

LA BONITA RANCH

2,036± Acres | \$4,500,000 | Las Vegas, New Mexico | San Miguel County



Chas. S. Middleton
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FARM - RANCH SALES AND APPRAISALS
est. 1920

LA BONITA RANCH

A unique estate type ranch property with the extraordinary benefits of location, stunning beauty, diverse eco-system, and intimate privacy.

Aptly named “La Bonita”, this extremely scenic and highly improved property features rolling grama grass pastures, beautiful canyons and rising foothills with pinon, western cedar, gamble oak, fir and ponderosa pine. With Hermit’s Peak just west of the ranch, spectacular views of the high mountains and the Peak are prominent while the wide-open spaces of the prairie steppes dominate the eastern views. Sunsets

and sunrises are unsurpassed.

The mountain portion of the ranch contains many species of plant life and trees in its different elevations. Ponderosa pine, piñon pine, fir and juniper, along with oak brush and mountain mahogany make up much of the tree cover on the western mountain side slopes portion of the ranch. Cottonwood trees and willow are found along the draws and stream

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beds leading from the mountains to the open grasslands. Blue and black grama make up the primary grasses in the plains. Upper elevation mountain meadow grasses consist of several species including Arizona fescue and mountain muhly. A stunning display of wild flowers appears each spring and summer across the ranch.

The ranch is located just north of Las Vegas, New Mexico and just over an hour from Santa Fe. With 1.2 miles of frontage on NM 518 (the Mora Highway), the ranch is easily accessed year around.

The ranch elevation at the lower open country is roughly 6,760 feet and the ranch elevates to over 7,200 feet.

Perimeter is fenced and crossed fenced with steel t-posts and cedar staves, with 5 strand barb wire throughout.

LOCATION

The La Bonita Ranch is located north of Las Vegas in San Miguel County, New Mexico Dept. of Fish and Game Unit 46.

IMPROVEMENTS

The beautiful owner's home features the New Mexico Territorial style with 15-inch thick, stucco adobe, exterior walls and is approximately 2,300 square feet. It is an excellent quality, 1 bedroom, 1 3/4-bath home with rock fireplace, with thermostat controlled electric heaters. The sitting room and large bathroom have hot water radiant floor heat. The upstairs loft is currently used as office and library space and sitting/entertainment area. The windows (all double-hung) and doors are solid wood, metal clad, with energy efficient thermal glass. The main living area floors are stained concrete with tile

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in the full bath and sitting room. The ceilings are of wood construction with gorgeous fir vigas. The interior walls are a mixture of plaster and exposed adobe or aspen planks. The kitchen has high-end appliances, striking custom cedar cabinets and tile countertops.

Located just below the decks of the main house is a 450 square foot studio with an attached 275 square foot custom greenhouse. Both studio and greenhouse have radiant floor heat (greenhouse also has additional heat) for comfort and great greenhouse production.

Each of the three guest homes are Northern New Mexico Territorial style and have similar floorplans. The guest homes are architecturally like the main house and are of the same excellent quality construction. Each guest home is 1,075 square feet (including 320 square feet loft) plus two portals (total of 380 square feet). Each has a stone fireplace and thermostat controlled electric heating.

The Pit or entertaining area is 450 square feet of outdoor covered space and connects to all parts of the compound

by paths of textured concrete or native stone. This is a great place for solitude and reading or entertaining guests while enjoying the outdoors. The Pit has a stone fireplace, lighting and rock benches in numerous areas.

Two residential dwellings predate current ownership. The dwellings are 950 square feet and 1,500 square feet. Both homes are frame construction with stucco exterior finish. The inside is textured and painted sheet rock. The smaller contains 3 bedrooms and 1 3/4 bathrooms. The larger is 3 bedrooms and 1 bathroom. Both homes have been well maintained and currently are occupied by employees.

WATER FEATURES

There are four water wells, plus ¼ ownership in a neighboring well, which is located just south of the ranch property line. Two of the wells are set up to provide redundant service to the headquarters and owner's compound. Either can be used to fill two 3,500-gallon storage tanks. Water quality is excellent and the source is more than ample to serve all facilities.

There are numerous earthen ponds throughout the ranch. The pond referred to as the Horseshoe Pond has been sealed with bentonite, has not gone dry while under the current ownership and could be easily stocked. One well referred to as the Canyon Well needs a pump and power source but has been tested and is a strong viable well.

