

Rio Peñasco River Ranch

124.57± acres | \$2,350,000 | Cloudcroft, New Mexico | Otero County



Chas. S. Middleton
— AND SON —

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Rio Peñasco River Ranch

We are proud to have obtained the exclusive listing on the ±124.57 deeded acre Rio Peñasco River Ranch, an exceptional mountain property located in the Sacramento Mountains of southern New Mexico. Almost completely surrounded by the Lincoln National Forest, this offering combines remarkable scenery, privacy, year-round recreational opportunities and a comfortable furnished cabin, all within a short drive of Cloudcroft, Mayhill and Ruidoso.

The property consists of two nearby tracts. The larger tract contains approximately 120 acres of unimproved mountain land and is bordered by Lincoln National Forest on approximately three and one-half sides. A level area near the road has been cleared and would make an attractive potential homesite. Electrical service is available along the road, and it appears that groundwater is accessible in the area. This tract offers approximately 2,920' on both sides of the Rio Peñasco River!

The second tract contains approximately 4.57 acres and is located less than one-half mile from the larger tract. This parcel is improved with a furnished three-bedroom, two-bath cabin, providing a comfortable and convenient base from which to enjoy the property and the surrounding national forest. This tract offers over 250' on each side of the Rio Peñasco.





Elevations on the ranch range from approximately 7,400' to more than 7,800', with nearby Prestridge Hill reaching 8,658' and numerous 9,000'+ peaks located within a relatively short distance.

This portion of the Lincoln National Forest is a beautiful high-elevation mountain ecosystem characterized by a mixture of ponderosa pine, aspen, spruce, fir and other native vegetation. Rugged canyons, forested slopes, mountain meadows and spring-fed streams contribute to the area's striking scenery. Rising abruptly above the surrounding Chihuahuan Desert, the Sacramento Mountains form a cool, forested mountain environment that offers a dramatic contrast to the lower country of southern New Mexico.

For someone looking for a private mountain retreat with direct proximity to an enormous amount of public land, the setting is difficult to duplicate. This is absolutely one of the more distinctive settings in the Sacramento Mountains. South and southeast of Cloudcroft, the country transitions from the high crests into a series of forested ridges, narrow valleys, meadows, and deeply cut canyons that drain generally eastward toward the Pecos country. The Lincoln National Forest dominates the landscape; the forest itself encompasses about 1.1 million acres across several mountain ranges, with elevations ranging from roughly 4,000' to 11,500'.

One of the things that makes the valley visually appealing is the contrast between the open bottomland and the forested mountains rising around it. In this portion of the Sacramento Mountains, elevations above roughly 7,500' commonly support conifer forest interspersed with grassy valleys. Cloudcroft generally receives around 28.5" annual precipitation, with an average of around 60-70" of snowfall. The area's relatively high precipitation supports a noticeably greener landscape than most people associate with southern New Mexico.







Location

The Rio Peñasco River Ranch is located west of Mayhill and south of Cloudcroft. Nearly all-weather access is provided by well-maintained Upper Rio Peñasco Road, just west of scenic Cox Canyon Highway (NM 130).

The property enjoys an excellent location in the Sacramento Mountains, approximately 13.5 miles from Cloudcroft and 10.5 miles from Mayhill.

The physical address of the cabin is:
313 Upper Rio Peñasco Road
Cloudcroft, New Mexico 88317

Approximate driving distances include:

- 51 miles • Ruidoso
- 71 miles • Artesia
- 244 miles • Lubbock
- 248 miles • Midland

The combination of privacy and accessibility is one of the ranch's strongest attributes. The property feels secluded and remote, yet Cloudcroft, Mayhill and Ruidoso are all within convenient reach.







Hunting • Wildlife • Recreation

The Rio Peñasco River Ranch is located within New Mexico Game Management Unit 34, an area well known for its elk hunting and substantial elk population. The Sacramento Mountains provide extensive habitat for both resident and migratory elk, and the higher elevations surrounding Cloudcroft and Timberon are known to produce mature trophy bulls.

