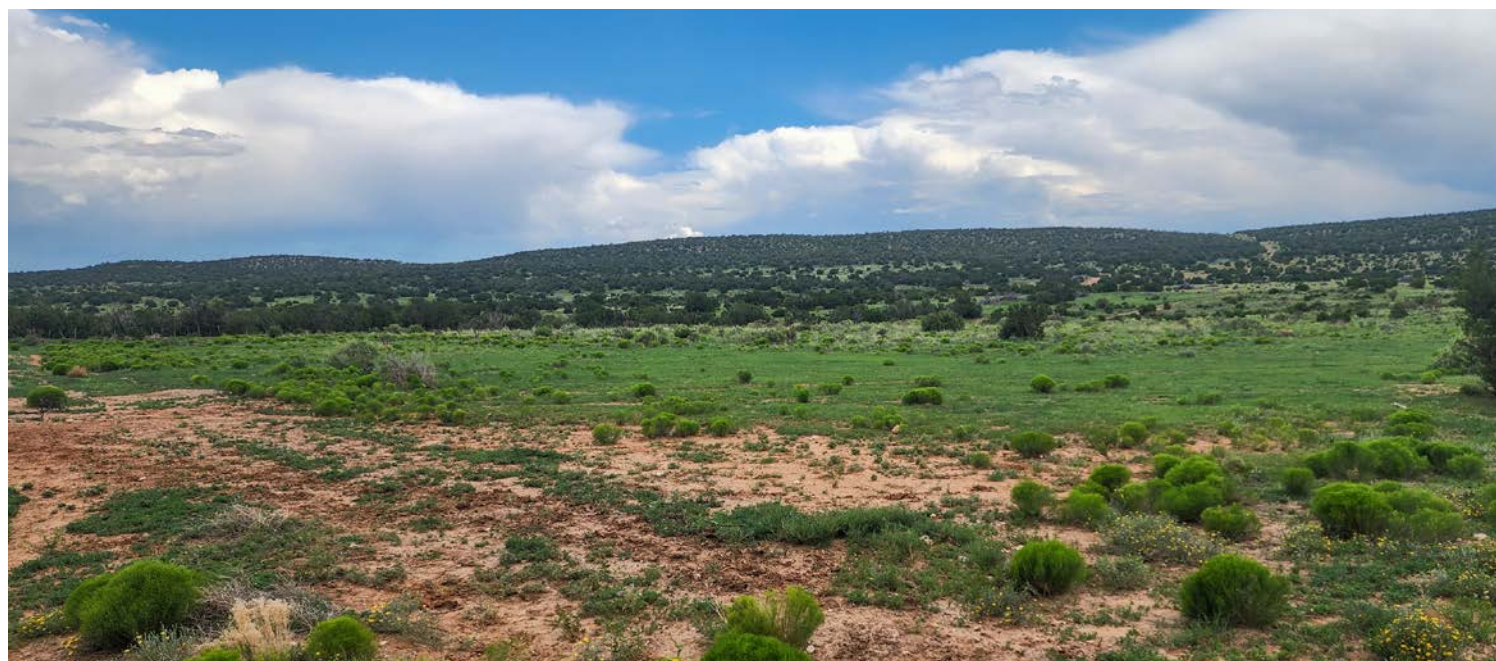
Ranging from approximately 6,540 to 6,774 feet in elevation, the terrain includes rolling meadows, piñon and juniper-covered ridges, and sweeping views of the Manzano and Gallinas Mountains.

Vegetation is a mix of productive native grasses — blue, black, and side oats grama, western wheatgrass — and an outstanding stand of Fourwing saltbush (chamiza), which provides exceptional winter forage for both livestock and wildlife. Tree canopy covers roughly 70% of the property, offering shelter and habitat diversity.











Ranch Operations

LetItRide Ranch has been carefully managed with a commitment to sustainability and stewardship. The current grazing program rotates a limited herd of cows, calves, and bulls across multiple pastures, ensuring healthy forage availability and soil health.

