

Sierra Larga Ranch

18,583± Total Acres | \$3,500,000 | Socorro, New Mexico | Socorro County
4,055± deeded acres • 12,608± BLM acres (5,745± WSA acres) • 1,920± NM State Lease acres



Chas. S. Middleton
— AND SON —

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Sierra Larga Ranch

Located east of Socorro in central New Mexico, Sierra Larga Ranch encompasses approximately 18,583± acres, including 4,055± deeded acres, 1,920± New Mexico State Lease acres, and 12,608± BLM acres. Approximately 5,745 ± acres are within a BLM WSA on the western side of the ranch. The BLM grazing permit is reported at 280 animal units (AUs), described in the ranch records as 278 cows and 2 horses.

Sierra Larga has historically operated as a cow-calf ranch. Its value is found in the practical pieces cattle operators need: established water, fenced pasture divisions, traps, livestock pens, usable headquarters improvements, and access across a large block of grazing country. The property is not presented as a resort ranch. It is a functional New Mexico cattle operation with wildlife and recreation as secondary benefits.

The range includes open and rolling grass country, areas of four-wing saltbush or chamiza, abundant winter fat, and piñon-juniper slopes. Elevations range from approximately 5,600 feet on the east side of the ranch to 6,800 feet on the northwest. Natural breaks and depressions provide livestock with shelter during severe winter weather.

The property has been managed as grazing country, and the BLM range specialist has reportedly commented favorably on the condition and care of the forage. Prospective buyers should independently confirm current permit terms, authorized use, season of use, and all agency requirements.