Mule deer are also found throughout the area, along with black bear, mountain lion, bobcat and Barbary sheep.

Fishing is another popular attraction in the Rio Peñasco area. The upper river is known for cool, spring-fed water and trout fishing, with clear pools and deeper holes occurring along portions of the stream. Nearby private ranches also offer opportunities for fee fishing on managed stretches of the Rio Peñasco.

With the ranch almost entirely surrounded by Lincoln National Forest, an owner has exceptional access to a tremendous amount of additional mountain country. Beyond hunting and fishing, the surrounding Lincoln National Forest provides an extensive recreational playground. Hiking, camping, four-wheeling, horseback riding, mountain biking, wildlife viewing and exploring the Sacramento Mountains are all readily accessible from the property.

One of the unique recreational advantages of the Rio Peñasco River Ranch is its proximity to an extensive network of Forest Service roads and ATV/UTV trails throughout the surrounding forest. Nearby Bluff Springs is one of the best-known destinations in this area. Bluff Springs features a small waterfall, towering timber and access to several surrounding trails. The Benson Ridge/Bluff Springs trail provides an additional off-road connection through the forest, while nearby trailheads provide access to an even larger network extending through Wills Canyon, Willie White and the surrounding mountain country. The Welsh Springs area provides another opportunity to explore the Sacramento Mountains and adds to the extensive network of Forest Service roads and backcountry routes found throughout the region. For hunting and fishing, these roads and trails can serve as access corridors into surrounding forest.

Whether used as a hunting base, family mountain retreat or private recreational getaway, the Rio Peñasco River Ranch provides an excellent point of access to everything this remarkable portion of the Lincoln National Forest has to offer.







Improvements

The Rio Peñasco River Ranch is improved with an approximately 1,362-square-foot, three-bedroom, two-bath cabin featuring an open kitchen and living area and an attached garage. The well-built cabin has a rustic wood exterior and galvanized metal roof that fit naturally into its mountain setting. The interior features linoleum flooring throughout the primary living areas and bedrooms, with tile flooring in the bathrooms and laundry room.

The cabin is being offered furnished and includes a fenced yard, dog run and comfortable covered patio. The heating, stove and water heater are propane-fired. The propane tank that supplies the house is owned and will convey with the sale.

For additional reliability, the property is equipped with a Generac Guardian 22 kW backup generator, providing an important secondary power source for the cabin. The generator is propane powered and the tank used is leased (~\$125/yr).

The existing improvements make the property essentially move-in ready and allow a new owner to begin enjoying the ranch immediately.











WATER FEATURES

Domestic water for the cabin is supplied by electric water well. The system includes a water softener, reverse-osmosis system and approximately 2,500 gallons of water storage.

The well equipment is housed in an insulated well house, helping protect the system during the colder winter months and providing for dependable year-round use.

The nearby Rio Peñasco is one of the distinctive natural features of this portion of the Sacramento Mountains. The river is spring-fed in its upper reaches and can become intermittent as it moves into lower and drier country.



Price • Remarks

The Rio Peñasco River Ranch is realistically offered at \$2,350,000.

Properties offering this combination of deeded acreage, extensive national forest boundary, high-elevation mountain scenery, existing improvements and convenient access to mountain towns and villages are difficult to find.

The ranch is remote enough to provide genuine privacy and an opportunity to get away from everything, yet accessible throughout nearly the entire year in most weather conditions. Its proximity to Cloudcroft, Mayhill and Ruidoso adds considerably to its appeal.

For the buyer seeking a mountain retreat, recreational property, hunting base or substantial private inholding surrounded by national forest, the Rio Peñasco River Ranch represents a unique opportunity in one of southern New Mexico's most scenic mountain settings.

