

L BAR RANCH

36,460± Acres | \$21,693,700 | Albuquerque, New Mexico | Sandoval County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

L BAR RANCH

**“Land of Enchantment.”
This operating cattle &
hunting property has
stunning topography and
scenic views from every
location in this ranch.**



The L Bar Ranch is located west of Albuquerque, near the community of Laguna, in Sandoval County, in New Mexico Dept. of Fish and Game Unit 9. The terrain of the L Bar Ranch varies dramatically from high mesas with steep fractured rock ledges and ridges to lower wide valley bottoms. These rugged features offer unbelievable views throughout the ranch and include numerous massive steep protruding volcanic up thrust

cones or “plugs”, which tower over the surrounding country side. These volcanic cones have unusual and very striking features which were actually formed when molten lava exploded from deep within the earth. The L Bar is 100% deeded and is located at the end of the road, with no public roads traversing its boundaries. This ensures all the privacy and solitude one could ask for.

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A large state owned wildlife area adjoins on the west; the Cibola National Forest on the north; the famous Floyd Lee Ranch adjoins on the northwest; the Zia and Laguna Reservations adjoin on the northeast and east with a large private ownership adjoining on the south. This is “Big Ranch Country”, with properties in the area being of substantial size.

Elevations on the L Bar Ranch vary over an amazing 2,000 vertical feet. Reaching 8,300 feet on the upper mesa country and descending to approximately 6,100 feet in the southeast corner of the ranch. The combination of the high mesa country, steep rocky side slopes, scenic volcanic cones and the wide lower valleys truly give the ranch a “western movie set” look.

In our opinion, this ranch can carry 700-750 mother cows and seasonal yearlings when forage and water supply is sufficient. The ranch today has more grass on it than we have ever seen. Forage quantity on this ranch is exceptional at the present time.

IMPROVEMENTS

The main ranch headquarters are located near the south end of the ranch in a scenic valley setting. These improvements include a 100% remodeled 3-bedroom, 1¾-bath adobe/stucco owner’s home, the main shipping pens and an attached livestock shed. These improvements are adjacent to the 57 acres of irrigated land. North of the headquarter improvements is a large metal hay/equipment barn, a metal shop building with attached apartment and a wood working shop building.

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A stunning 2-story hunting lodge is located on the point of a spectacular fractured sandstone rock bluff. This impressive structure, which contains approximately 3,700 square feet, has a metal roof and is constructed of logs with native rock accents. This sturdy structure has four bathrooms and can accommodate approximately 15 guests. the lodge has unbelievable 360° panoramic views of nearly the entire property.

WATER FEATURES

The ranch is adequately watered by wells, pipeline drinkers, numerous earthen tanks, springs and seasonal creeks. In addition, 57 acres located near the headquarters are irrigated by two pivot sprinkler systems. The ranch has 200 acre feet of permitted water rights.

The owner of this ranch also has the right to develop the deep water (below 2,500 feet). This approved right allows the owner the right to drill up to 20 water wells (already surveyed and approved), equating to 20,000 acre feet of deep water in the Upper Triassic

Agua Zarca Formation at a depth of approximately 2,968 feet.

HUNTING AND RECREATION

The wildlife features on the L Bar Ranch are very impressive. Game species include Elk, Mule Deer, Black Bear, Mountain Lion, Bobcat, Barbary Sheep, Turkey and water fowl. The L Bar Ranch is located in New Mexico Big Game Unit 9.

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RESOURCES

The owner of the L Bar Ranch has 50% of the mineral rights and 100% of the executive leasing rights. All of the owner's mineral rights will convey with the sale.

The property is located in the San Juan Basin, which is recognized as an area potentially rich with natural gas deposits. Uranium mines are also located in the immediate area of the property. A large operating wind farm is located a few miles from the ranch. All owned

mineral rights, water rights and all wind generation royalty rights will convey with the property.

BROKER COMMENTS

The L Bar Ranch is an operating cattle ranch with the added bonus of outstanding hunting opportunities. This ranch truly epitomizes the description of New Mexico being the "Land of Enchantment." The topography and views from all parts of this ranch are stunning

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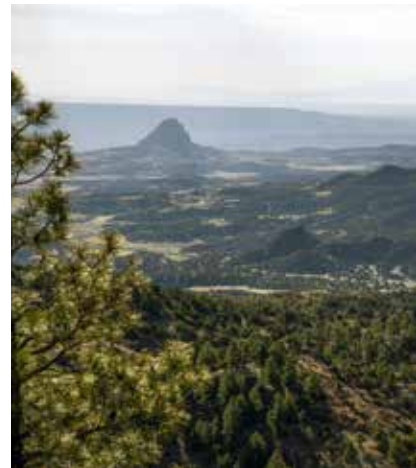




which makes it one of the most scenic in the state.

