



Castillo Johnson Mesa Ranch

1,600 ± Acres - Colfax County, NM



PROPERTY HIGHLIGHTS

- \$ 2,940,000
- Taxes \$307
- Recreational lease rights to state land
- Numerous water sources
- NM GMU 57

The 1,600-acre Castillo Johnson Mesa Ranch is positioned approximately three-miles south of the New Mexico Colorado border and about 25-minutes east of Raton, New Mexico wherein all primary services are available. The ranch is easily accessed via a county road off of State Highway 72 and is located in New Mexico Game Management Unit (GMU) 57. According to New Mexico Game and Fish, Elk tags are issued over-the-counter on an unlimited basis (with a landowner authorization code). Mule Deer and Pronghorn tags can also be obtained over-the-counter.

At an elevation ranging from 7,500' to 8,000', the topography of the property varies with a complimentary combination of open grass meadows, expansive oak brush thickets and ponderosa pine and fir lined ridges. Water sources are scattered throughout the ranch with numerous dirt tanks, year-round springs and seasonal drainages that support the resident Elk and Deer populations. There are prominent points along the north/northeast boundary that afford expansive views into southern Colorado. A portion of the northern boundary directly adjoins a State Lease section that is inaccessible by the public and the Seller maintains the recreational lease rights to the State parcel.

Improvements to the property are limited to a small home and shed, both having negligible remaining value. Located near the structures are a hand dug well, spring fed pond and a small corral and catch pens. Apart from a summer grazing lease with an adjacent owner, the property has remained vacant for an extended period. The residence was previously provided with electrical service, which could be reinstalled.

The Johnson Mesa area of northeast New Mexico has a proven track record for successful big game hunts. If you're in the market for a big game hunting ranch with the over-the-counter availability of tags, this one is well worth a look. Call Brent Hedrick or Manny Trujillo to schedule a private showing.



