

Fence Lake Homestead

42.00 Acres

Cibola County, NM

\$549,000



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About This Property

Bring yourself to the wide-open spaces of the western United States and have enough room to have your own homestead, grow your own food and enjoy the clean air! With two homes, equipment and animal sheds and a chicken coop already in place this place is ready for you to get started. Both homes are on permanent foundations. Find yourself in the perfect place to enjoy the outdoors while maintaining access to the essentials nearby in Gallup NM.

Land

Approximately 42 acres of grassland with a mixture of pinon juniper trees. Vegetation includes both cool season and warm season native grasses including blue gramma and wester wheatgrass.



Improvements

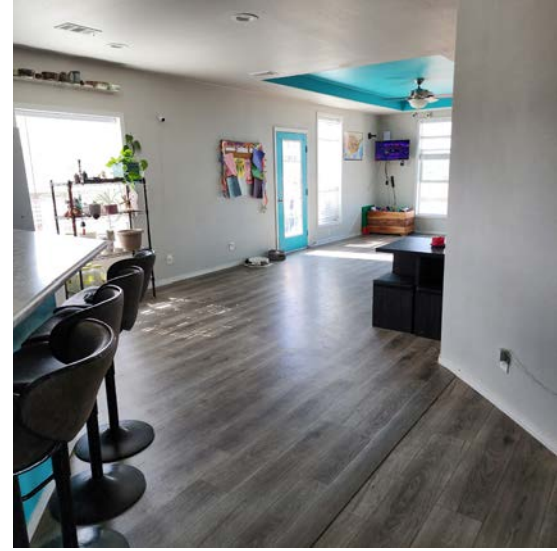
Fully fenced property with 2 homes. A 2021 Modular 3 bed 2 bathroom still under manufacturers warranty. It has a smart thermostat with the sellers leaving the refrigerator, dishwasher, range, microwave, washer and dryer. Tile shower with two shower head and a bench in the master suite. Energy efficient windows with upgraded insulation package and heater water to alleviate winter headaches. Has an uncovered back porch.

Second home is a 1998 mobile on permanent foundation with 3 bedrooms 2 bathrooms and a new metal roof in 2023. It does come with a pellet stove to keep that heating bill affordable in the winter months. Comes with a covered front porch and a back porch to enjoy the beautiful sunrises and sunsets.

In addition to two homes there is also a 2 car garage, a shed for additional storage, a shade barn/equipment shed for livestock or equipment with multiple electrical services. Don't forget about the animals as their is already a livestock enclosure and a chicken coop in place which can be used for many different things.

Well has been recently redone as well to help minimize the maintenance needs of the property.





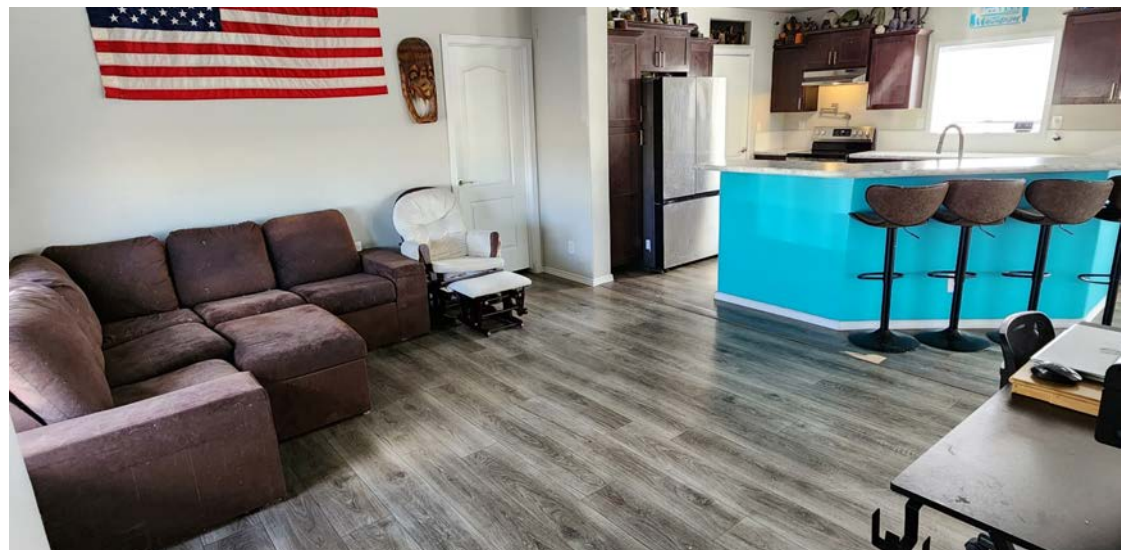
Recreation

This tract of land is along the highway for easy access. There is an abundance of public land to enjoy and make your backyard. The fence lake area has large flat expanses of pinon-juniper and some canyons with ponderosa. Altitude is probably around 6500 to 7500 feet.

Bluewater Lake-This serene lake, located 25 miles west of Grants, is set in a pinon-juniper landscape with views towards the Zuni Mountains. The park offers camping, hiking, birding, horseback riding and fishing. And not just any fishing – you'll find some of the best tiger muskie fishing at Bluewater Lake!