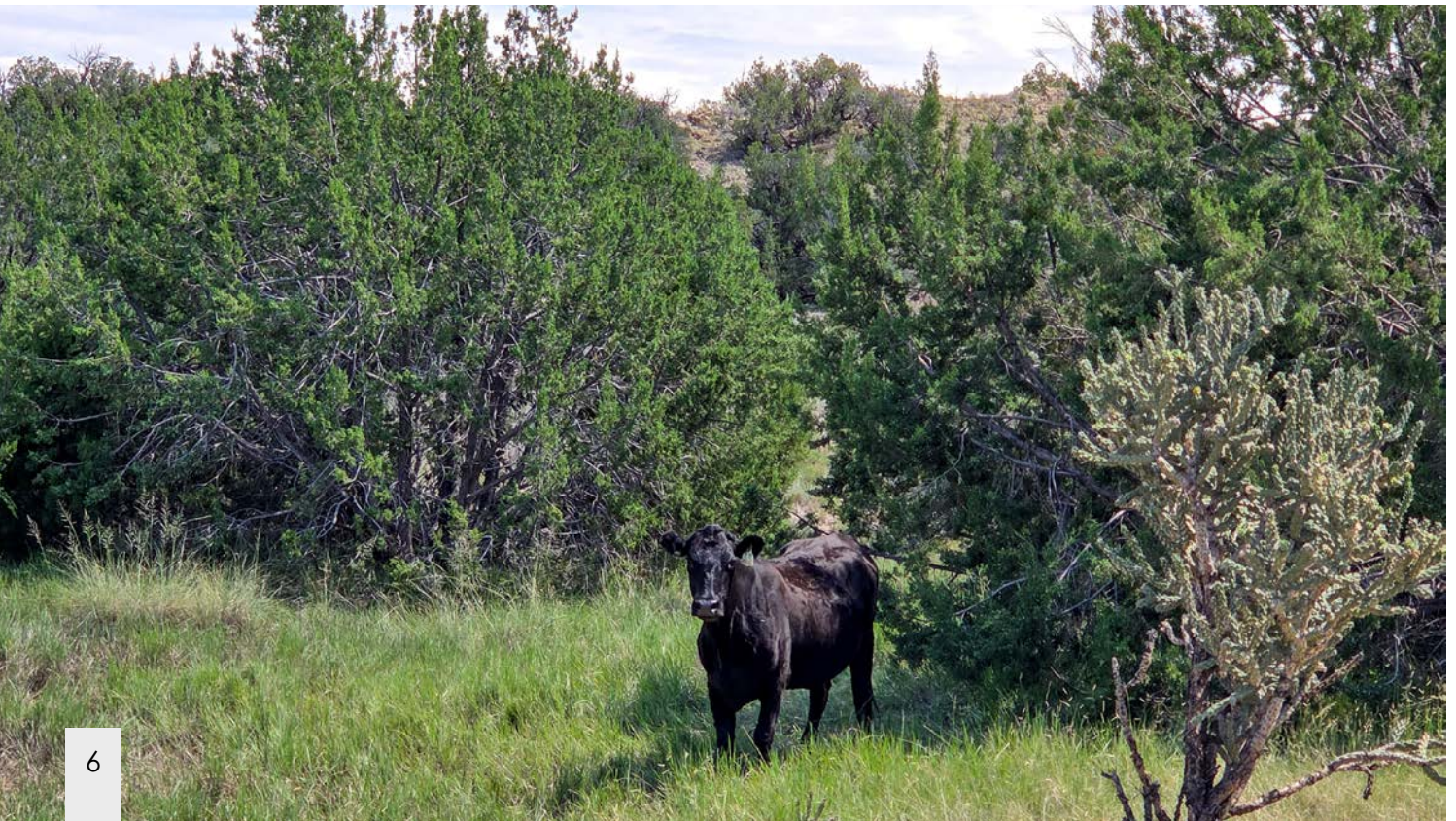




Land Range • Grazing

The eastern portion of Sierra Larga consists primarily of level to rolling plains, while the western country transitions into rolling and moderately steep piñon-juniper terrain. Warm- and cool-season grasses are present across the property, with areas of four-wing saltbush and winter fat providing additional browse.

The combination of grass country, browse, and natural cover supports the ranch's historical use as a cow – calf operation. The reported 280-AU permit rating provides a useful benchmark, but actual carrying capacity will vary with precipitation, forage conditions, management practices, and applicable agency requirements.





Water Fencing • Livestock Infrastructure

The ranch has an established network of livestock water and handling improvements intended to support routine cattle operations across the property. Perimeter fence is in excellent condition with new t-posts and 4-5 wire configuration.

Water Resources

Five wells

(Two electric, two windmills, and one generator-powered)

Eight water-storage tanks of various sizes

Underground pipeline

Approximately 15 livestock drinkers

More than 10 earth stock tanks

Pastures • Handling Facilities

Six main large pastures

Two traps

Two sets of range pens

Headquarters corrals

Fencing • Access

Exterior fence is very good to excellent, interior fencing is described as average to fair overall, with some newer sections. Ranch roads provide access across the property but are generally better suited to shorter-wheelbase vehicles.





Headquarters • Improvements

Headquarters improvements include a modest three-bedroom, one-bath residence, along with a shop, barn, corrals, and carport. The residence boasts a high-speed fiber optic internet connection, ideal for working at home and for students, Dish Network, and a new heating and refrigerated air system have been installed. These improvements are functional and suit the day-to-day needs of a working ranch.

The ranch also has a second structurally sound 2-bedroom house located northwest of the main headquarters. This structure could be ideal for a ranch hand and family or a rural bed and breakfast destination.







Wildlife • Hunting

Elk, mule deer, pronghorn, and oryx are found on and around Sierra Larga Ranch. White Sands Missile Range lies south of the property, and oryx move through the surrounding area. Open grass country, brush, and varied terrain provide habitat, but the property's primary use remains cattle production.

