



FAY

RANCHES[®]
Inc.

SEVILLETA HILLS ELK RANCH

Alamillo, Socorro County, New Mexico

\$5,800,000 | 1,074± Acres

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



INTRODUCTION

Surrounded on three sides by the 230,000± acre Sevilleta National Wildlife Refuge, Sevilleta Hills Elk Ranch presents an unparalleled hunting situation. The ranch boasts a substantial population of 360+ class bulls and outstanding mule deer. The ranch consists of 1074± deeded acres, including 84± acres of irrigated farmland with 252 acre-feet of valuable water rights. The seller believes the mineral rights are intact, and the ranch holds strong possibilities for both solar and geothermal opportunities.

The proximity to the massive Sevilleta Wildlife Refuge is key to the phenomenal hunting on this property. Big game hunting is prohibited on the refuge, and water resources are limited. Therefore, the drinkers and farm crops on the ranch are wildlife magnets. Waterfowl and quail are abundant on the ranch. Sevilleta National Wildlife Refuge is one of the largest wildlife refuges in the lower 48 states and the biggest in New Mexico. Four different biomes intersect here and support a wide array of biological diversity.

Located on the east side of Game Management Unit (GMU) 13, the ranch is in a secondary management zone, which allows unlimited landowner tags for elk. The ranch owners harvested an average of 12 bulls annually from 2021 to 2023. Many of these bulls scored more than 350. The hunter success rate is approximately 95%, with every hunter having an opportunity. This harvest does not dent the visiting bull population because of the large elk herd on the refuge. The projected hunting income for 2025 is \$130,000.

Five hunters can easily hunt the ranch at the same time. Archery Hunts are from September 1 through September 24. Any-weapon hunts are from October 1 to December 31. Hunters choose a 5-day period for their license. An elk license can coincide with mule deer season, and a hunter could hunt both at the same time.

An underground pipe irrigates the 85± acre farm with water from the Alamillo ditch. The fields are currently planted in alfalfa and tall fescue for the elk. Improvements are modest: a two-bed, two-bath adobe home that sleeps six and a storage barn and equipment shed. The San Acacia Water Association supplies the house water. The well also supplements the landscaping at the house. The six livestock drinkers are fed by a well that connects to a storage tank at the top of the property, and then gravity feeds back to the drinkers.

QUICK FACTS

- 1,074± deeded acres
- 82± irrigated acres with 252 acre-feet of water rights
- Great location near I-40 between Albuquerque and Socorro
- Trophy elk and mule deer hunting
- Unlimited landowner tags for elk
- Established hunting income stream
- Premium waterfowl and quail hunting possibilities
- Mineral rights intact





ACREAGE

1,074± total acres





IMPROVEMENTS

The ranch has a two-bedroom, two-bath adobe home that sleeps six, a storage barn, and an equipment shed.