Service Providers

Otero County Electric Co-Op Scotty's Propane
Allstate and Alera Insurance Company



Broker Comments

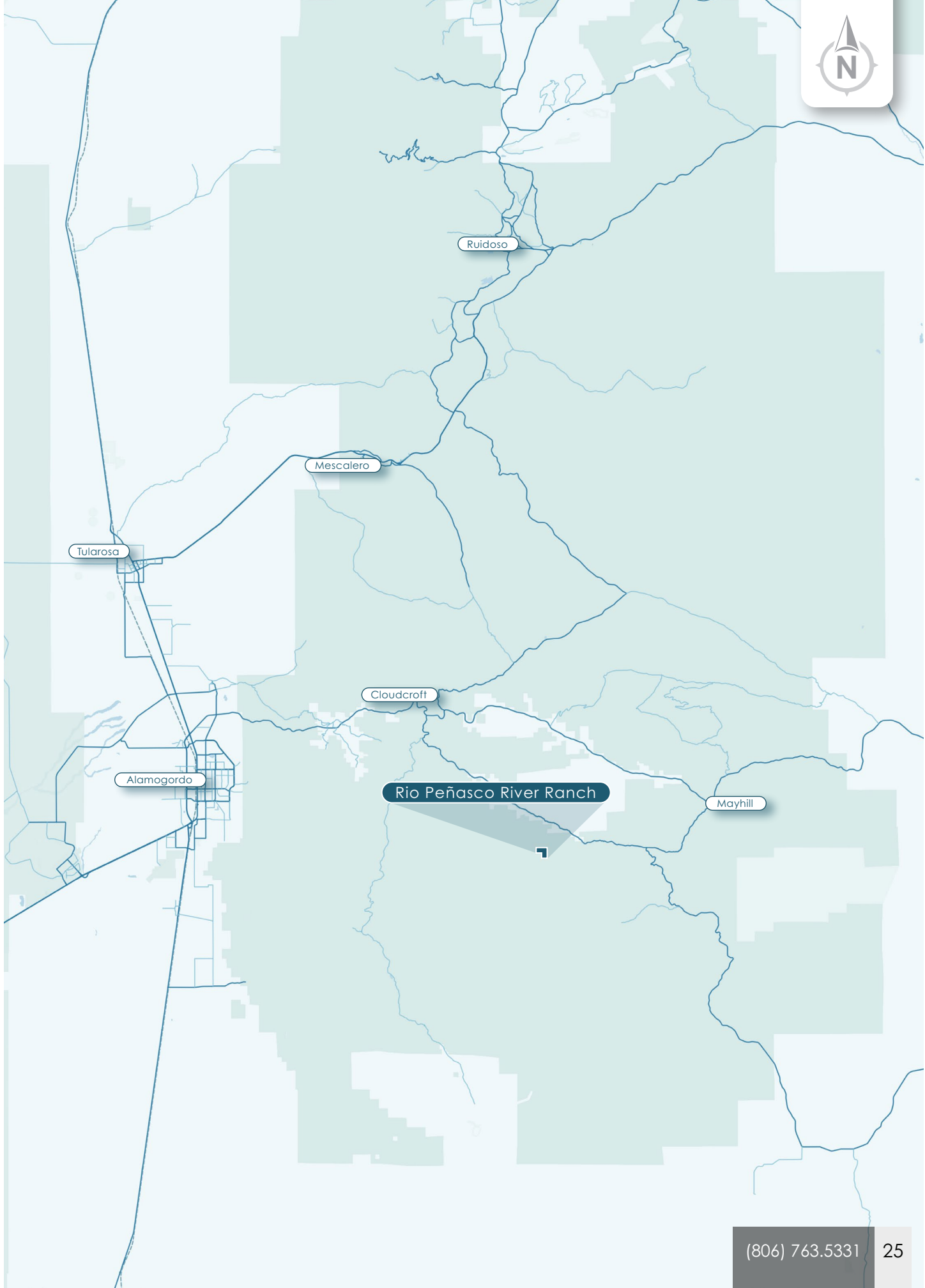
For an owner of the Rio Peñasco River Ranch, the recreational opportunities are not simply an occasional day trip. They are part of the surrounding landscape. With the Lincoln National Forest bordering much of the ranch, an enormous amount of public mountain country is close at hand, providing opportunities to spend a morning or an entire day exploring the Sacramento Mountains and return to the cabin that evening.

