

HUTCH CURVE RANCH

77.73± Acres | \$330,350 | Tierra Amarilla, New Mexico | Rio Arriba County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

HUTCH CURVE RANCH

This beautiful Northern New Mexico property has privacy, beauty, recreation, and a spring fed lake with great fishing.

Stunning views, alpine terrain, and its own spring fed lake make the Hutch Curve Ranch one of the most beautiful tracts of land in New Mexico. It is not often that Chas S. Middleton and Son will list a property of this nature, however, this part of New Mexico is special. We have been throughout the state and can assure you that Hutch Curve is above and beyond when it comes to mountain parcels. The Hutch Curve lies atop the highlands of the

famous Brazos Ridge in North-Central New Mexico.

The entrance to Hutch Curve is approximately 16 miles east of Tierra Amarilla on Highway 64. This property features quaking Aspen, Blue Spruce, Douglas Fir, a spring fed trout lake, wildlife, and Highway 64 frontage. The Hutch Curve is a must have for an owner desiring a true mountain sanctuary to escape the hustle and

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bustle of crowded cities. Photos in this brochure do not give this ranch justice. An onsite visit to this unique property is required to fully appreciate this rare, one of a kind opportunity.

Big game crossing the Hutch Curve from time to time consists of elk, mule deer, bear, and cougar, Merriam turkey and blue grouse. The ranch is currently enrolled in New Mexico's E-Plus landowner elk system via the Small Contributing Ranch portion of the system.

The name "Hutch Curve" is derived from its parent ranch that is still commonly known as the "Hutch". Long ago, the owners surveyed their larger parcel into 4 separate tracts.

This parcel makes up one of the parcels along US Highway 64 at the top of the ridge where the large teardrop curve takes place. Clearly the tract fits the name well. This parcel adjoins the larger portion of the Hutch, the High Timber Ranch, and the Hutch East tract.

We know of no other smaller parcels offered with the amenities of the Hutch Curve. Elevation lies at 10,500 feet. Again, we know of no other small parcels of real estate in New Mexico at this type of elevation where one can reach up and touch the stars at night and have the views of the lower aspen timber colors experience in the fall. Topping this off is the almost unheard of amenity of a spring fed lake where trout can live through a harsh New Mexico winter.

Terrain varies from beautiful rolling open parks and meadows to



moderately steep dense conifer forests to rolling solitary and mixed aspen stands. Primary grass forage is mountain brome, some timothy, native bluestem, and strawberry clover. In early summer, there are seas of wildflowers including wild blue iris, mountain columbine, daisies, yellow rose bushes, and sunflowers. Fall color views on the Hutch Curve are stunning, with Aspen gold's and fire red colors dotting the gorgeous landscape below.

Additional recreational amenities nearby include Abiquiu, El Vado, Heron and Hopewell Lakes. Approximately 30 miles north of The Hutch Curve lies the community of Chama and the famous Chama to Antonito Narrow Gauge

Railroad train ride. Winter time on the Hutch Curve offers a different beauty and opportunity for cross country skiing and snowmobiling. Approximately fifty miles east, via Highway 64, sits Taos, the world-famous art colony, Indian Pueblo, and renowned Taos Ski Valley. Going north and west a bit more is Pagosa Springs, Colorado and Wolf Creek Pass. Santa Fe is an easy 2-hour drive south. Albuquerque, New Mexico's largest metro, is 165 miles south of The Hutch Curve offering all the services needed, including an international airport.

There are no minerals to be conveyed to a new owner. Due to its live springs and streams, the Hutch Curve lies within



a special zone of protection under a comprehensive set of stringent land use regulations which render mineral development impracticable. Real Estate taxes on the Hutch Curve were less than \$500 in 2017.

