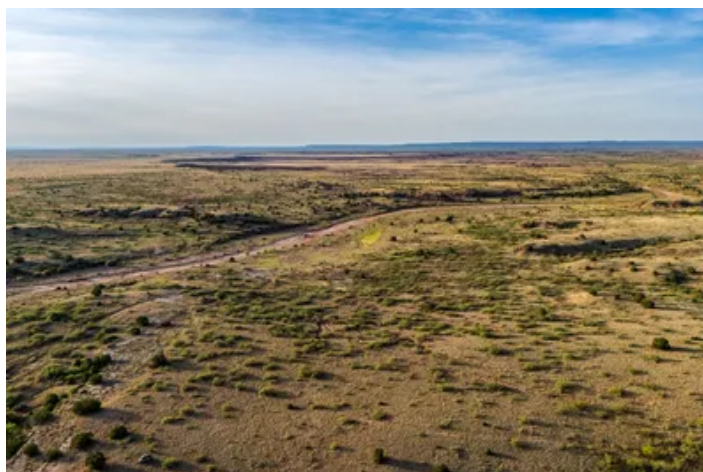


Revuelto Creek Ranch
Ranch Rd
San Jon, NM 88434

\$2,100,000
2,480± Acres
Quay County



Revuelto Creek Ranch
San Jon, NM / Quay County

SUMMARY

Address

Ranch Rd

City, State Zip

San Jon, NM 88434

County

Quay County

Type

Ranches

Latitude / Longitude

35.446361 / -103.336616

Dwelling Square Feet

1,504

Bedrooms / Bathrooms

3 / 1

Acreage

2,480

Price

\$2,100,000

Property Website

<https://brgranches.com/property/revuelto-creek-ranch-quay-new-mexico/114534/>



Revuelto Creek Ranch San Jon, NM / Quay County

PROPERTY DESCRIPTION

Revuelto Creek Ranch, Quay County, NM

Revuelto Creek Ranch takes its name from the historic creek that winds through the property. "Revuelto" is Spanish for "stirred up" or "turbulent," a fitting description of the creek's seasonal flows and the rich history of the New Mexico plains. The creek drains into the Canadian River just east of Logan, NM

COMMENTS:

Encompassing approximately 2,400 deeded acres, plus 80 acres of New Mexico State Lease, the ranch is highlighted by approximately 2.5 miles of Revuelto Creek, creating a picturesque corridor of mature cottonwoods, native grasses, and outstanding wildlife habitat. The seasonal creek enhances both the beauty and productivity of the ranch while attracting mule deer, pronghorn antelope, turkey, quail, dove and other native game. Revuelto Creek Ranch offers the perfect balance of accessibility, recreation, and investment. Conveniently accessed from Historic Route 66 and Interstate 40, this exceptional property is an ideal gentleman's ranch, weekend retreat, investment property, or productive cattle operation.

ACREAGE:

2400 +/- deeded acres

80 +/- acres New Mexico State Lease (lease was \$80.54 in 2025)

IMPROVEMENTS:

1504 sq ft brick home, 3 bedroom, 1 bath. Scenic location, with views of rocky bluffs that lie above the creek. Septic, windows, and doors have all been replaced in the last 7 years. A new shingle roof was installed on the house in 2025.

Shipping Pens

Lean to style barn with tin roof, shop building with cement floor.

WATER:

2.5 miles of seasonal water in Revuelto Creek

House Well. 32' deep. Believed to be 7+ gpm, electric

Creek Solar. 120' deep. Believed to be 3 gpm, solar

Mesa Solar. 200' deep. Believed to be 5+ gpm, solar

Mesa Windmill. 200' deep. Believed to be 5 gpm, windmill

2 dirt tanks



TAXES:

\$516.00 in 2025

LIVESTOCK:

The ranch is owner rated at 160-180 head of stocker yearlings from May to October, or 45-55 cows year round.

FENCES:

All exterior and interior fences are in adequate condition, consisting of 4 or 5 wire construction with mostly wood corners along with some pipe corners. Fences have been gone through and were re-worked in 2026.

VEGETATION:

Many different kinds of native grasses exist, including blue grama, side oats grama, buffalo, western wheat, little bluestem, sand dropseed, and tobosa. Revuelto Creek supports wetter-site grasses, such as sedges and rushes. Other grasses present along the creek are Alkalai sacaton and salt grass. The ranch has some cottonwood trees along the creek, with cholla cactus, mesquite and cedar trees scattered throughout the ranch.