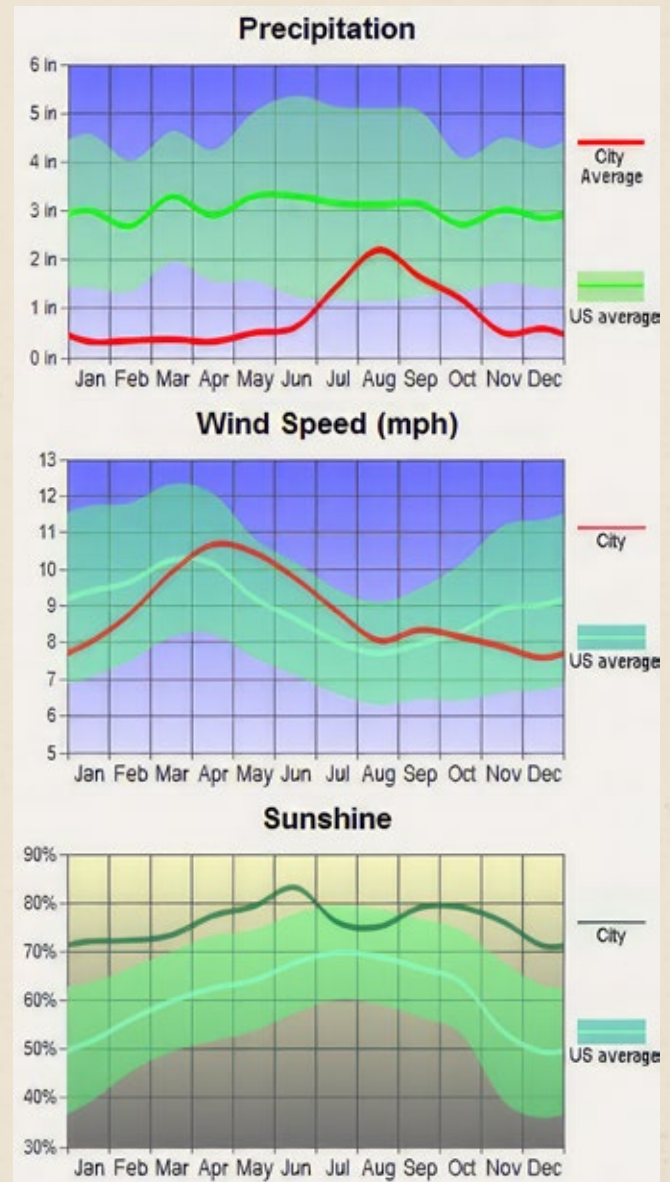
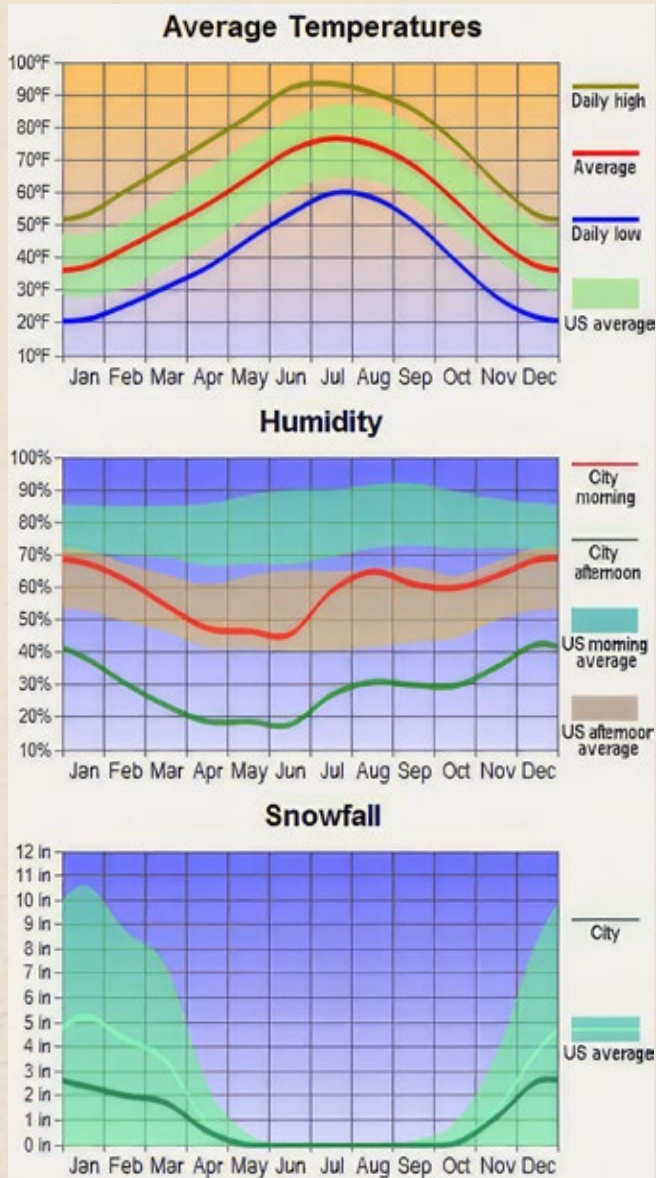




CLIMATE

Climate charts for Socorro, New Mexico, courtesy of <https://www.city-data.com/city/Socorro-New-Mexico.html>

Socorro, New Mexico, is characterized by its semi-arid climate, which brings about warm summers and mild winters. During the summer, temperatures can soar to an average high of 96°F, while in winter, they typically moderate to an average low of 35°F. The region experiences minimal rainfall, receiving an average of just 8 inches annually. Nevertheless, Socorro is blessed with abundant sunshine, boasting over 300 sunny days per year. This consistently sunny weather creates ideal conditions for a variety of outdoor pursuits, including hiking and camping.



RECREATION

The ranch adjoins the 230,000± acre Sevilleta National Wildlife Refuge, which provides waterfowl and upland bird hunting opportunities. Bosque del Apache National Wildlife Refuge is 35 minutes away and offers exceptional waterfowl viewing and hunting. Elephant Butte Lake, New Mexico's largest reservoir, is 80 minutes away and has excellent striped bass fishing.