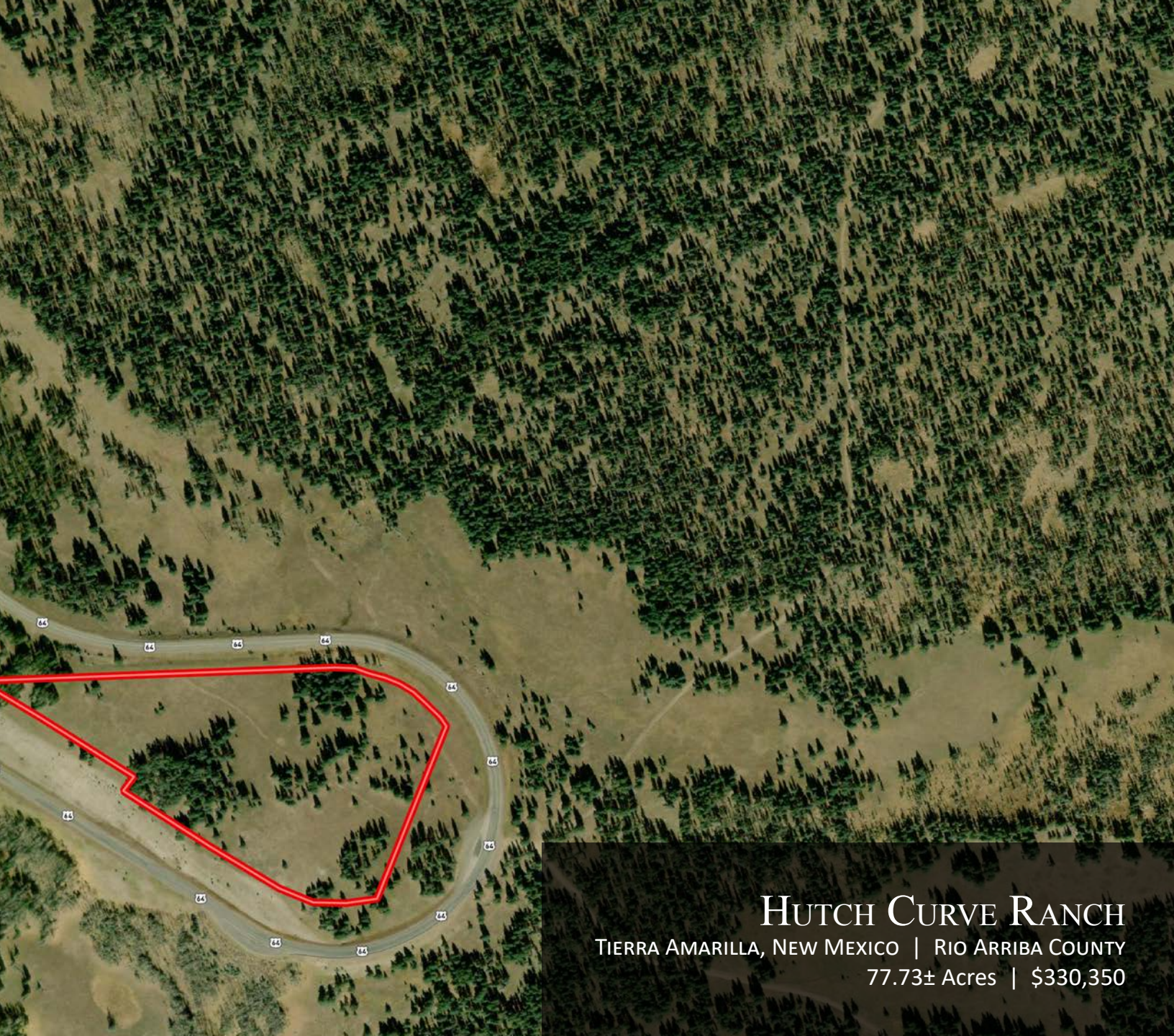
In summary, the Hutch Curve is certainly a rare one of a kind property. Ownership of a parcel such as the Hutch Curve at this type of elevation is almost unheard of.

The Hutch Curve provides privacy, beauty, recreation, and a spring fed lake. This rare offering is priced to sell on today's rising market at \$4,250 per acre. If you have been searching for a beautiful Northern New Mexico parcel.









