

# C BAR RANCH

8,096 ACRES | GRANT COUNTY, NM | \$8,300,000



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OVERVIEW

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# OVERVIEW





## QUICK FACTS

8,096.00 Acres

Horse

Hunting

Leases

Ranch

Recreational

State Hunting Unit: 23

## WELCOME TO C BAR RANCH

The hidden jewel of the Southwest! The C Bar Ranch, consisting of +/-6,386 deeded acres and +/-1,710 acres of NM State lease totaling +/- 8,096 acres, presents a unique opportunity to own one of the most spectacular ranches available on the market today. Everything about this ranch is top notch, from the meticulous husbandry which makes it highly Productive for both agriculture and wildlife to the breathtaking scenery and impressive history.

# LAND





The C Bar is a transitional high desert ranch consisting of mountainous terrain with picturesque sandstone bluffs and productive canyons, to rolling hills and grasslands. The ranch hosts an array of vegetation consisting of both native occurring grasses, shrubbery and trees, and some that have been seeded in by the ranch owner, including Buffalo Grass, Arizona cottontop, Sand Dropseed, and Russian Wildrye, Sycamore Trees and more. C Bar is contiguous and nearly the entire Western boundary borders the 3.3 million acre Gila National Forest. One would never guess driving on the highway that something like this exists just in the distance.







# ACTIVITIES & AMENITIES

ATV/Off Road

Borders Public Lands

Cattle/Ranch

Cycling/Mountain Biking

Equestrian/Horse Property

Hiking/Climbing

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Hunting - Waterfowl

Income Producing

Natural Spring

Outbuilding/Barn/Shed/Shop

Wind/Energy

Wooded



# IMPROVEMENTS





The current owner's motto is to "leave the land better than you found it" and this ranch is a true example of that. Not only has there been substantial habitat improvements and continued management made personally by the Seller, C Bar also received and implemented a \$200,000 grant from the U.S. Fish and Wildlife for ground nesting bird habitat, the result of which has produced a very large quail population. The ranch has also received an award for Excellence in Range Management from the Society for Range Management and an award for Outstanding Land Stewardship from the New Mexico Association of Conservation Districts.

Water improvements include 11 wells, 8 storage tanks and approximately 30,000 ft of pipeline providing excellent water distribution... not to mention the numerous seasonal dirt tanks that are found throughout. This ranch is fenced and cross-fenced. Some pastures have been managed primarily for cattle use while others have been meticulously managed for wildlife habitat. There are three sets of working pens on the ranch.

# RECREATION



## WILDLIFE/HUNTING

C Bar Ranch is in Game Management Unit 23 in Grant County and is within about 10 miles of the Hidalgo County line. Both Grant and Hidalgo Counties hold 9 out of the 10 Boone and Crockett Coues Deer records per NM Game and Fish. Unit 23 is also known for its high density of Mule Deer and C Bar is home to a multitude of both Mule Deer and Coues Deer. Deer tags are over the counter for the landowner and whomever the landowner wants to let hunt on the ranch. Three species of Quail can be found on the property, Gambels being the most prominent, Montezuma, and some Scaled. Elk are rare in the general area, however thanks to the careful management, and abundance of grass and water, this ranch has a small resident Elk herd and Elk tags are unlimited over the counter (one per person) in unit 23 for landowners as well. The outfitter has historically been guiding two Elk hunts and two deer hunts on C Bar yearly.

Other wildlife on the ranch includes bear, mountain Lion, antelope, Javelina, Coyote, bobcat, and coatimundi.

The Sandstone bluffs, and overall topography of the ranch create opportunities for a multitude of other recreational activities to enjoy right at home such as photography, rock climbing, biking etc.







 **GAMEKEEPER**

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# GENERAL OPERATIONS





Currently, there is a lease contract covering three sections situated in the Southernmost part of the ranch for wind generated energy. Access for the power company for construction and maintenance is through a neighboring ranch to the south, maintaining the privacy and integrity of the heart of the property.

Construction of the turbines have not yet begun, however there is a potential for more income once they are.



# HISTORY





The history of this ranch is evident in the many native American sites, petroglyphs, pictographs and the remnants of homesteads. Also, there once was a school on the property in the early 1900s. The C Bar Ranch is truly a unique and special place, and with over 90,000 more applicants for big game tags this year over last... and the stock market the most volatile it has been in many years, is it time for you to secure your own recreational ranch with tags and while it is still affordable? Call or email today for more information or to schedule a qualified showing.