Elephant Butte Lake



HUNTING & WILDLIFE

The elk hunting is beyond exceptional! Bull elk over 360 are common. Trophy mule deer and quail are abundant. Several resources could be directed toward waterfowl hunting.





Alamillo Church



AREA HISTORY

The Piro Indians built settlements along the Rio Grande more than 700 years ago. They hunted and planted crops along the riverbanks. In the 16th century, Spanish colonists arrived with cattle and sheep and created towns that replaced the Piro pueblos. The colonists built an extensive system of acequias (ditches) and greatly expanded the existing farms.

INCOME OPPORTUNITY



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company. The seller believes they own 100% of the mineral estate and are willing to convey the minerals.

CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

This property is an ideal candidate for a conservation easement with an agricultural-based land trust.

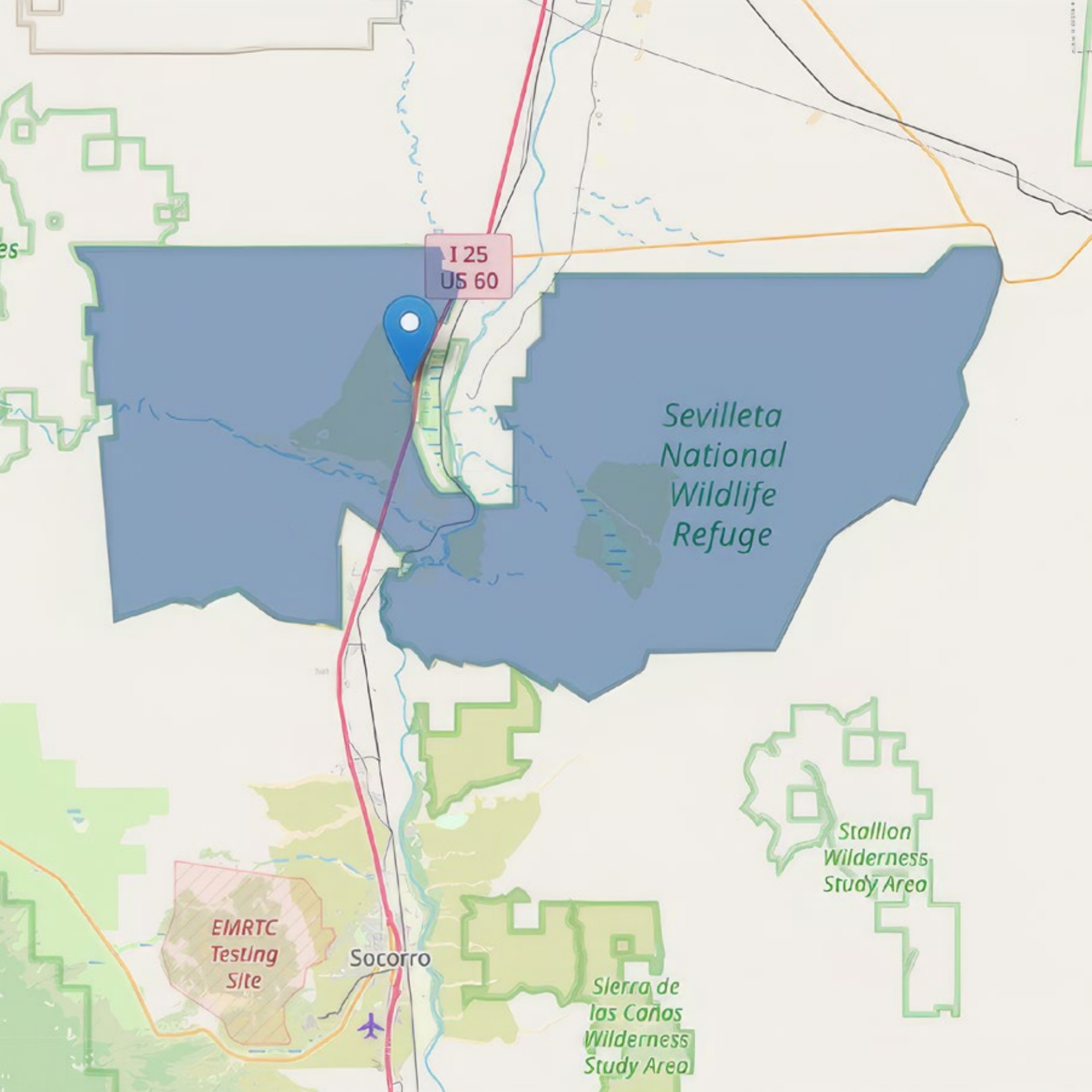
WATER SOURCES | WATER RIGHTS

The ranch has 252+ acre-feet of valuable Middle Rio Grande water rights. This water is in high demand from Albuquerque and Santa Fe cities for purchase and use as municipal water.