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TIERRA AMARILLA, NEW MEXICO | RIO ARRIBA COUNTY

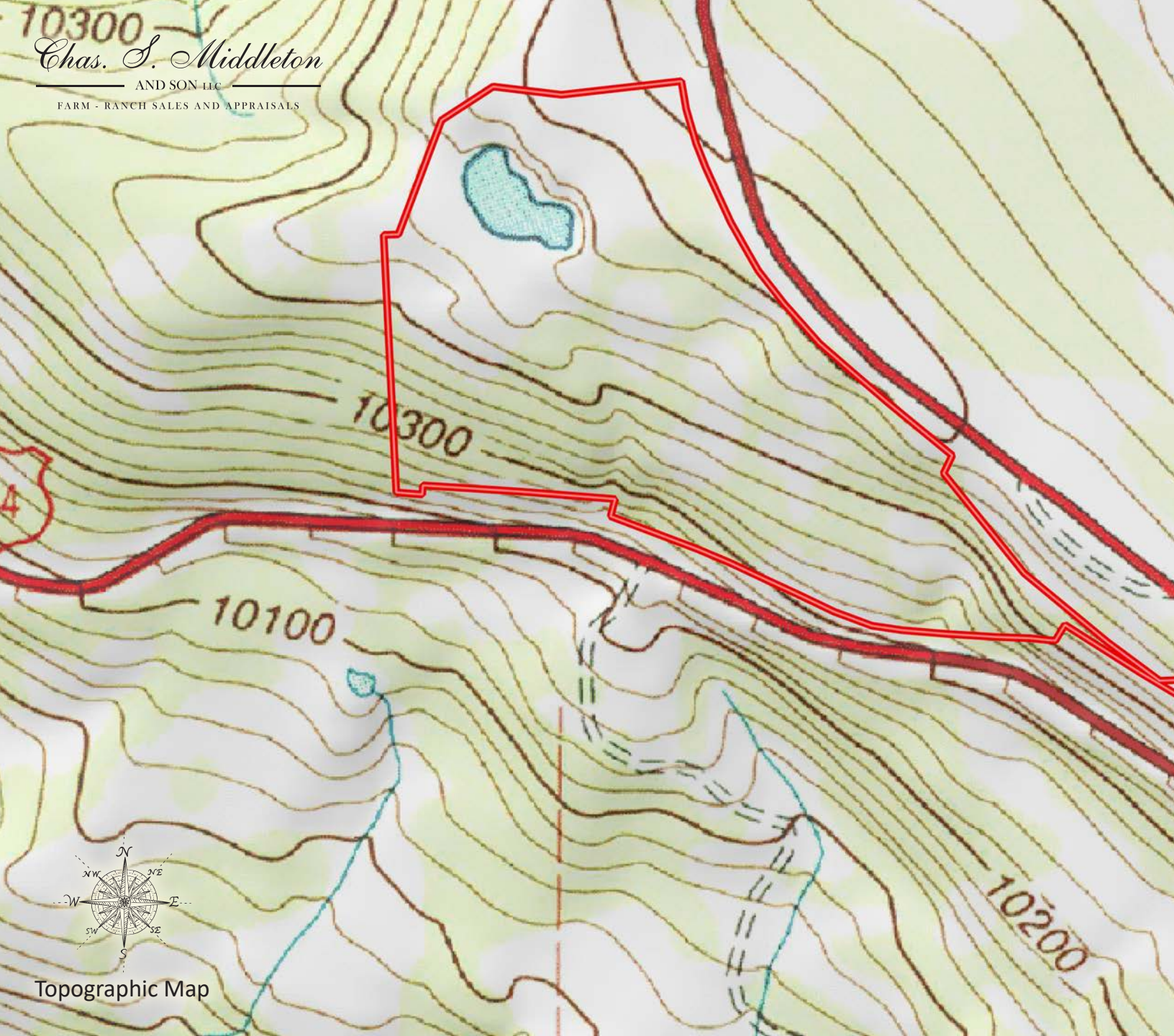
77.73± Acres | \$330,350

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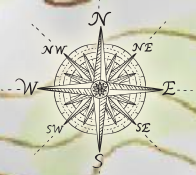
