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Atarque Ranch Fence Lake, New Mexico | \$68,500,000



Executive Summary

The Atarque Ranch embodies all the characteristics of a large acreage, combination wildlife and livestock New Mexico ranch. The ranch offers a total of 109,308± acres, 97,825± deeded acres, and 11,483± acres of State leased land that is incredibly well blocked, extremely private, and remotely located with very limited public intrusion. A total of 26 wells, one spring, and 105 stock ponds have been officially decreed for a total of 59± acre-feet of water through the Zuni River Basin Adjudication. The ranch is easily accessible from Highway 36 just north of Fence Lake, New Mexico. Albuquerque and Albuquerque International Sunport are 160± miles, while Springerville and Springerville Municipal Airport are approximately 105± miles from ranch headquarters. The improvements on the ranch are modest, minimal, and functional, consisting of a ranch home, manager home, mobile home, shop, turn-of-century outbuildings, and livestock handling facilities.

Located in GMU 12, renowned for its massive bull elk, mule deer, and Pronghorn population, wildlife on the ranch has been expertly managed, under-hunted, and is famous for the size, quality, and genetics of its habitable animals. For a west, centrally located New Mexico ranch, the Atarque is topographically diverse, ranging from landmark-styled plateaus one can see from miles away to deep volcanic layered canyons, iconically shaped massive rock outcroppings, numerous arroyos, to open grassland flats intermixed with cedars and junipers as is typical of the landscape in the area. There are abundant remnants of ancient Native American culture and early homesteaders throughout the property, reminding one of the longevity of the land itself. Light and noise pollution are not of concern in this area, and it offers some of the best night-view sheds anywhere in the country. The distinct landscape, views, biodiversity, wildlife habitat, privacy, and landlocked nature of the ranch make it one of the best large acreage ranches for sale. The ranch is currently leased for both hunting and livestock operations.



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Just The Facts

- 97,825± deeded acres
- 11,483± State lease (Lease No. GM-2706-0000)
- Total acreage is 109,308±
- Located 16.7± miles northwest of Fence Lake and 56.4± miles from Quemado, New Mexico
- Located 60 miles south of Gallup, 162± miles from Albuquerque and 167± miles from Albuquerque International Sunport
- Springerville and Springerville Airport are approximately 105± miles from the ranch
- Modest yet functional operational facilities
- 26 livestock wells, one livestock spring, 105 surface runoff ponds
- A cumulative total of 59.686 acre-feet has been officially decreed, identified by Case 6:01-cv-00072-MV-WPL Zuni River Basin Adjudication.





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- Located in GMU 12 and participates in New Mexico's EPlus system
- Currently, the ranch receives six bull elk archery tags, six bull elk rifle tags and two pronghorn antelope tags, which can be restructured by New Mexico Game and Fish
- 2023 Property taxes were \$10,280.82
- Elevations on the ranch ranges from 6,400± feet to 7,340± feet
- Precipitation averages between 12 and 20 inches annually
- Annual average snowfall is approximately 20 to 24 inches
- Any and all mineral rights currently owned by the seller are negotiable
- The ranch has been held by the same family since 1978



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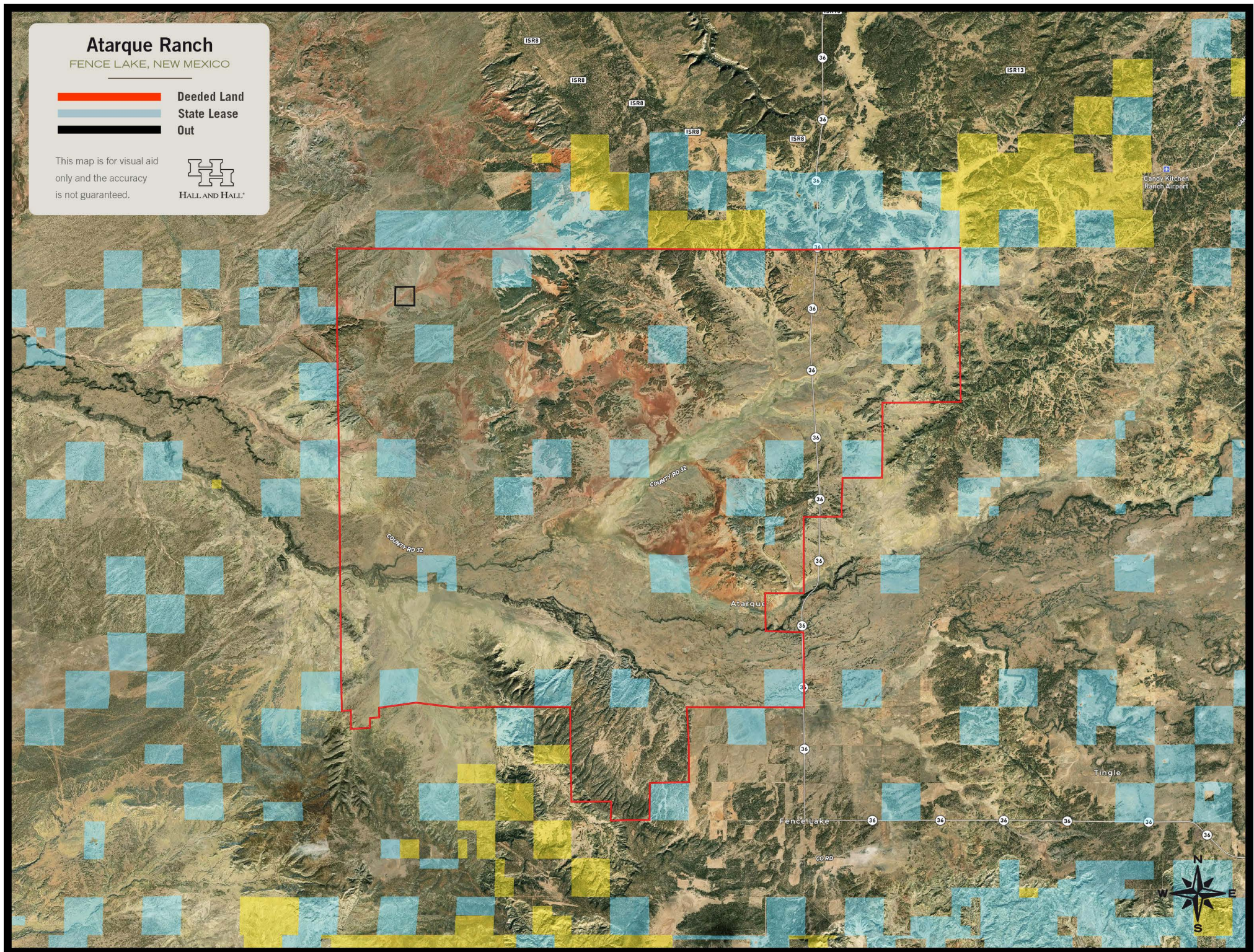
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Atarque Ranch