Livestock Features

Certified scales and hydraulic squeeze chute
Wood and continuous pipe cattle pens with railroad tie reinforcements
Range pens located east of main shipping pens
Hay/feed barn and equipment shed at a central hub on the north central part of the ranch



Ranch Headquarters

Behind a keypad-controlled entrance off State Road 55 lies the well-equipped ranch headquarters:

Owner's Residence

Built 1999 • Remodeled 2024
2,500 sq ft • 4 bedrooms • 2 full baths
Central heating & refrigerated air

Horse Barn

2,600 sq ft with 6 stalls and exterior runs • Freeze-free drinkers
Drive-through roll-up doors
Space for tack room expansion, feed storage
Covered hay/equipment storage in rear

Arena

150' x 240' pipe arena
Includes roping chutes, alleys, and squeeze gate

Workshop

1,600 sq ft with concrete floor and electric
Includes walk-in cooler for game/meat storage

Additional Features

Gravel base around HQ for low maintenance
Natural xeriscape landscaping
Public electric, private well, septic, and propane
Strong cellular and landline service throughout













Infrastructure • Water Assets

Fencing

5-strand barbed wire on steel or cedar posts
15 heavy-duty cattle guards throughout

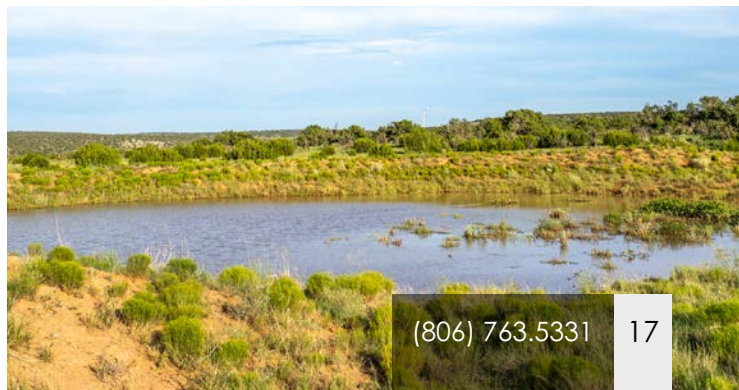
Water Improvements

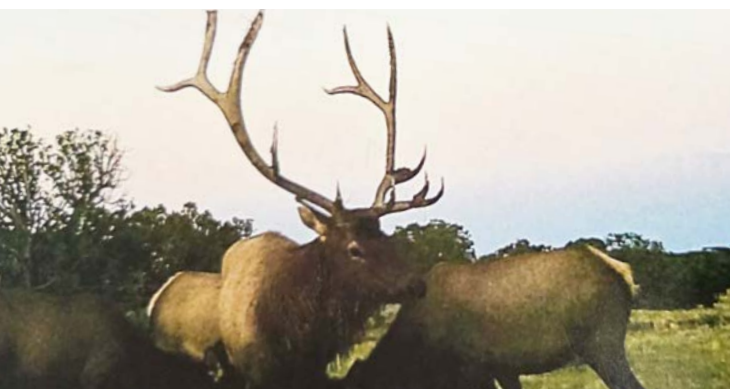
- Wells: 3 electric, 2 solar, deepest ~700'
- Above Ground Water Storage: 4 in service with one additional being repaired
- Drinkers: 20+ drinkers via underground pipeline
- Pipeline: most is pvc with some poly, all pipeline is 1 1/4"
- Tanks: Multiple earth tanks and overflow wallows
- Water Quality: Excellent for livestock, wildlife, and domestic use

Roads

Maintained dirt roads and unimproved two-track trails throughout







Wildlife • Recreation

LetItRide Ranch is a hunter's paradise with well-managed herds showcasing remarkable trophy potential. The ranch is within New Mexico Game Management Unit 38 and features a variety of habitat supporting game throughout the year.

Wildlife Highlights

- Elk: Trophy bulls, frequent wallows, unlimited ES tags via EPLUS
- Mule Deer: Consistently producing 170+ B&C class bucks
- Antelope: Thriving population, particularly on eastern pastures
- Other Game: Mountain lion, blue quail, raptors, and waterfowl

Five wildlife feed stations supplement forage, enhancing trophy development and viewing opportunities. Private landowners retain full control over hunting access, season timing, and harvest limits.



Location • Lifestyle

LetItRide Ranch sits in the heart of Torrance County, New Mexico, one of the state's best-kept secrets for ranching, recreation, and access to public lands.