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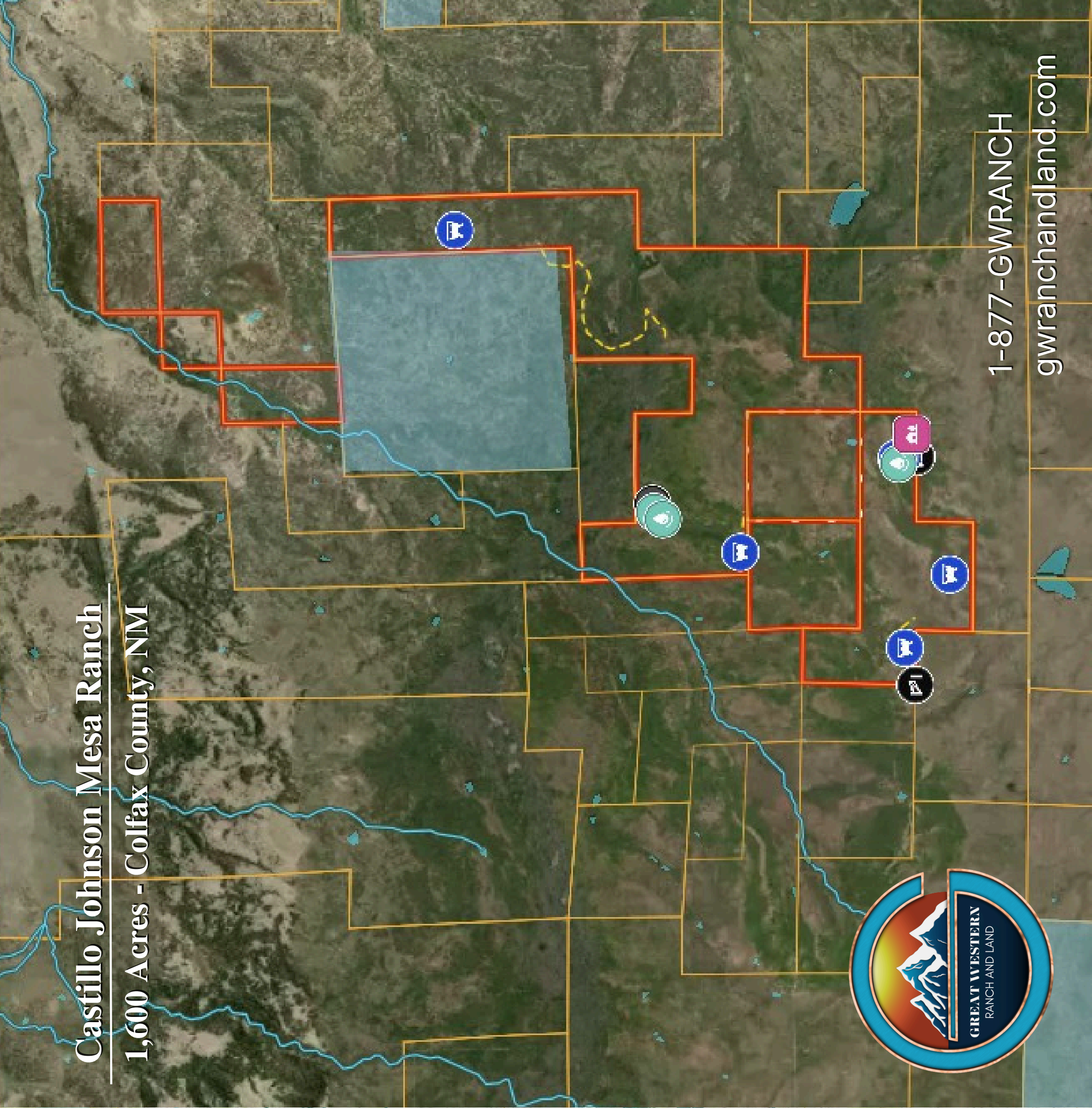
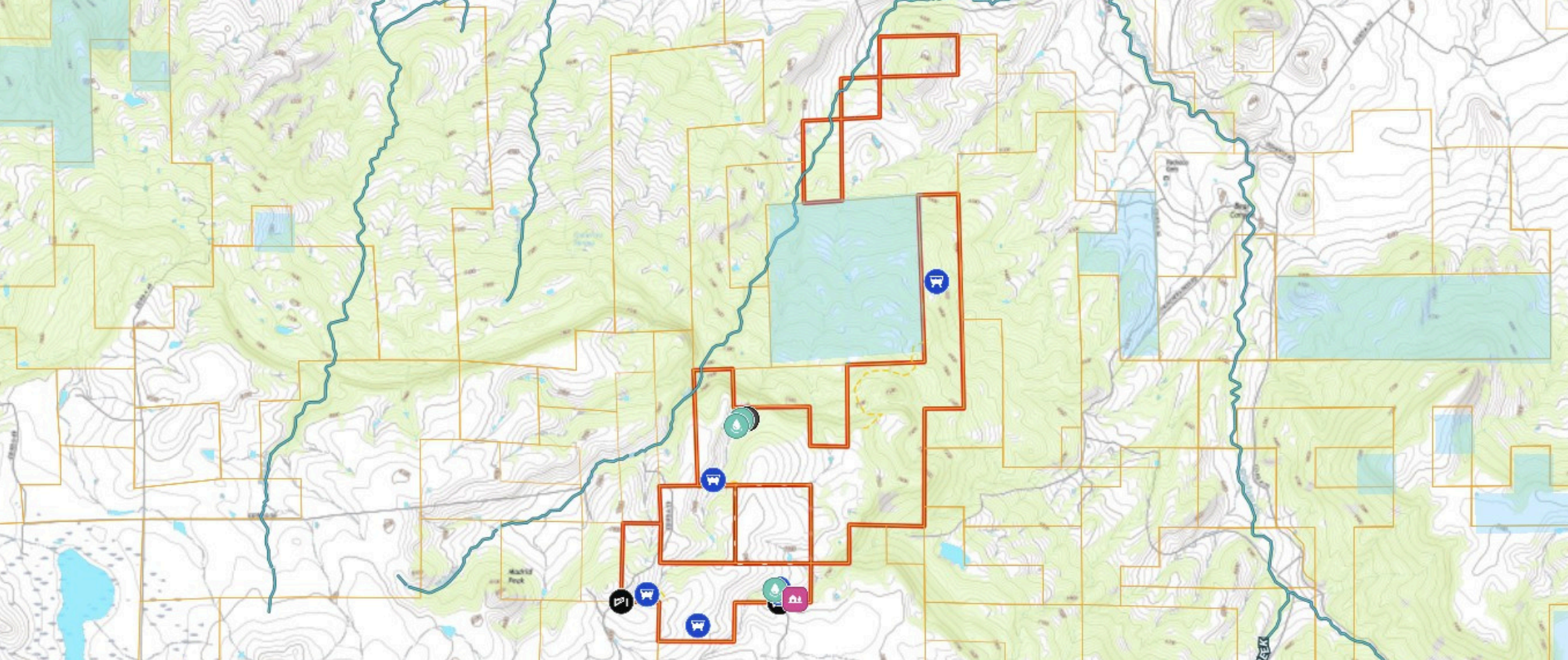




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