LOCATION AND AIRPORT SERVICES

The ranch is located 60 miles south of Albuquerque on I-40. The Albuquerque International Airport is about 50 minutes away. The town of Socorro is about 15 minutes away and is the home of New Mexico Tech and the National Radio Astronomy Observatory's Very Large Array.





I 25
US 60

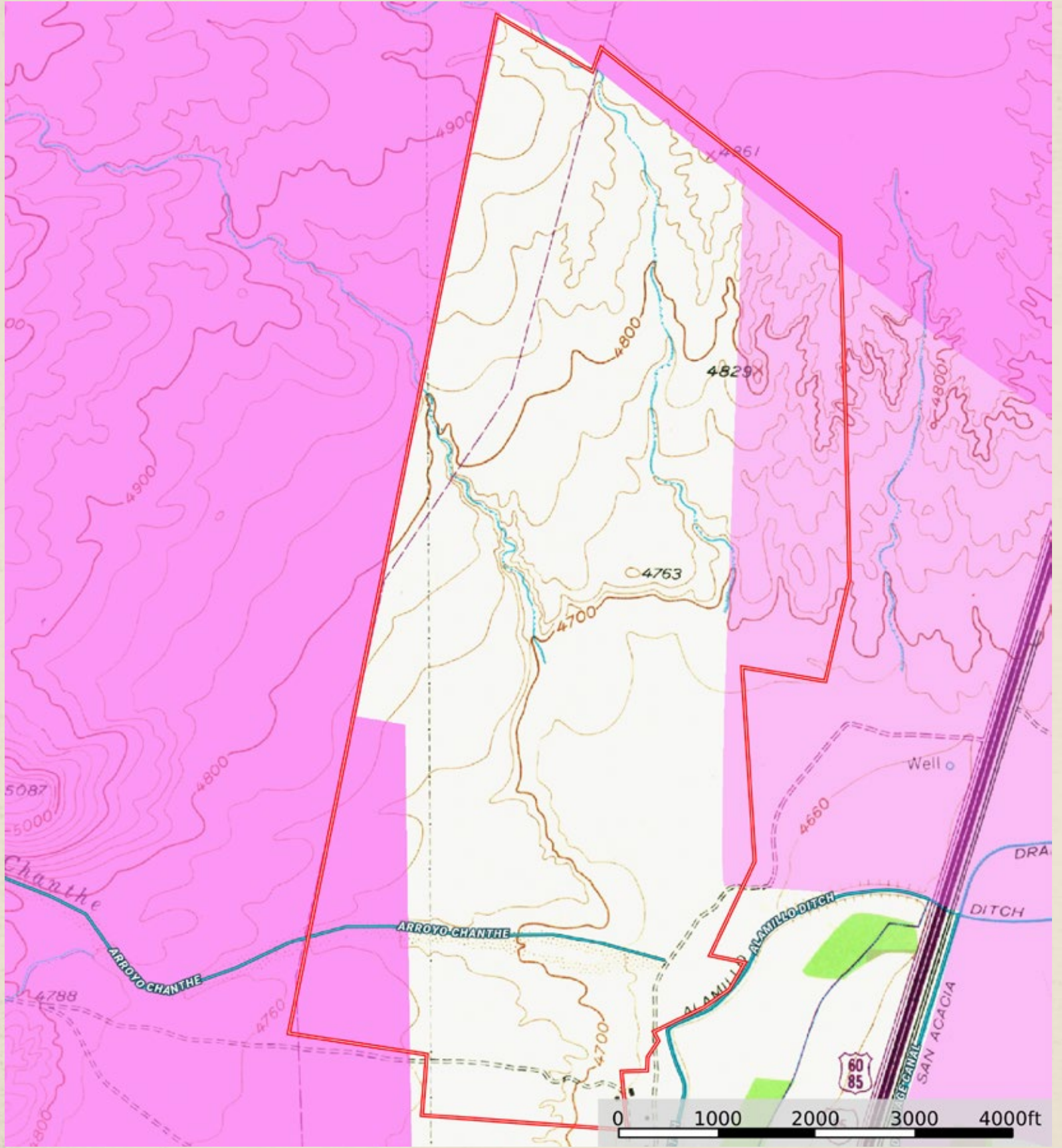
Sevilleta
National
Wildlife
Refuge

EMRTC
Testing
Site

Socorro

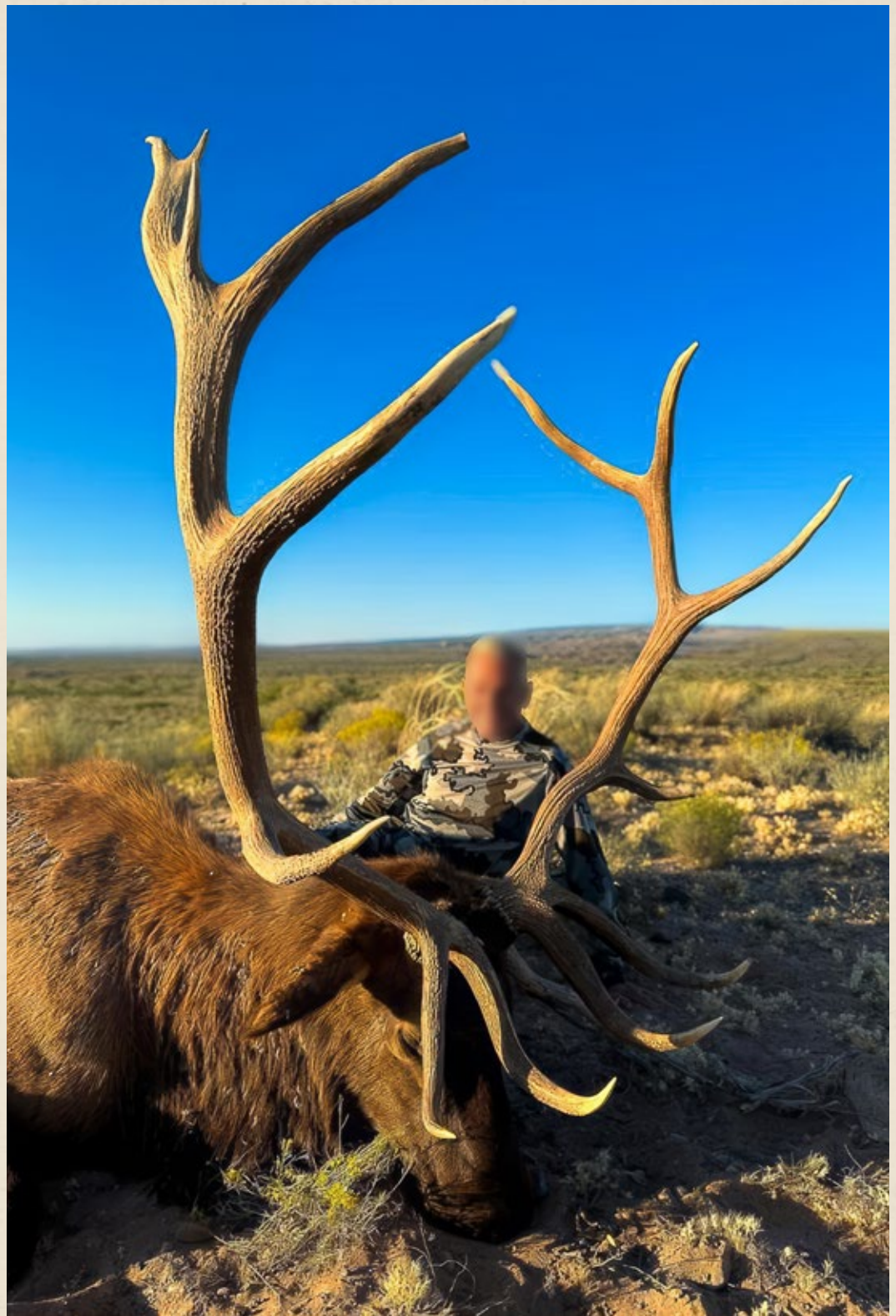
Sierra de
las Cañas
Wilderness
Study Area

Stallion
Wilderness
Study Area



SUMMARY

Sevilleta Hills Elk Ranch is a unique opportunity for a private hunting oasis with abundant trophy elk and large mule deer. The large population of big game on the vast Sevilleta Wildlife Refuge will continue to produce trophy elk for the benefit of this property. With 84± irrigated acres for planting wildlife-attracting crops, the hunting possibilities are incredible. The water resources could allow for additional hunting improvements targeting waterfowl. The substantial water rights are a valuable resource as municipalities struggle to meet their ever-increasing water needs. Sevilleta Hills Elk Ranch is ideal for buyers interested in big game hunting and wishing to have multiple income streams and investment opportunities.