Mountainair (7 mi)

Services, schools, and gateway to the Salinas Pueblo Missions National Monument

Albuquerque (~1.5 hrs)

Full services, hospitals, higher education, and international airport

Recreation

Hiking, camping, and hunting in Cibola National Forest, Gran Quivira ruins, and more.

Torrance County Climate

January Avg High/Low: 42°F / 24°F

June Avg High/Low: 85°F / 59°F

Rainfall: 14" • Snowfall: 23"

Sunshine Days: 278 annually





Price • Terms

Offered at

\$12,202,300 • \$1,100 per deeded acre

Includes

All owned mineral, water, wind energy, and solar energy rights

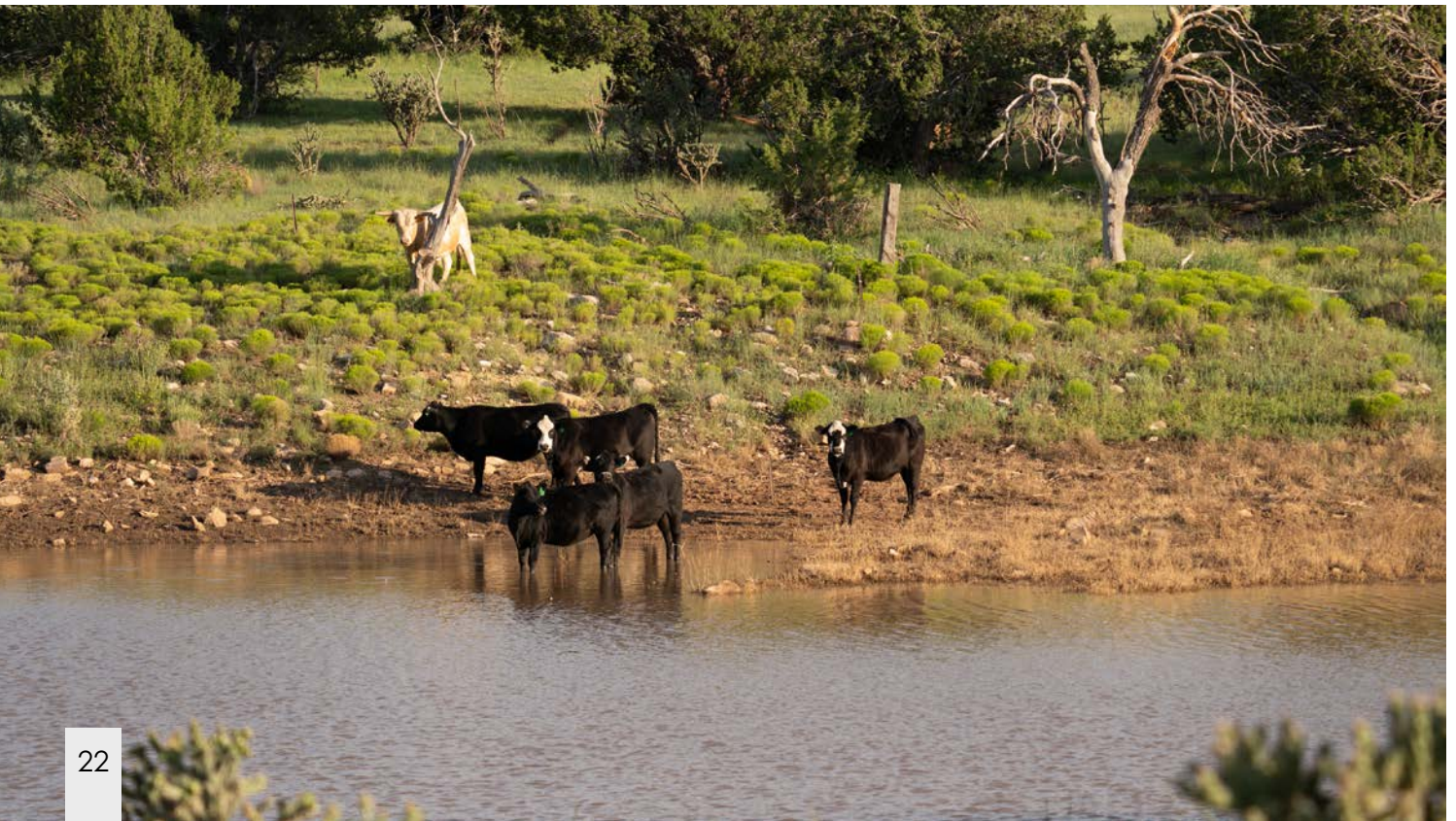
State Lease

Transfers at closing (\$1,658.81 • \$1.03 per State Lease Acre)