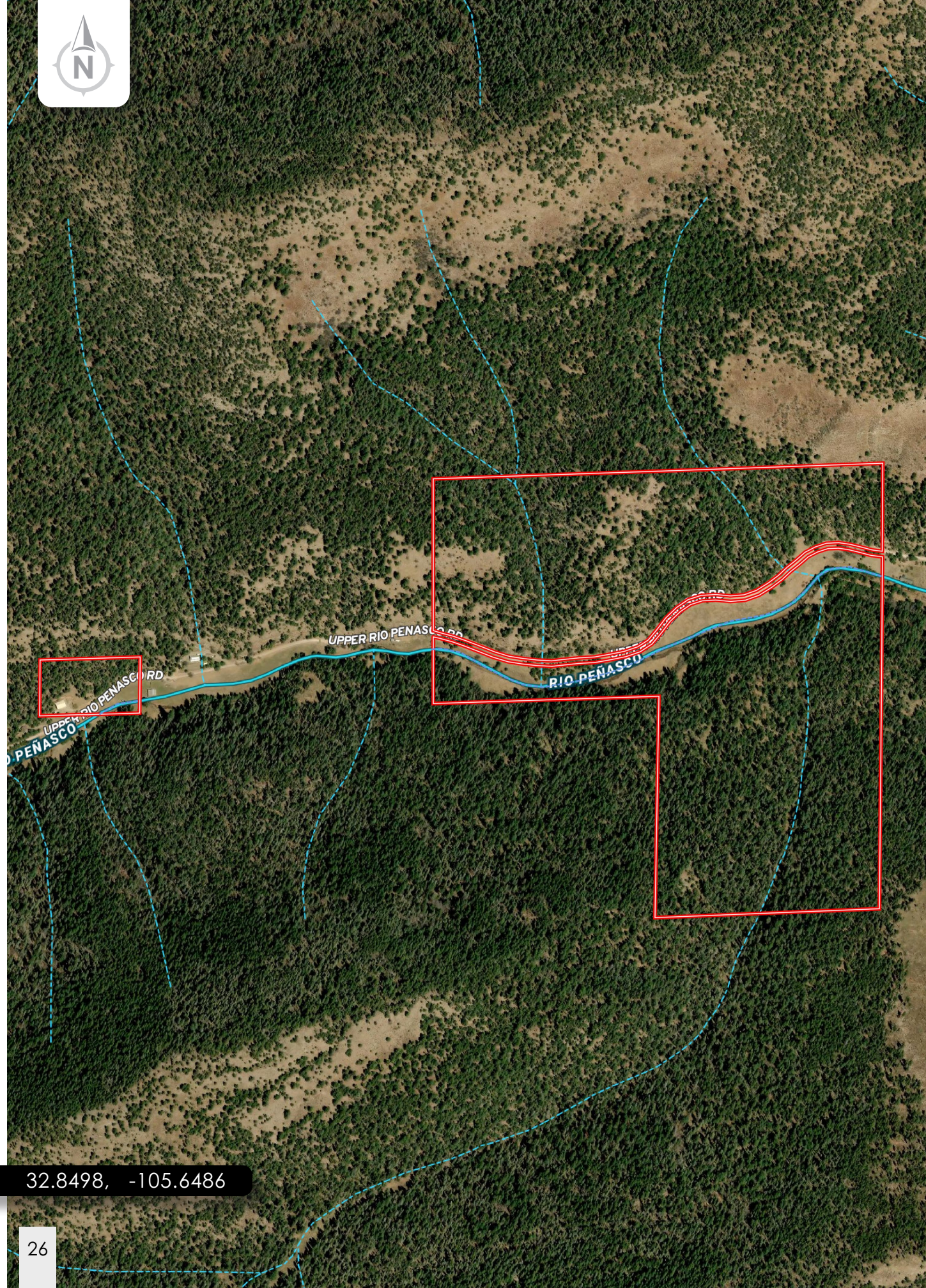
If you're in the market for an inholding tract in the Lincoln National Forest, the beautiful Rio Peñasco River Ranch deserves your attention.