TERRAIN:

Very diverse terrain, from lower creek bottom land with grassy meadows that lead up out of the creek bottom to mostly level land on top. There are large rock outcroppings scattered throughout the ranch.

CLIMATE HIGHLIGHTS IN AREA:

- Average Summer High is 92 degrees F in daytime and 67 degrees F at night
- Average Winter High is 50 degrees F in daytime and 23 degrees F at night
- Sunshine: Over 280 sunny days per year
- Annual Rainfall: Approximately 14-15 inches
- Annual Snowfall: Approximately 10-15 inches
- Elevation: 4,000-4,500 feet

SCHOOLS:

Revuelto Creek Ranch is located in the San Jon Municipal School District. San Jon Municipal Schools is a small, Pre K-12 public school district serving the community of San Jon in eastern New Mexico. Its size allows for a personalized educational experience and strong community involvement with small class sizes, approximately 125 students district wide and a 6:1 student to teacher ratio. San Jon is 1A classification in sports.

Located 14 miles west of the ranch is the town of Tucumcari. There is a much larger 3A, Pre K-12 school. Also located in Tucumcari is Mesalands Community College.



WILDLIFE:

Several large mule deer have been seen on the ranch but no one has hunted the ranch in several years. Also present are pronghorn antelope, some whitetail along creek, turkey, quail, dove and other small game species. Predators include coyotes, foxes, bobcats, and the occasional mountain lion.

DISTANCE FROM RANCH:

San Jon: 8 miles

Tucumcari: 14 miles

Ute Lake State Park: 20 miles

Logan: 25 miles

Clovis: 65 miles

Dalhart, TX: 90 miles

Amarillo, TX: 100 miles

Roswell: 175 miles

Albuquerque: 190 miles

Ruidoso: 225 miles

ADDITIONAL HIGHLIGHTS:

Adding to its investment appeal, the ranch provides dependable annual income through an established Grassland Conservation Reserve Program contract covering 1,196.58 acres. The contract generates \$17,949 annually and remains in effect through 2037, providing reliable income while preserving the ranch's exceptional native grasslands.

One of the ranch's greatest advantages is its flexibility for future ownership. The property is not encumbered by a conservation easement, allowing the next owner the freedom to manage, improve, and enjoy the ranch according to their vision while preserving its exceptional natural character.

Outdoor recreation extends well beyond the ranch boundaries. Ute Lake State Park is located just 20 minutes away, offering some of New Mexico's finest fishing, boating, water skiing, paddleboarding, and year-round water recreation, making Revuelto Creek Ranch an ideal destination for family gatherings and weekend escapes.

OVERVIEW:

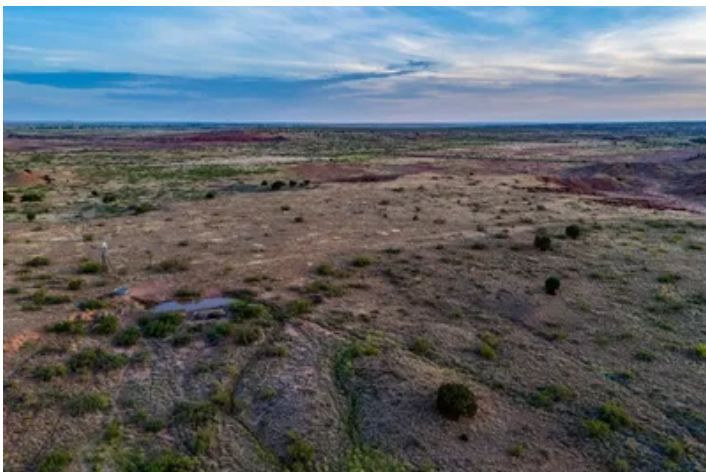
Whether you're looking for a private escape, an income-producing investment, or a productive cattle operation, Revuelto Creek Ranch delivers a rare combination of seasonal live water, recreational opportunity, historic significance, and convenient year-round access. With easy access from Interstate 40, just minutes from Tucumcari and San Jon property is perfectly positioned as a premier gentleman's ranch in eastern New Mexico.