HUNTING AND RECREATION

Numerous species of wildlife frequent La Bonita Ranch. Mule deer and elk are common and are often viewed. A meandering bear, an occasional mountain lion, bobcat or fox are a bit more elusive, but no doubt have a regular presence. Many smaller species of wildlife call the La Bonita home. Waterfowl will land on the ponds regularly. Turkey, Bald Eagle and several species of hawk are common, as are bluebirds, doves and many other species of birds. Seabed fossils and petrified wood are abundant in the mountainous areas.









BROKER COMMENTS

The La Bonita Ranch is a unique estate type property and working ranch with the extraordinary benefits of location, location, and location along with its stunning beauty, diverse eco-system, and intimate privacy.

Very seldom does one find a property with so many attributes: both mountain and prairie eco-systems, well improved and maintained assets supporting all types of ranch life-styles, easy year around access, proximity to Las Vegas, Santa Fe and Taos (only 65 miles) – the list is endless. This one-of-a-kind property, surrounded by the natural beauty of some of New Mexico's most scenic high country, must be seen to be fully appreciated.

Based on our years of experience and in-depth market research we believe La Bonita Ranch to be value priced. If you are looking for a well improved, well located, mountain ranch, the La Bonita Ranch may be the ideal property for you and your family to enjoy.

The La Bonita Ranch has a new price of \$4,500,000.

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 La Bonita 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



