

A Lazy A Ranch

6,853.62 Acres

Cibola County, NM

\$3,995,000



A Lazy A Ranch

TOTAL ACRES:

6,853.62

PRICE:

\$3,995,000

COUNTY:

Cibola County

CLOSEST TOWN:

Quemado, NM

Presented by



Greg Liddle

📍 Licensed in CO & NM

✉️ Greg@HaydenOutdoors.com

📞 970.946.0374



Kevin Branum

📍 Broker Associate, Licensed in NM

✉️ KevinB@HaydenOutdoors.com

📞 575.760.7460





Property Summary

The A Lazy A Ranch is the prime opportunity to own an elk hunting ranch with annual grazing income or expand your current cattle operation into NM. The ranch was put together piece-by-piece over the past 90 years, boasting +/- 6,854 acres, is located 30 minutes north of Quemado, NM. The A Lazy A Ranch presents a turnkey opportunity as a hunting ranch, cattle ranch or both, with water resources, expansive pastures and natural big game habitat.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game & Turkey
Income Producing
Irrigation
Off Grid Power
Outbuilding/Barn/Shed/Shop
Solar
Water Rights
State Hunting Unit: 12

Land Details

Address: 000 TBA, Quemado,
New Mexico 87829, USA
Closest Town: Quemado
Total Acres: 6,853.62
Deeded Acres: 4,264.03
Leased Acres: 2,989.59
Zoning: Ag
Elevation: 6900

Topography: Grassland bottoms tree-covered mesas, rolling hills, canyonlands

Vegetation: Native grasses, wildflowers, pinon, juniper

Water Rights: Yes, 8.62 acre feet

Include Business? Yes

Income Type: Hunting tags, cattle lease

Estimated Taxes: \$14,553 - 2023

Source of lot size: Appraiser

Building Details

Homes: 2

Homes: Headquarters

Style of Home(s): Ranch

Finished Sq. Ft.: 1253

Bedrooms: 3

Full Bathrooms: 1 | Half Bathrooms: 1

Basement: None

Outbuildings: 2

Types of Outbuildings: Bunkhouse, Wood/metal frame shop with tin roof +/- 1800 sf

Fence Type: Cross fenced, barbed wire



Land

+/-6,854 acres. It includes +/-4,264 deeded acres, +/-1,950 acres of state lease and +/-640 acres of BLM lease. The land is accessible by county roads, and the terrain varies from grassland bottoms to tree-covered mesas and rolling hills up to canyonlands in the northernmost parts. Diverse vegetation of native grasses, wildflowers, pinon and juniper trees provides great food and habitat for many species of wildlife.





Improvements

The headquarters includes a modest ranch house and bunkhouse with 3 bedrooms, 1 full bathroom, and a separate shower in the bunkhouse. A sizable solar array has been recently installed, making the property self-sufficient and virtually eliminating electric bills. A 40' x 50' metal shop also provides ample room for large equipment and supplies. The ranch is fully fenced with cross fencing into pastures, with corrals near the middle, making them accessible to all portions of the ranch.

Recreation

The ranch is within Game Management Unit 12 and provides great opportunity for elk, mule deer, antelope and dove hunting with the possibility of quail hunting with some additional management.