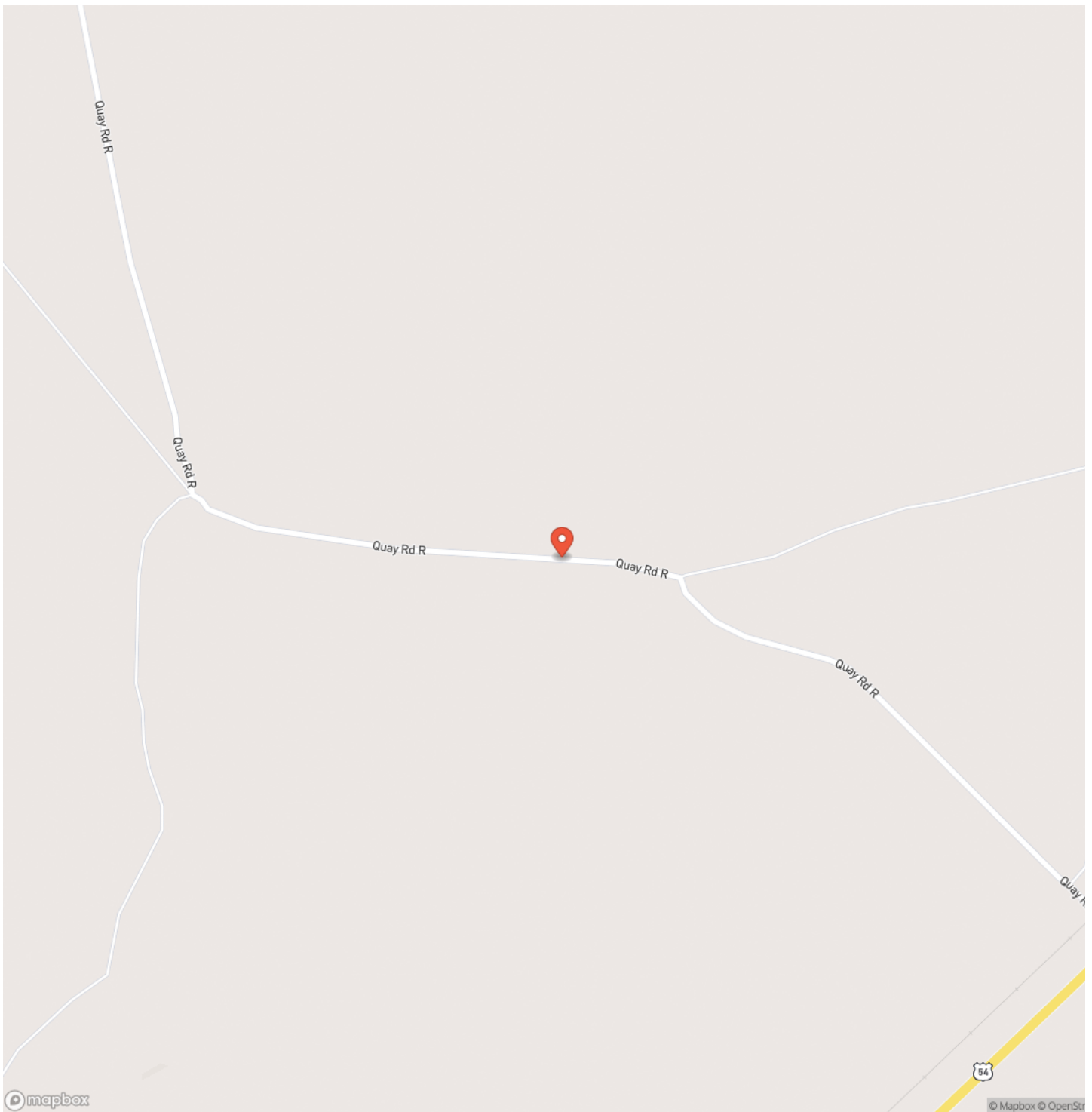
- 2,400± deeded acres
- 80± acres of New Mexico State Lease
- Approximately 2.5 miles of Revuelto Creek
- 1,196.58 acres enrolled in Grassland CRP
- \$17,949 annual CRP income through 2037
- Not encumbered by a conservation easement
- 1,504± sq. ft. brick home
- New roof installed in 2025
- Scenic views of Revuelto Creek
- Excellent cattle grazing operation
- Outstanding mule deer, along with pronghorn antelope, turkey, quail, and predator hunting
- Frontage and easy access from Historic Route 66 and Interstate 40
- Only 20 minutes to Ute Lake for fishing, boating, water skiing, and recreation
- Power to headquarters is provided by Farmers Electric Coop
- ENMR Plateau provides telephone service to ranch house