2024 Property Taxes

\$3,633 • .33 per deeded acre

Ranches of this scale and quality rarely come to market in Central New Mexico. LetItRide Ranch represents one of the most compelling legacy land opportunities in the region — offering unmatched recreational appeal, long-term investment value, and operational readiness.



Contact Information

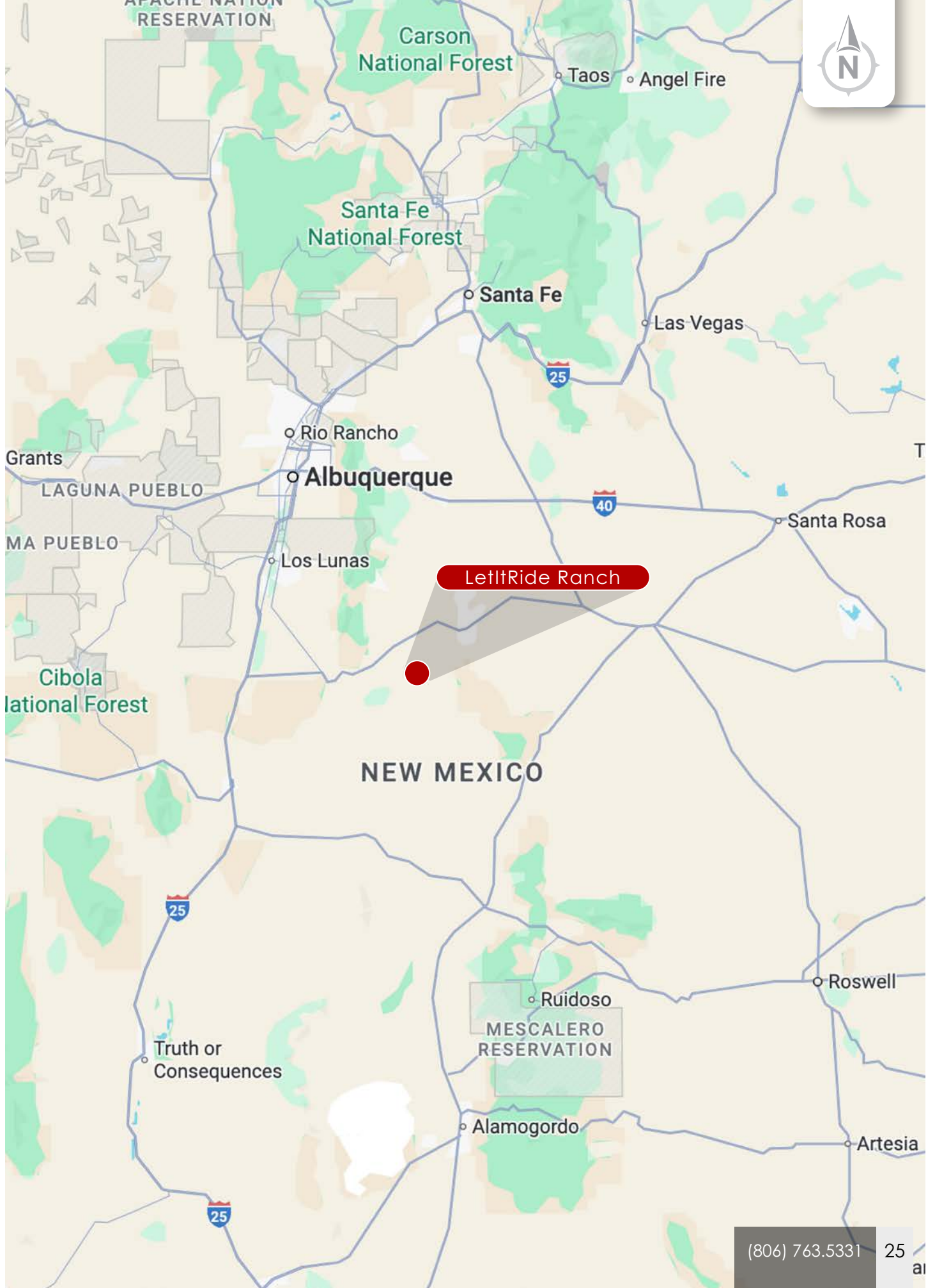
For more information or to schedule a private showing, please contact:

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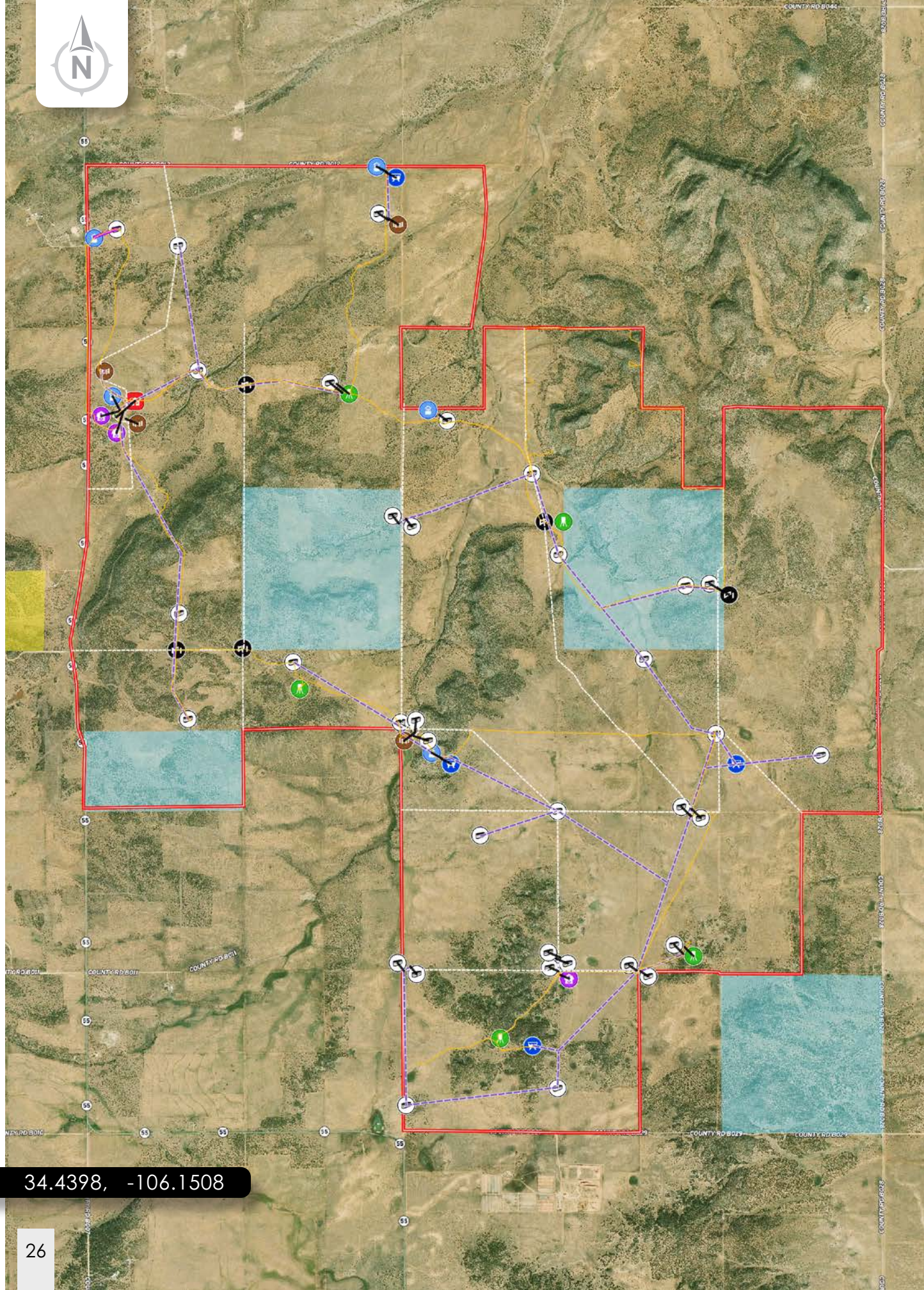