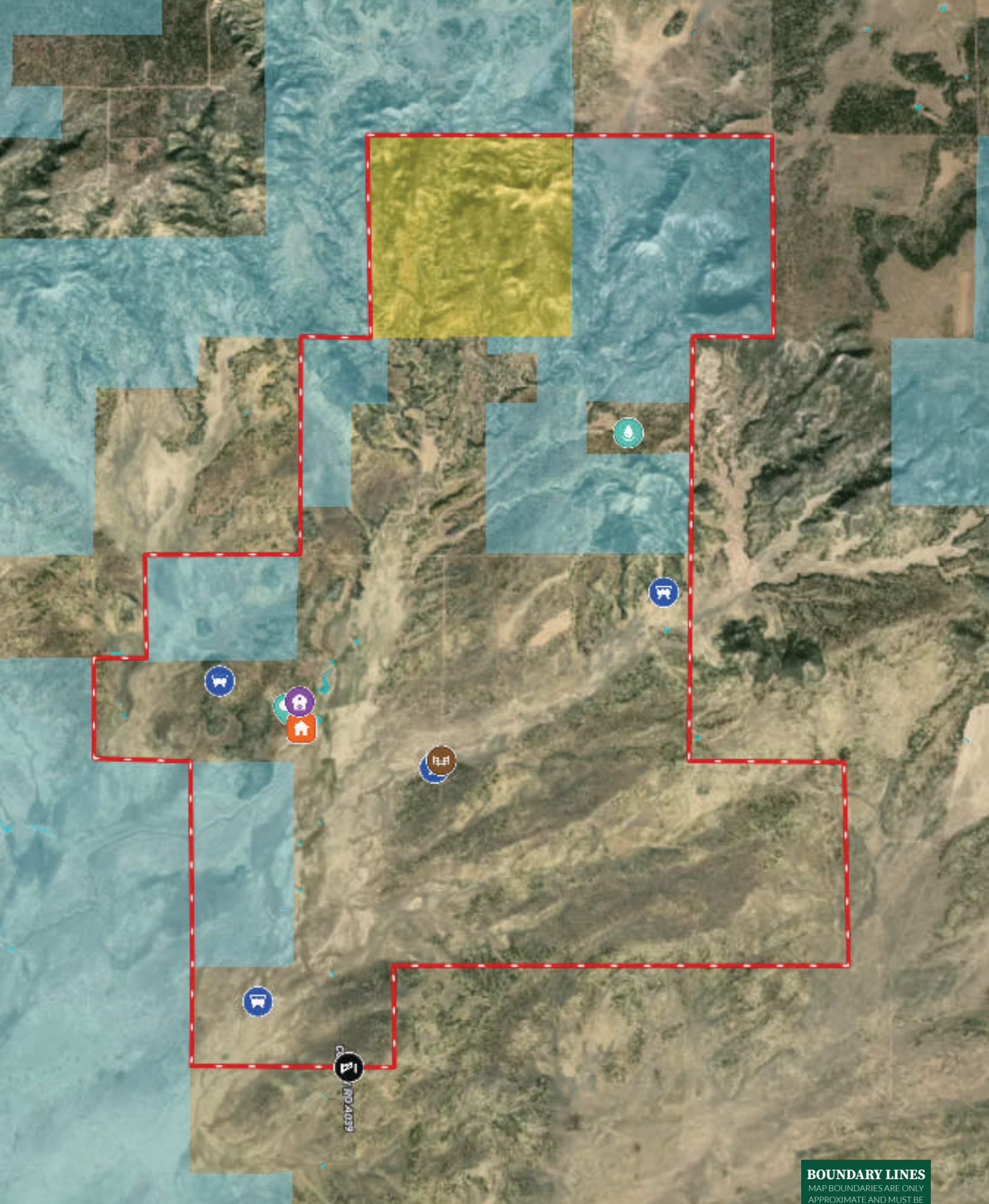
Local fishing

Bluewater Lake - This serene lake, located 25 miles west of Grants about 1.5 hours away, 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! The park elevation is 7,554 ft.








Quemado Lake – is located approximately 20 miles south of Quemado. The recreation area includes the 131-acre manmade trout lake with two ADA fishing piers, two boat ramps, seven developed campgrounds, one primitive campground and links to more than seven miles of hiking trails. The lake is nestled between piñon-juniper woodlands and pine forests at an elevation of 7860 feet. Quemado is stocked with rainbow trout in fall, winter and spring months. The lake offers year-round trout fishing and warm water fishing for channel catfish and small mouth bass during the summer months.