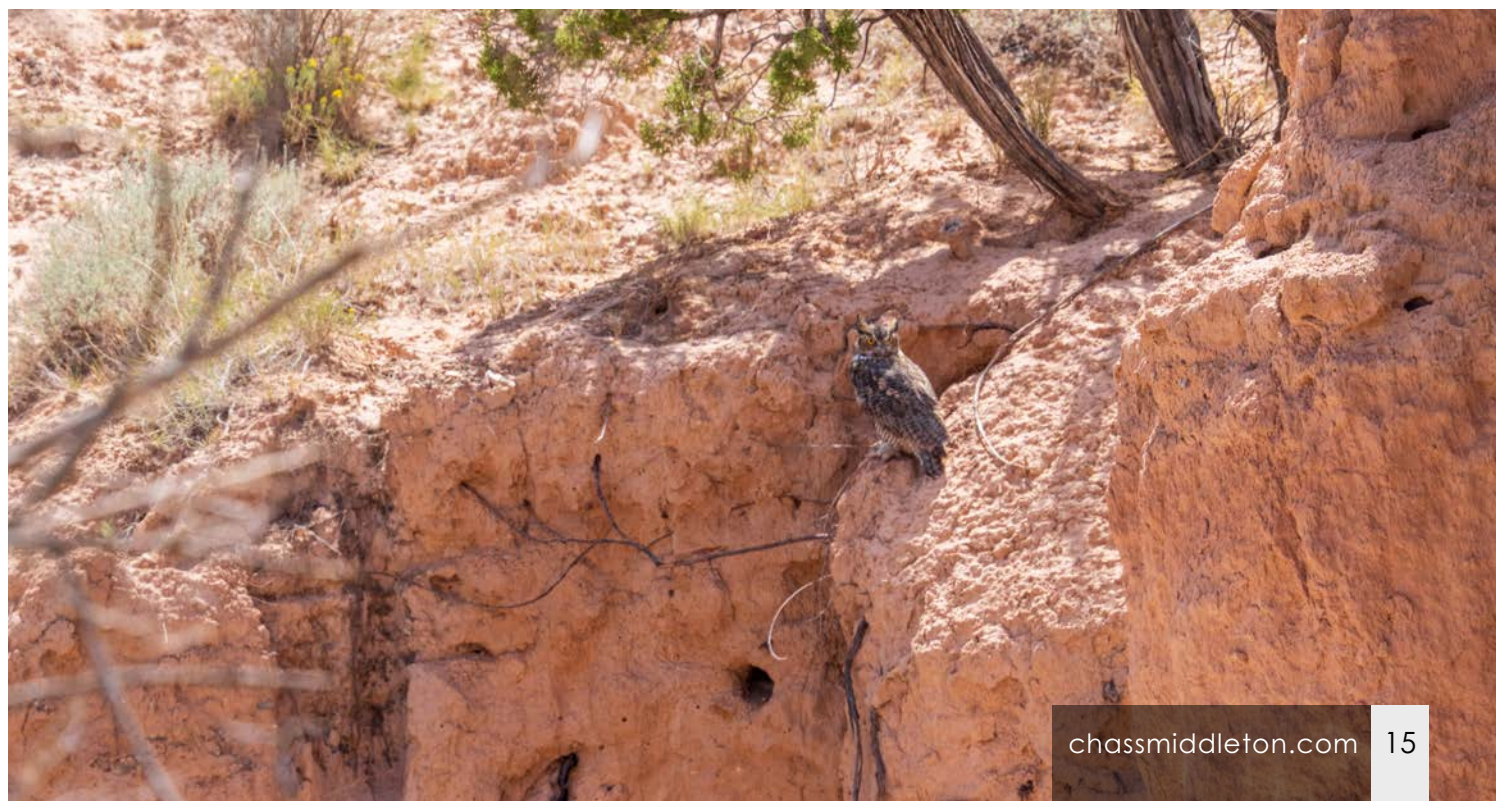
Hunting on the deeded and public-land portions of the ranch is subject to New Mexico Department of Game and Fish rules, applicable season structures, public-land access requirements, and landowner permission. Prospective buyers should independently verify hunting opportunities and licensing requirements.