It is seldom that a ranch such as the L Bar is offered for sale. This property is priced right and is ready to own, operate and enjoy. This property is priced at \$595 per deeded acre or a total of \$21,693,700.

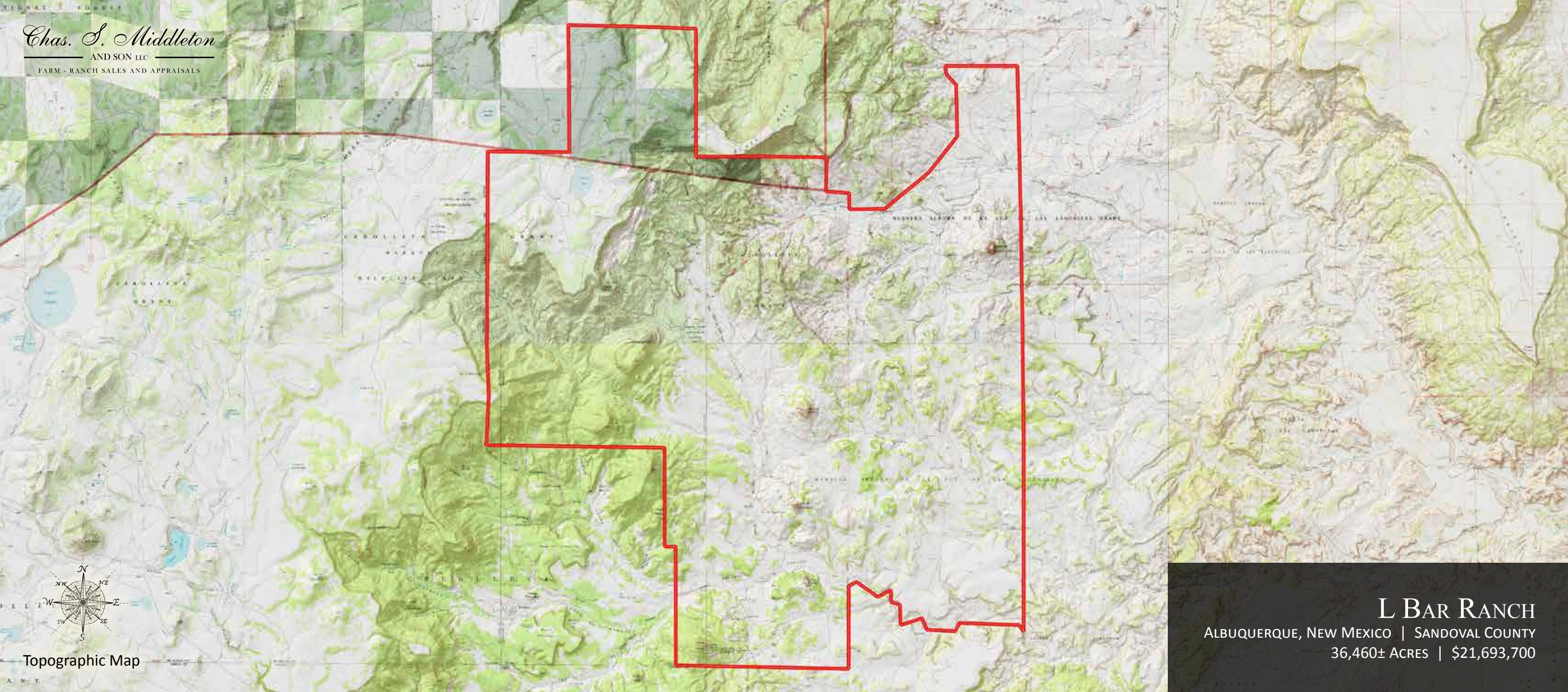
If you would like to schedule a visit to this remarkable, one of a kind ranch property, please give us a call. If you are looking for a ranch of this magnitude, but the L Bar Ranch doesn't fit your needs, please call us and let one of our knowledgeable brokers assist you in finding a ranch that does.





Aerial Map

L BAR RANCH
ALBUQUERQUE, NEW MEXICO | SANDOVAL COUNTY
36,460± ACRES | \$21,693,700



Topographic Map

L BAR RANCH
ALBUQUERQUE, NEW MEXICO | SANDOVAL COUNTY
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DWAIN NUNEZ

Associate Real Estate Broker
New Mexico

☎ m 505.263.7868
✉ dwain@csmansion.com

JAMES (JIM) WELLES

Associate Real Estate Broker
New Mexico

☎ m 505.967.6562
✉ jim@csmansion.com

Chas. S. Middleton

— AND SON LLC —

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CHASSMIDDLETON.COM



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