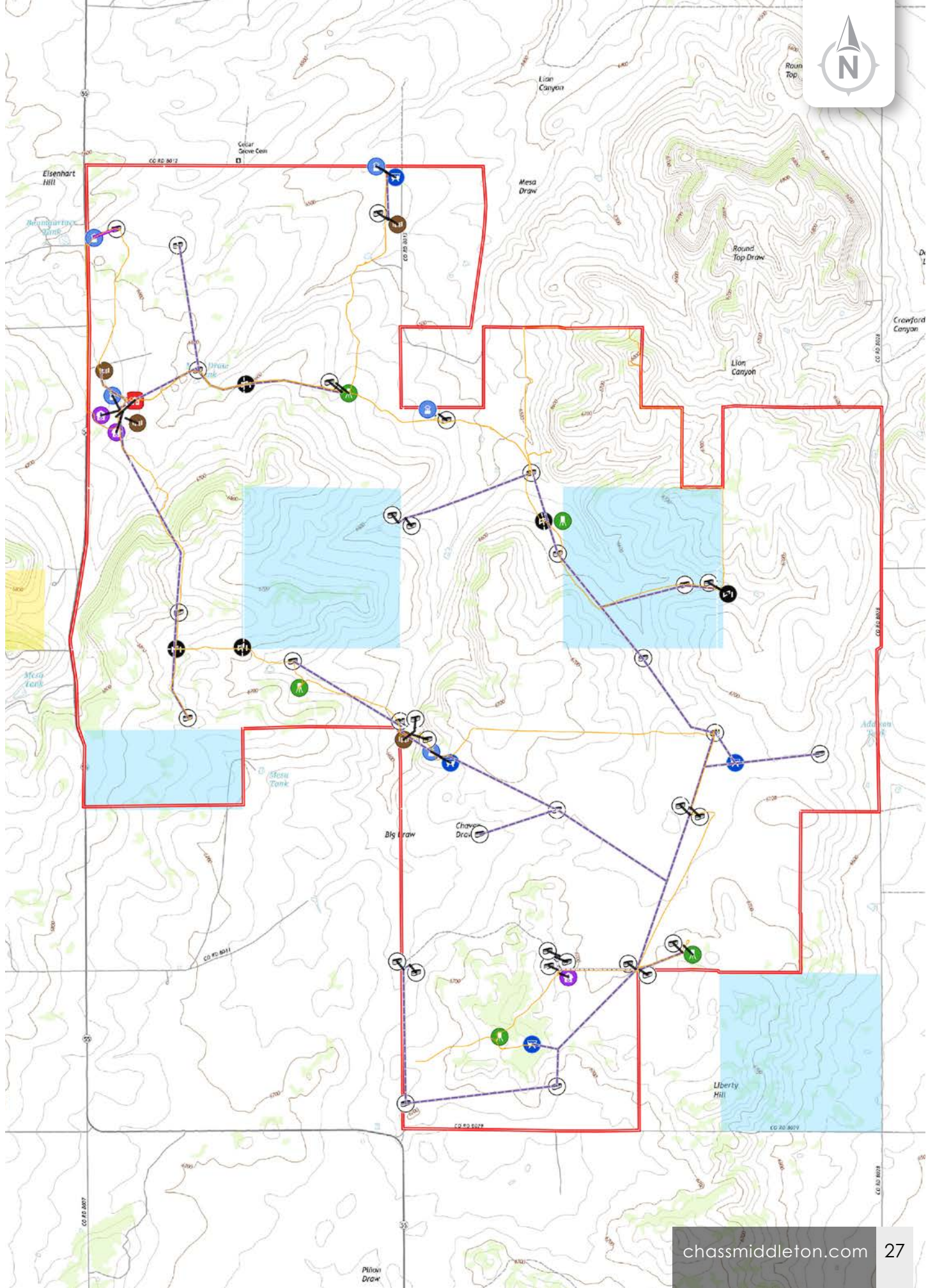




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NEW MEXICO





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