For additional information or to schedule a private inspection, please contact Charlie Middleton at (806) 786.0313.

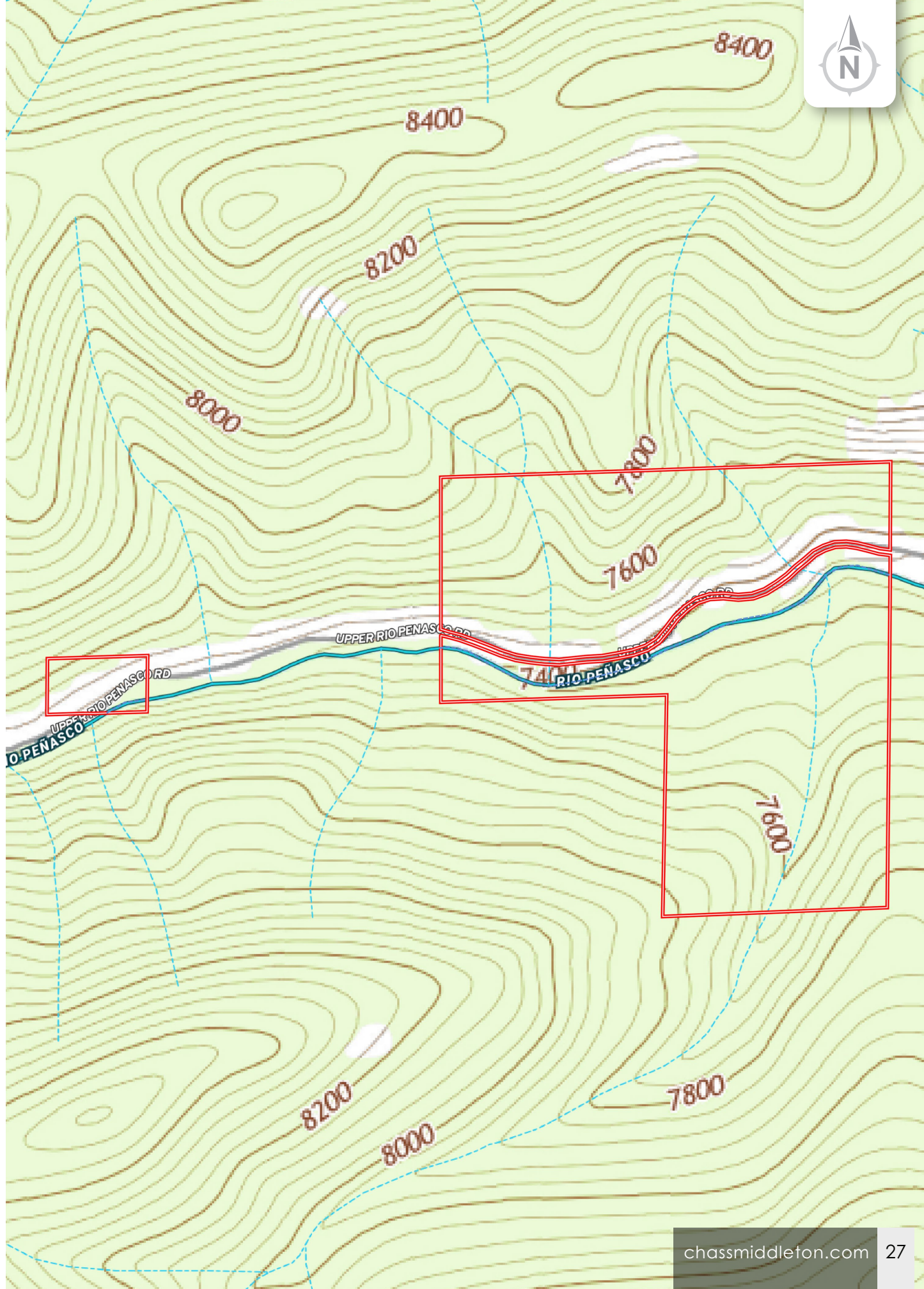








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