White Sands Missile Range Agreement

The ranch is located within the White Sands Missile Range flyover and evacuation area. A 23-page agreement dated August 21, 2025, provides for an annual payment reported at \$22,000 in connection with low-level aircraft activity and several required evacuation days each year.

The agreement states that payment is due January 31 and includes a CPI-U escalation provision. The current agreement extends through 2030, after which a new agreement is expected to be negotiated. A copy will be made available to qualified prospective purchasers for review. Buyers should evaluate the agreement directly and confirm payment terms, obligations, transferability, and renewal provisions.



Location • Area Attractions

Sierra Larga lies east of Socorro, providing private ranch country with practical access to town. Socorro serves as a regional center for ranch supplies, groceries, lodging, restaurants, healthcare, and other everyday services. Interstate 25 provides north-south access through central New Mexico.

Albuquerque International Sunport is approximately 75 miles north of Socorro, while Socorro Municipal Airport is located about three miles south of town. The route to the ranch also passes through the San Antonio area, home to the Owl Bar and Buckhorn Tavern, two longtime local stops known for green chile cheeseburgers.

Nearby Points of Interest

- Socorro, New Mexico • Regional supplies and services
- Albuquerque International Sunport • Approximately 75 miles north of Socorro
- Socorro Municipal Airport • Approximately three miles south of town
- Bosque del Apache National Wildlife Refuge • South of Socorro
- Karl G. Jansky Very Large Array • Approximately 50 miles west of Socorro
- New Mexico Tech • Located in Socorro

Area Recreation

- Hunting
 - Hiking and camping
 - Horseback riding
 - Wildlife and bird viewing
 - Rock climbing
 - Public-land recreation
-



Price • Terms

Offered Price: \$3,500,000 with favorable seller financing available

2025 Real Estate Taxes: Approximately \$1,400

New Mexico State Lease Grazing Fee: \$1,290

BLM Grazing Fee or Payment: \$5,679

The seller reports that all mineral, solar, wind, and water rights owned by the seller and associated with the grazing operation will convey, with no reservation of appurtenant property rights. The nature and extent of all rights should be confirmed through title work, agency records, and the purchase agreement.



A Working Ranch Built Around the Basics

Sierra Larga Ranch offers a substantial block of grazing country with the water, pasture divisions, traps, pens, and headquarters improvements needed for a practical cattle operation. The residence and support buildings are modest, portions of the fencing and road system reflect the realities of a medium size operating ranch, and the property should be evaluated for what it is: a working New Mexico cow-calf ranch.

For a buyer seeking additional grazing capacity or a stand-alone livestock operation, Sierra Larga provides an established foundation without the cost or presentation of a fully deeded ranch property. Wildlife, varied terrain, and proximity to Socorro add value, but the central appeal remains the land and its usefulness for cattle production.

Should you desire a beautiful New Mexico Ranch that is manageable from both a cost effectiveness and operational standpoint, the Sierra Larga Ranch deserves your utmost attention.

Call Jim Welles today at (505) 967.6562 for more information or to schedule a tour.



SIERRA LARGA RANCH

\$3,500,000 | Socorro, New Mexico | Socorro County

4,055± Deeded acres
 1,920± New Mexico State Lease acres
 12,608± BLM acres (5,745± WSA)
 18,583± Total acres

- Reported 280-AU BLM grazing permit
- Mild winters
- Historical use as a working cow-calf ranch
- Five wells
 - ~ Two electric
 - ~ Two windmill
 - ~ One generator-powered
- Eight water-storage tanks of various sizes
- Underground water pipeline
- Approximately 15 livestock drinkers
- More than 10 earth stock tanks
- Six large pastures and two traps
- Two sets of range pens
- Three-bedroom, one-bath residence
- Shop, barn, corrals, and carport
- Wildlife includes elk, mule deer, pronghorn, oryx, and many other species ranging the desert
- White Sands Missile Range evacuation agreement with reported annual compensation