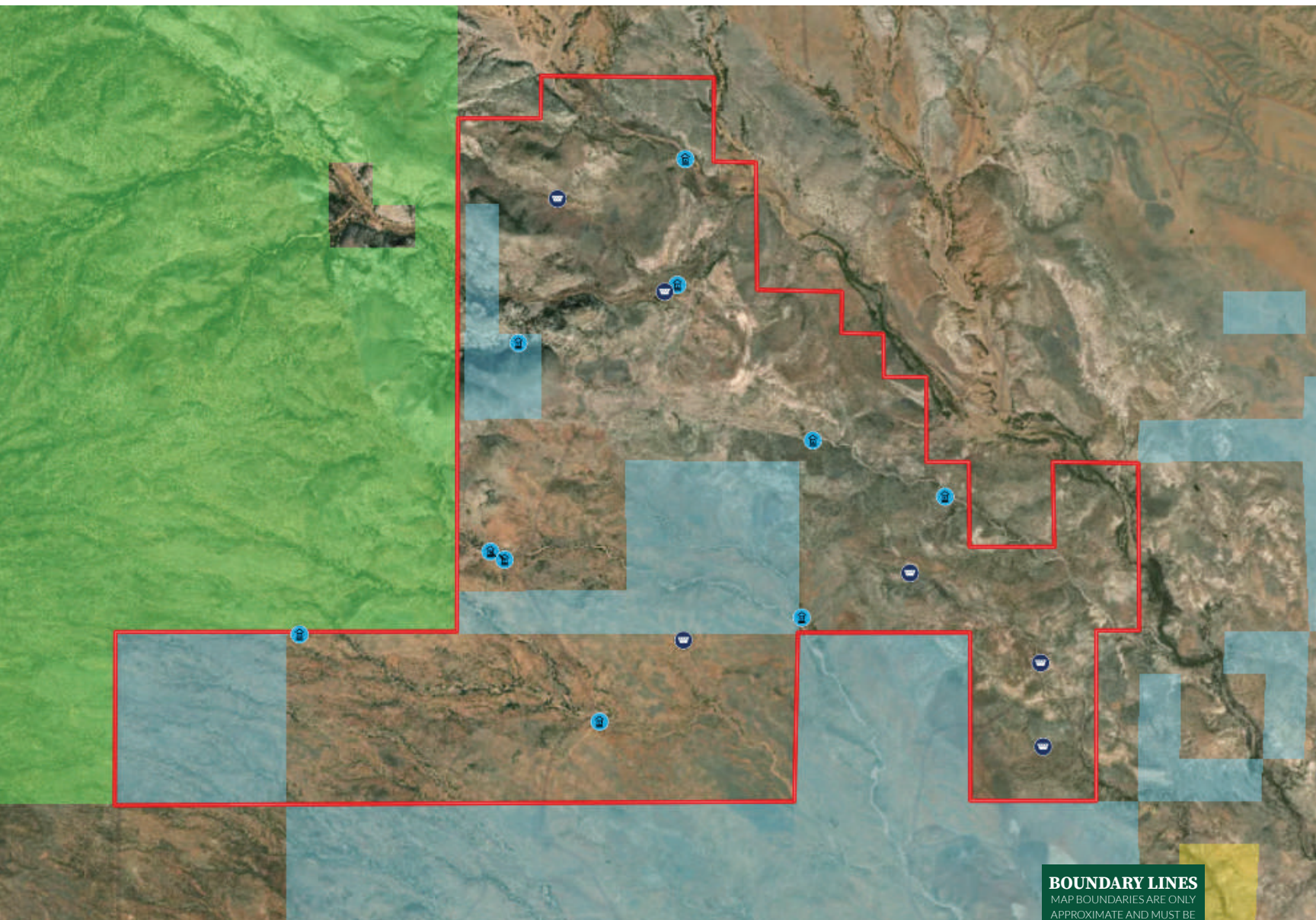


# LOCATION




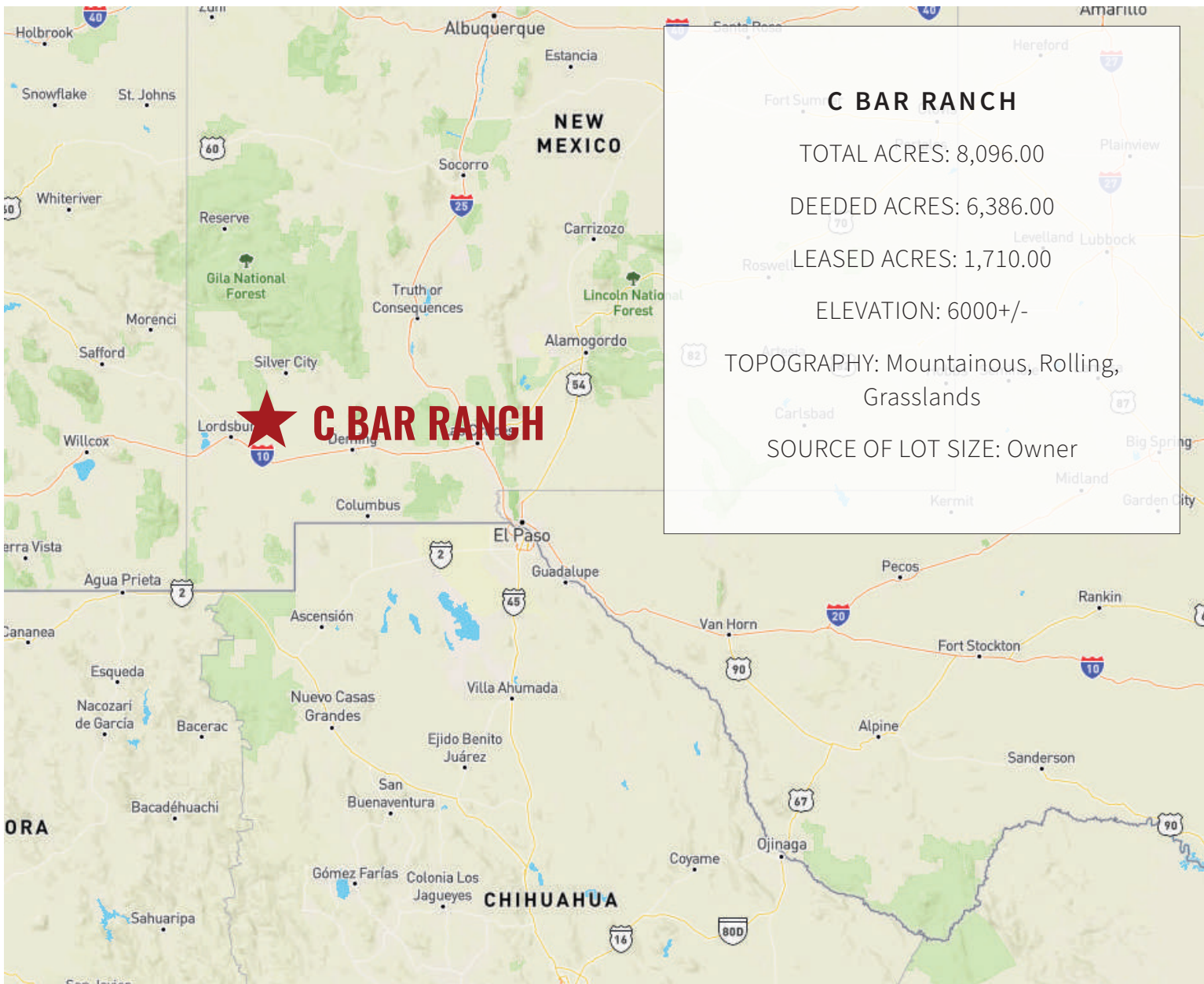
The ranch is located about 75 miles from the Arizona border. Tucson is within about 185 miles. The historic towns of Silver City, Bisbee, and Tombstone with their great food and shopping are all near enough for a day trip. Fishing lakes and rivers in the vicinity are easily accessible from the ranch. Also popular in the area are the Gila Cliff Dwellings, the City of Rocks, Rockhound State Park and the Faywood Hot Springs.





**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

-  Boundary
-  Well
-  Water Storage Tank
-  BLM
-  Forest Service
-  State Land





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