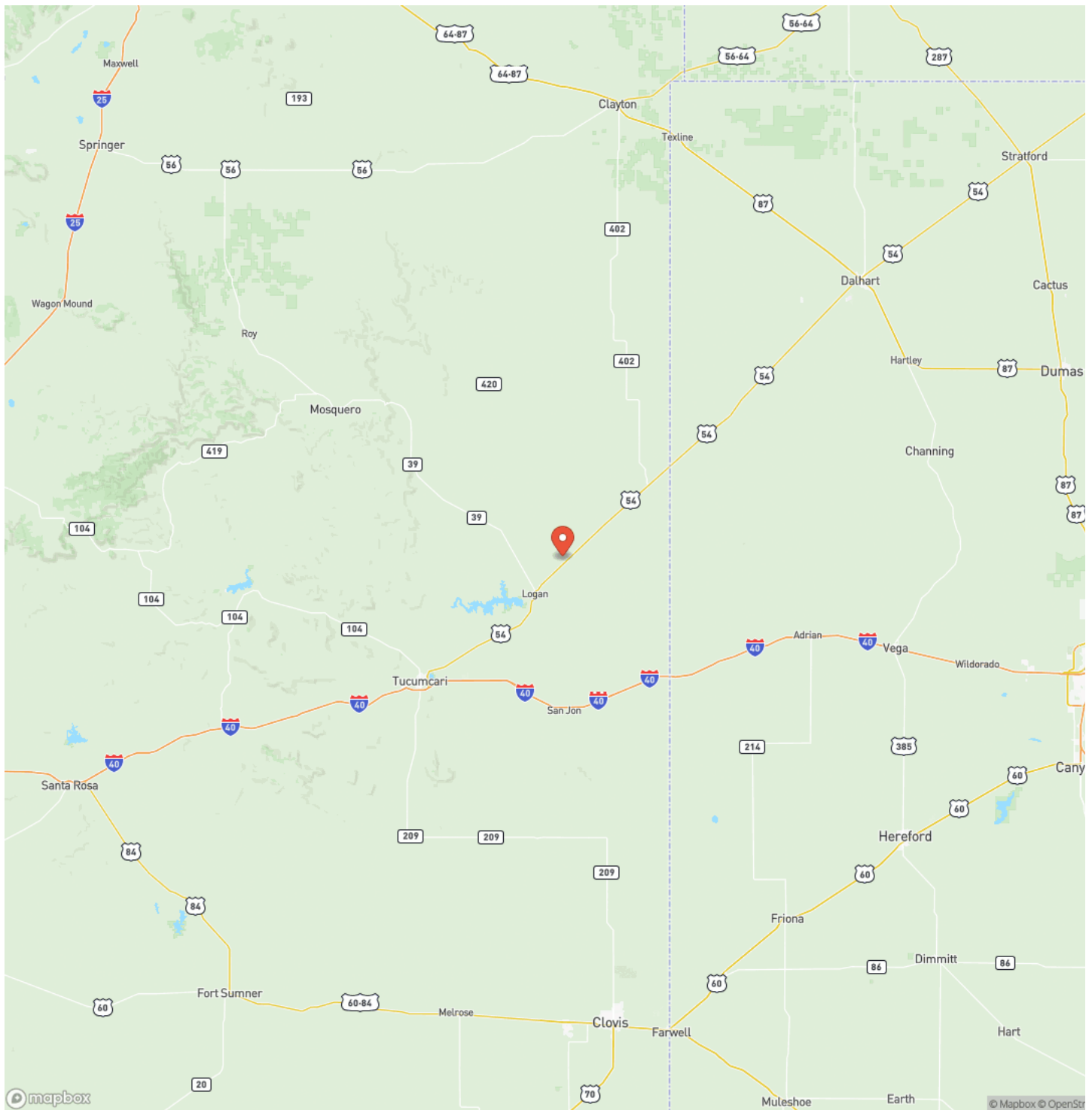
Revuelto Creek Ranch
San Jon, NM / Quay County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brandon Smith

Mobile

(575) 447-7924

Email

brandon@brgranches.com

Address

City / State / Zip

Elephant Butte, NM 87935

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://brgranches.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Beaverhead Ranch Group
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<https://brgranches.com/>