LA BONITA RANCH

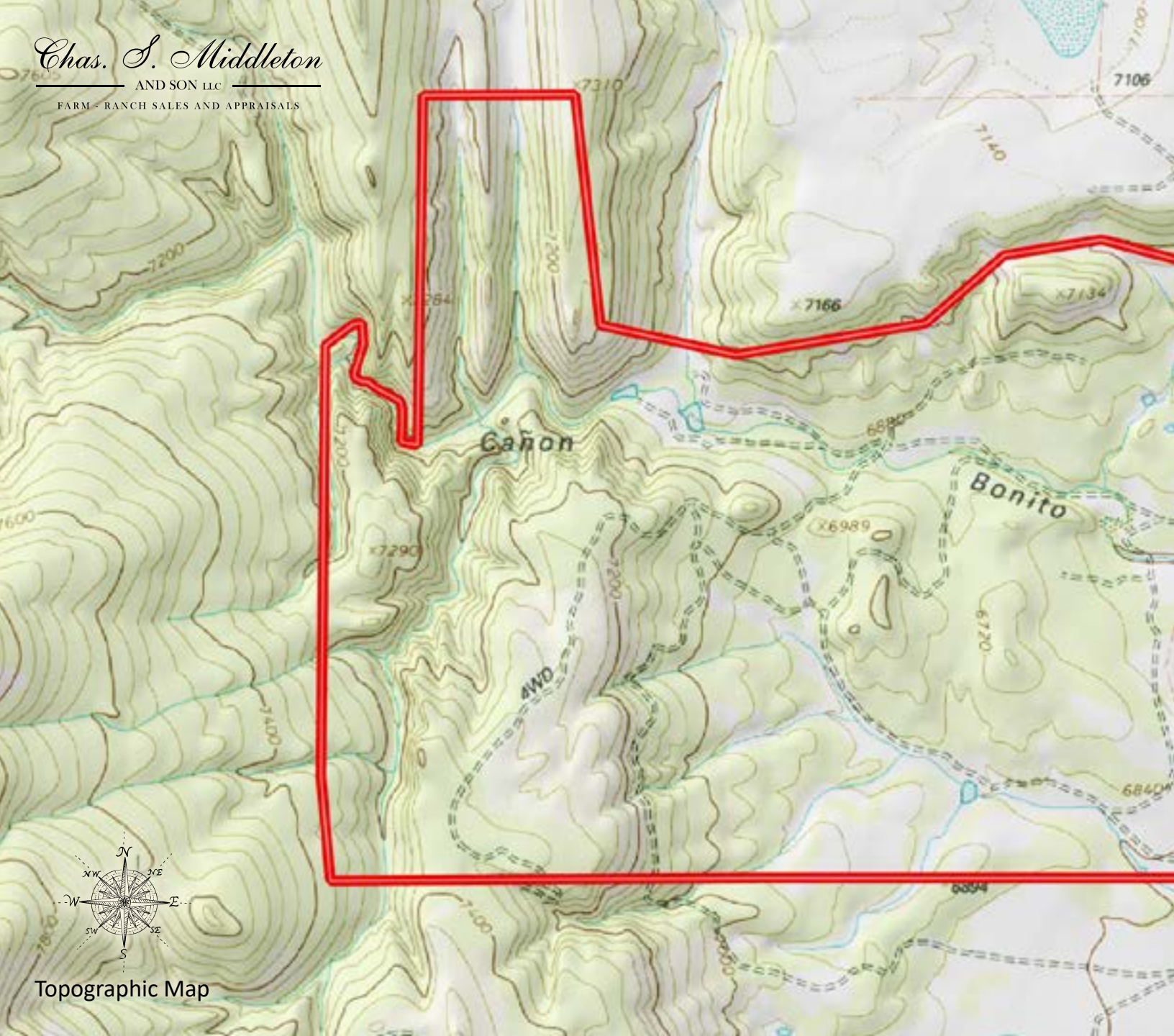
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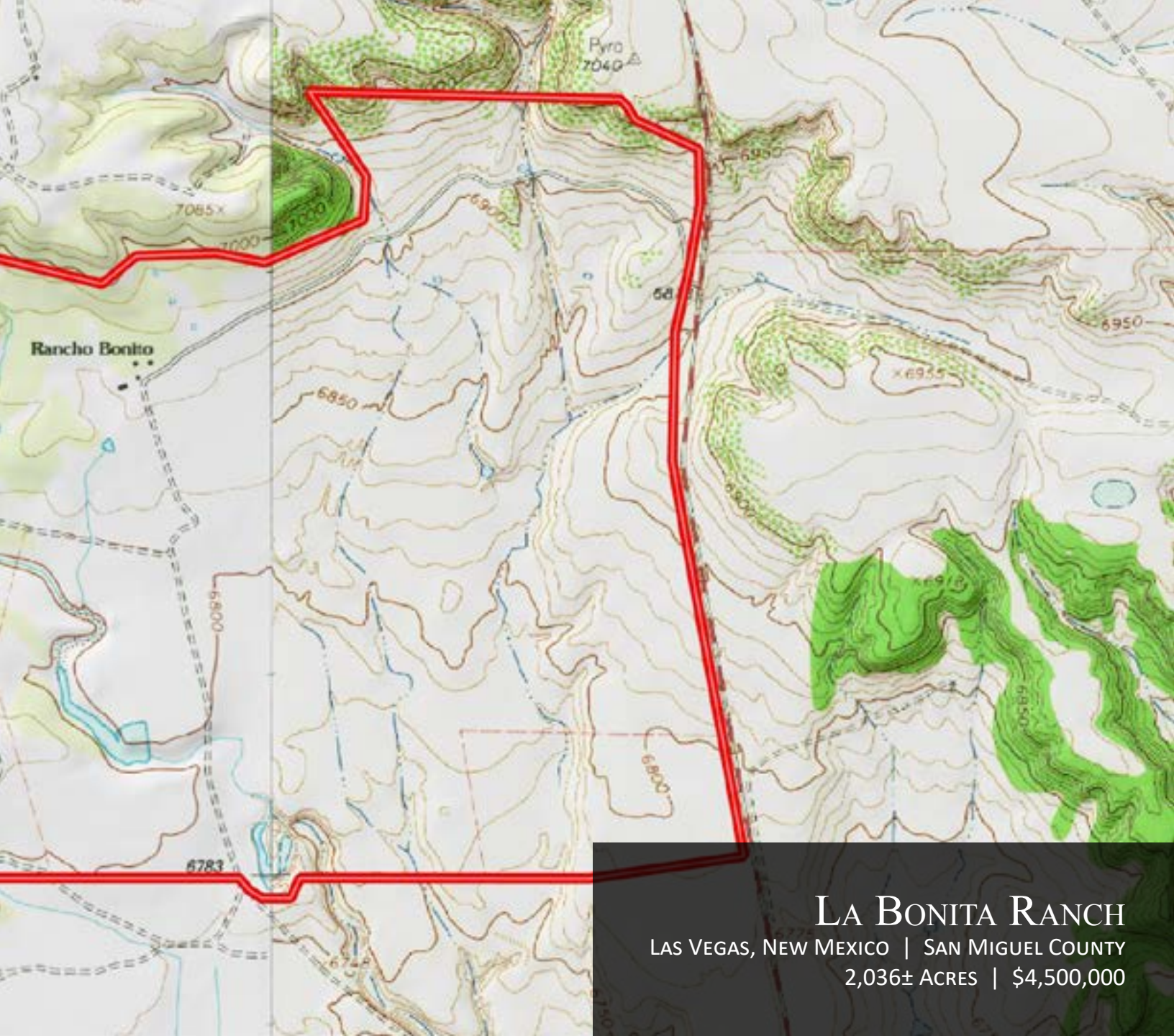
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Topographic Map





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