Lyman Lake-Created as an irrigation reservoir by damming the Little Colorado River, Lyman Lake State Park is a 1,200-acre park that encompasses the shoreline of a 1,500-acre reservoir at an elevation of 6,000 feet. It is fed by snowmelt from the slopes of Mount Baldy and Escudilla Mountain, the second and third highest mountains in Arizona. Water is channeled into this river valley from a 790-square-mile watershed extending into New Mexico.

Lyman Lake is one of the few bodies of water in northeastern Arizona with no size restrictions on boats. The west end of the lake is buoyed off and restricted as a no wake area (5 mph). This allows the angler a chance at a variety of fish without the proximity of speedboats and water-skiers. The fishery consists of walleye, channel catfish and largemouth bass. The large remainder of the lake is open for all other types of water sports.





Region & Climate

Fence Lake, NM is known for its dry and arid climate. It has warm summers and cool winters with very little precipitation throughout the year. Average temperatures range from 45 degrees in January to 78 degrees in July. Days are usually sunny, with low humidity even during the summer months. Winters are mild, but can bring snow and freezing temperatures at times.

History

Fence Lake, New Mexico has a long and storied history that dates back to the 1800s when the area was used as grazing land for cattle and sheep.

It was incorporated as a village in 1904 and has since developed into a small unincorporated community.

Throughout its history, Fence Lake has always been a peaceful and remote area, surrounded by the beauty of the Plains of San Agustin and the Zuni Mountains.





Agriculture

Chicken coop and animal pens are present on the property.

Location

Just over 2 hours away from Sunport Albuquerque International Airport (145 miles).

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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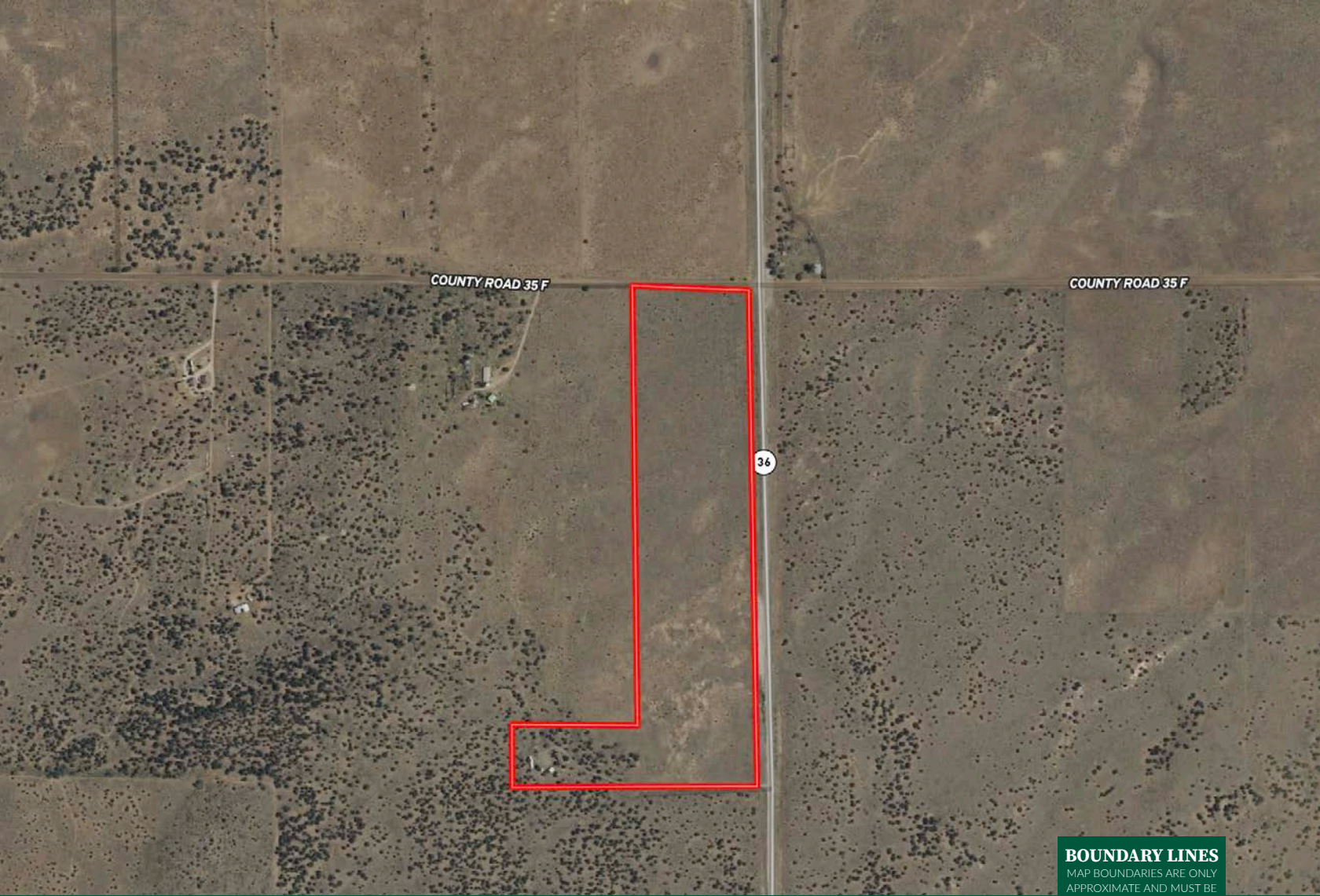


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"


- RICK STEINER, SELLER/BUYER

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

 Boundary



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