Albuquerque

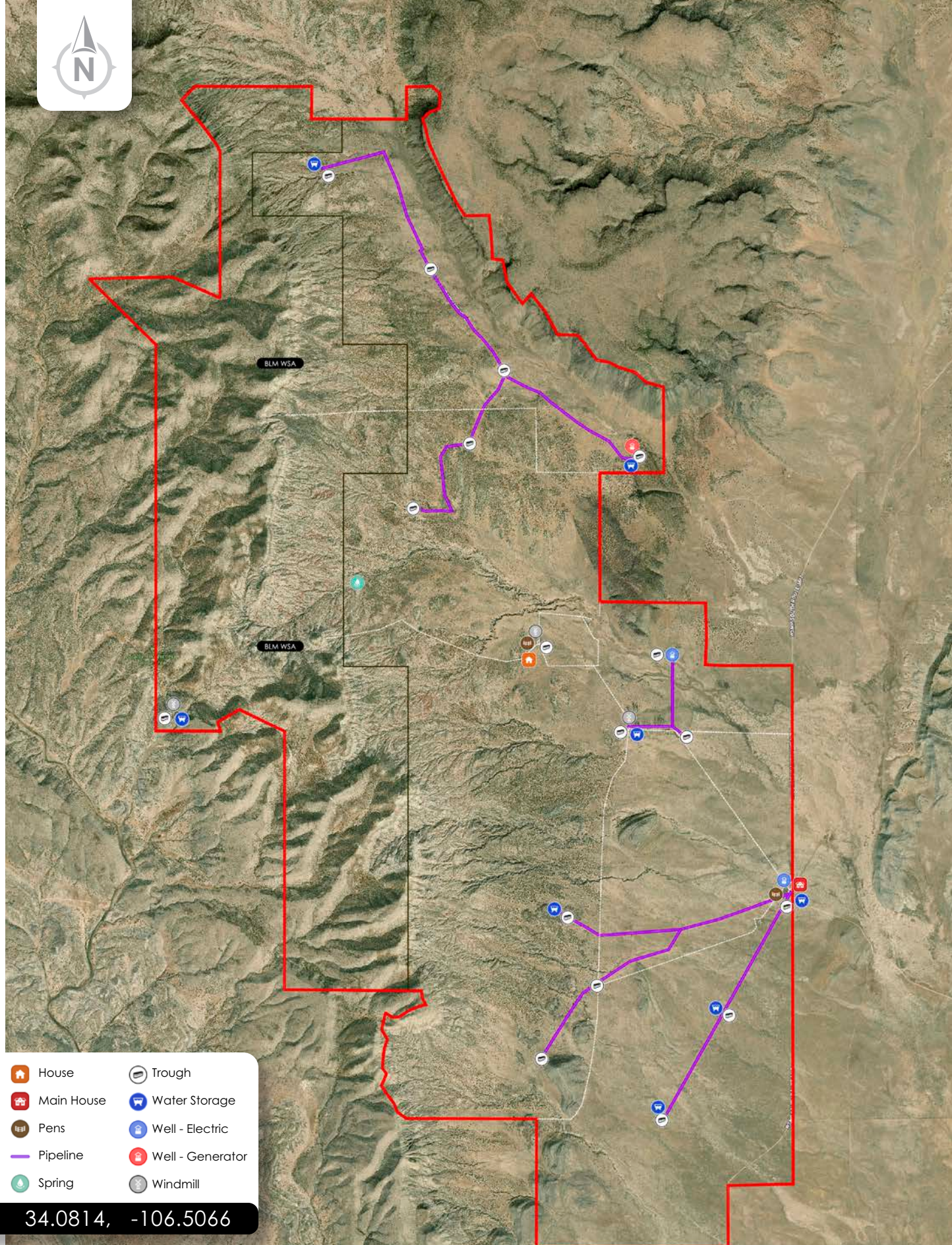
Sierra Larga Ranch

Corona

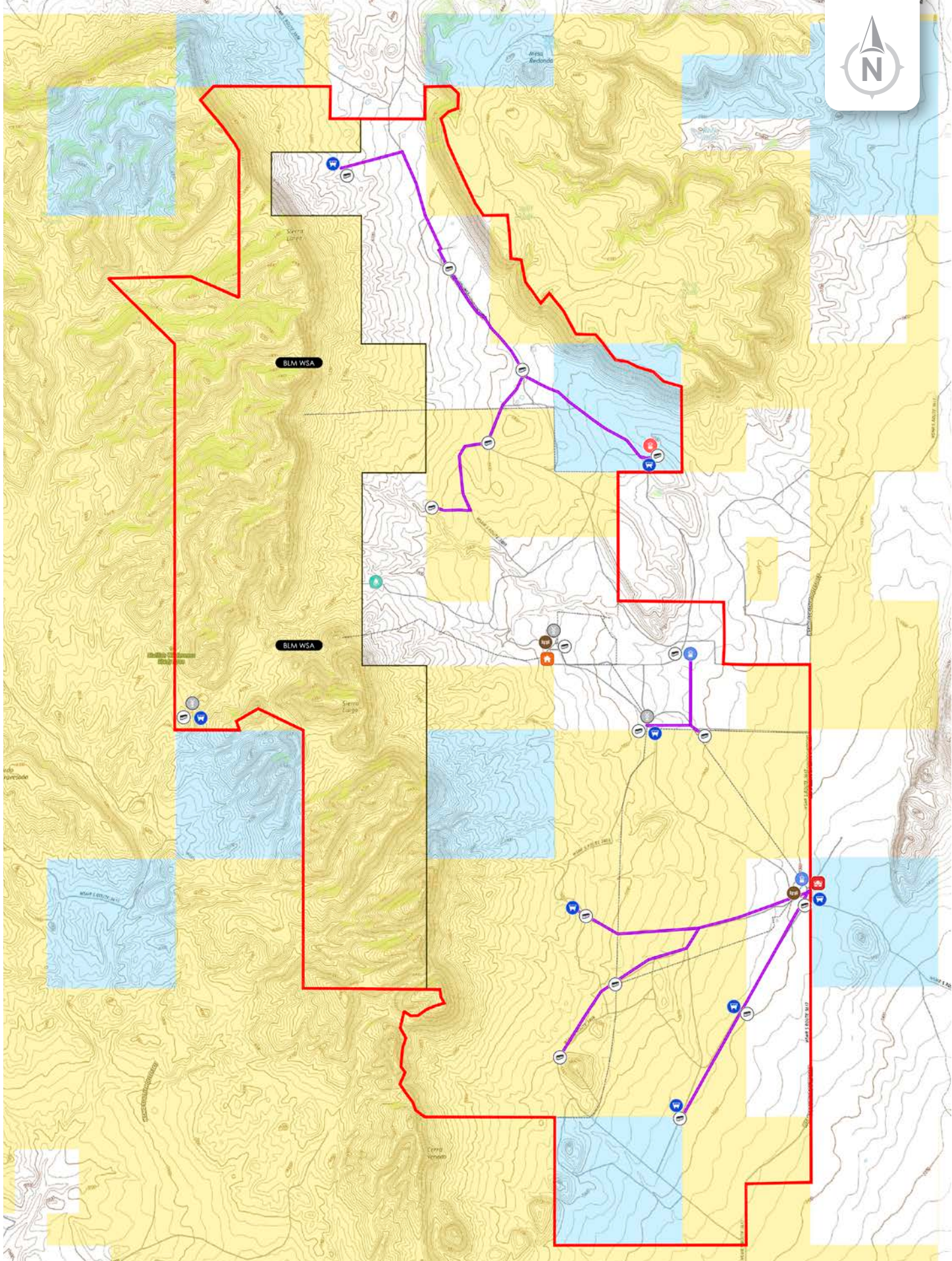
Socorro

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Alamogordo



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