PRICE

\$5,800,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Robert Martin** at (505) 603-9140 | rmartin@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.





NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2020
PART I – BROKER DUTIES

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

Brokers owe the following broker duties to all prospective buyers, sellers, landlords (owners) and tenants.

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of potential conflict of interest or any other written agreement that the broker has in the transaction, including, but not limited to:
 - A. any written brokerage relationship the Broker has with any other parties to the transaction or;
 - B. any material interest or relationship of a business, personal, or family nature that the broker has in the transaction;
 - C. any written agreement the Broker has with a licensed Transaction Coordinator who will be providing service related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

In addition to the above duties, Brokers owe the following Broker Duties to the buyer, seller, landlord (owner) and/or tenant to whom the broker is directly providing real estate services, regardless of the scope and nature of those services. Brokers working as Property Managers for a landlord (owner) are directly providing real estate services to the landlord (owner), not to the tenant:

1. Unless otherwise agreed in writing with the applicable party, assistance to the party in completing the transaction, including:
 - A. timely presentation of and response to all written offers or counter-offers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advice to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship options available in New Mexico which include, but are not limited to:
 - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interests of the person in a real estate transaction. Such agreements include buyer agency, seller agency, designated agency, and sub-agency agreements.
 - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as a facilitator in a real estate transaction rather than as an exclusive agent for either party to the transaction.
 - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller/owner shall not disclose the following to the buyer/tenant in a transaction:
 - A. that the seller/owner has previously indicated they will accept a sales/lease price less than the asking or listed price of a property;
 - B. that the seller/owner will agree to financing terms other than those offered;
 - C. the seller/owner's motivations for selling/leasing; or
 - D. any other information the seller/owner has requested in writing remain confidential, unless disclosure is required by law;

APPLICABLE PARTY: PLEASE ACKNOWLEDGE RECEIPT OF THIS INFORMATION BY INITIALING BELOW

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8. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a buyer/tenant shall not disclose the following to the seller/owner in the transaction:
- A. that the buyer/tenant has previously indicated they will pay a price greater than the price submitted in a written offer;
 - B. the buyer/tenant's motivation for buying/leasing; or
 - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.
9. In the event, the broker is working for the landlord (owner) as a residential property manager, the broker additionally owes to the landlord (owner) all duties owed under the law of agency.

In addition to the broker duties owed to prospective buyers, sellers, landlords (owners) and tenants as set forth in the above sections, Brokers working as Property Managers for landlords (owners) owe the following duties to TENANTS:

- 1. Prompt accounting for all money or property received by the broker from the tenant, including issuance of a receipt for cash received;
- 2. If a residential property manager, written disclosure that the broker is the agent of the owner of the property and not of the tenant; in the commercial property management context, written disclosure of the broker's relationship with the landlord (owner).

PART II - OTHER REQUIRED DISCLOSURES

Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

- 1. Broker has a written brokerage relationship with any other party(ies) to the transaction.
- 2. Broker(s) has any **CONFLICT OF INTEREST** (including any material interest or relationship of a business, personal, or family nature in the transaction).
- 3. Broker(s) knows of **ADVERSE MATERIAL FACTS** about the Property or Transaction.
- 4. Broker(s) has a written agreement with a licensed **TRANSACTION COORDINATOR** who will be providing services related to the transaction.
- 5. **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: **AGENT** **TRANSACTION BROKER** **OTHER.** If "OTHER", explain: _____

APPLICABLE PARTY

PARTY IS A **SELLER** **BUYER** **LANDLORD (OWNER)** **TENANT**

Signature Date Time

Signature Date Time

BROKER

Broker Signature Broker's NMREC Lic# Broker is is not a REALTOR®

Brokerage Firm Office Phone Email Address

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RANCHES[®]*Inc.*

Invest & Enjoy

ROBERT MARTIN

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RANCH BROKER

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