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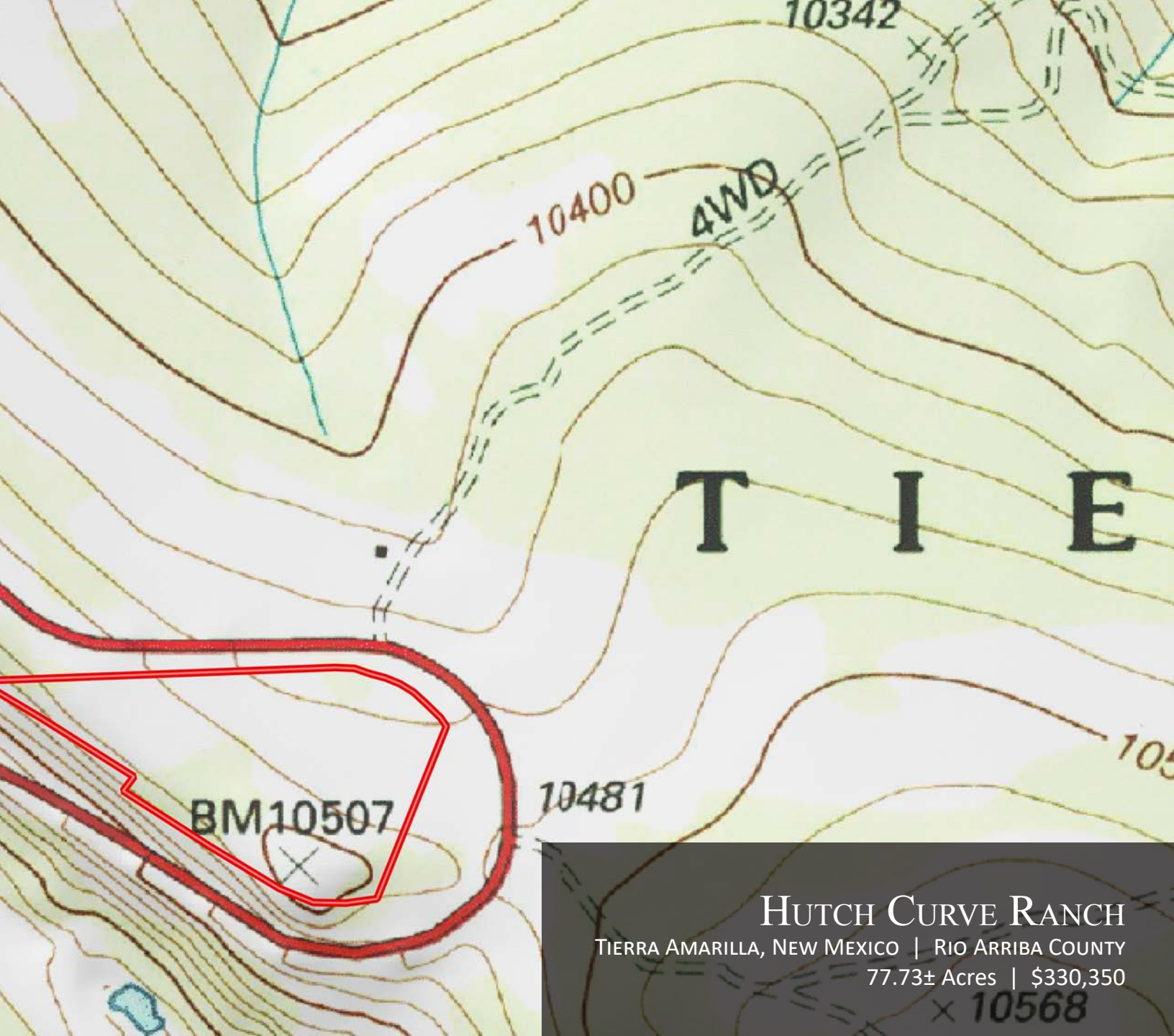
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Topographic Map



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