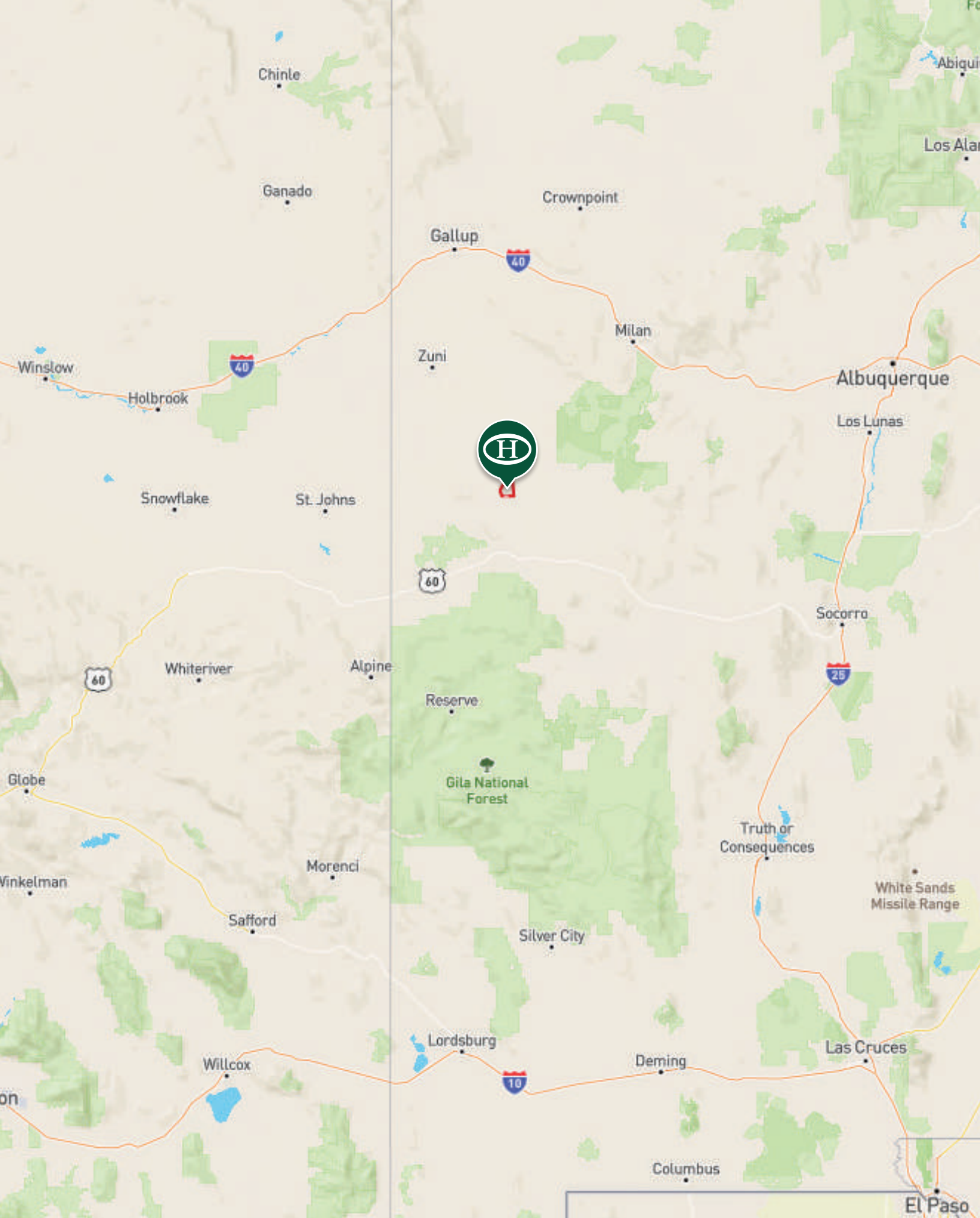






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

-  Boundary
-  Spring
-  Water Storage
-  Pens
-  Barn
-  House
-  Gravesite
-  Gate





Agriculture

Under current management grazing is practiced from December to July per the grazing lease agreement. Cattle are removed in July to allow the pastures to rest and enable big game migration onto the property. Typical stocking rates for cattle vary from year-to-year but are around 12-15 AU per section. Leased lands have established stocking rates that must be followed.

Water/Mineral Rights & Natural Resources

Through domestic and livestock wells the ranch has been allotted 8.62 Acre feet of water rights (TBV)

General Operations

Both hunting tags and grazing leases have provided an income for this operation over many years with current year-to-year leases in place.







Region & Climate

Quemado, NM, with a population of 250 people, has a semi-arid climate with hot summers and cool winters. The average temperature in the summer is 80°F and the average temperature in the winter is 30°F. Precipitation is sparse throughout the year, averaging only 8 inches of rain annually. Snowfall can also be expected in the winter months, ranging from light to moderate snow showers. The air quality in Quemado is generally good and often sunny days can be enjoyed here throughout the year.

Location

Albuquerque International Airport is about 2.5 hours from the property via I-40 and Hwy 117.







Hayden Outdoors

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 regard 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

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At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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