FENCE LAKE, NEW MEXICO

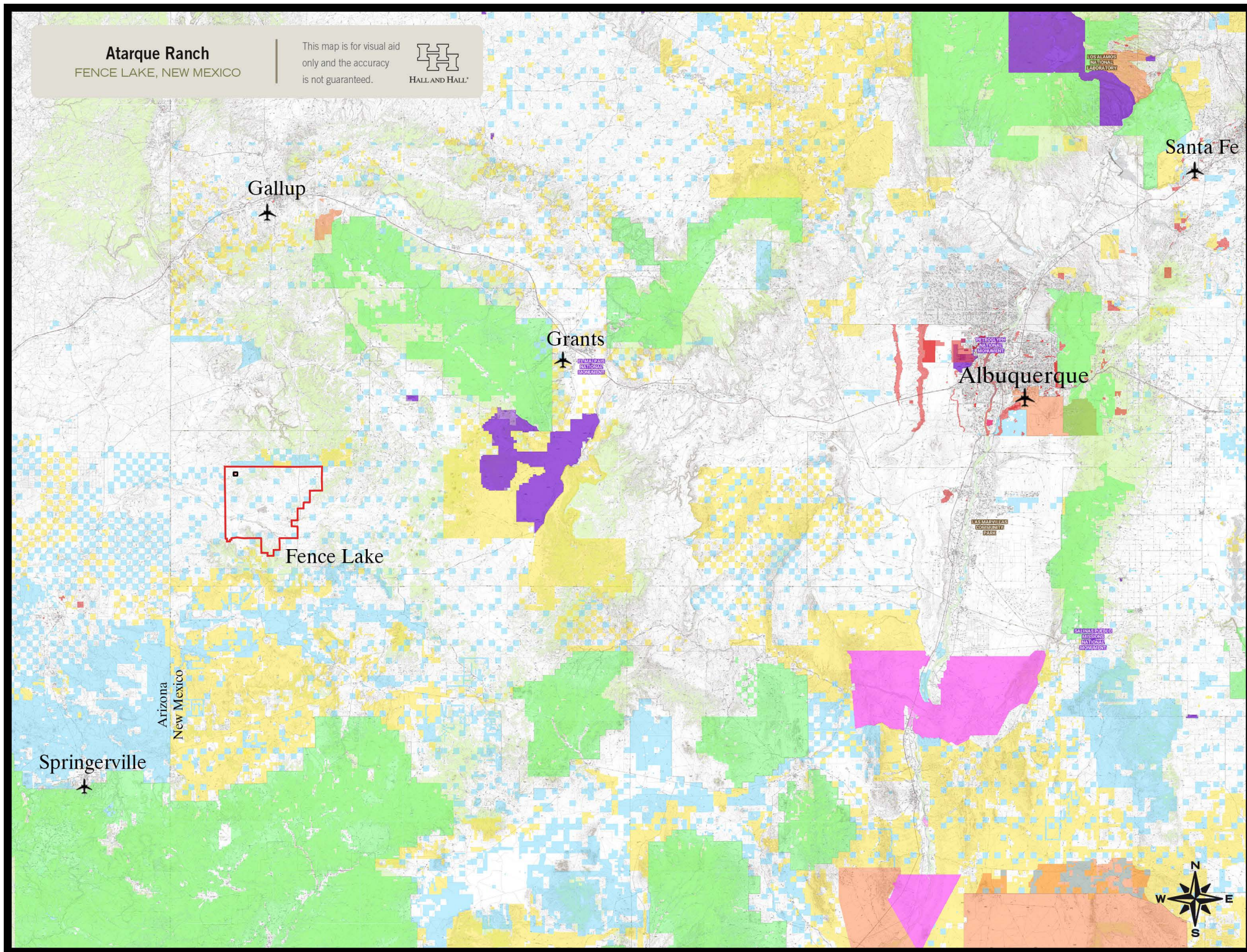
 Deeded Land
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