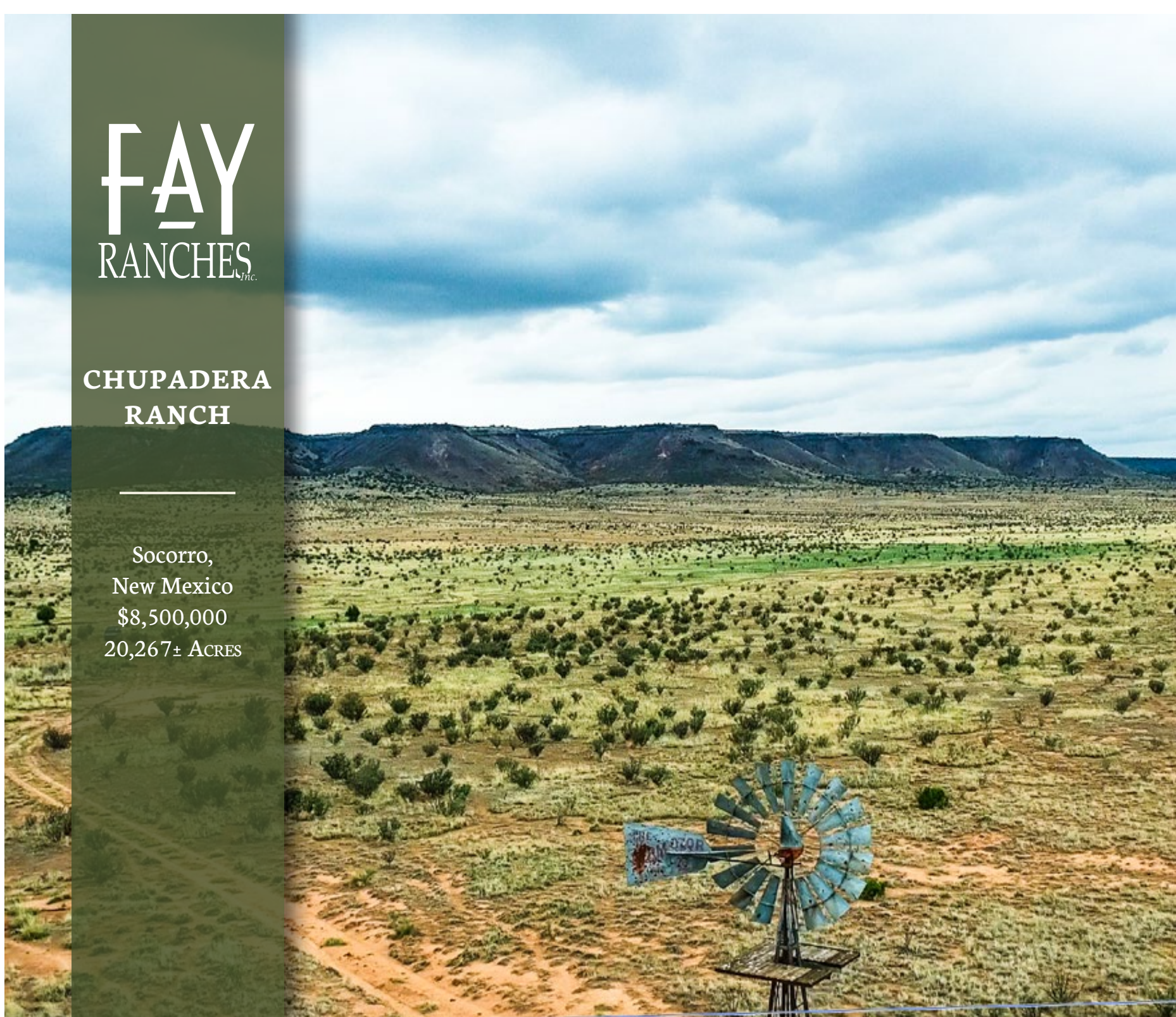


FAY  
RANCHES<sub>INC.</sub>

CHUPADERA  
RANCH

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Socorro,  
New Mexico  
\$8,500,000  
20,267± ACRES







FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

# INTRODUCTION

Chupadera Ranch is 37,644± acres of grazing land characterized by gently rolling hills with pretty mountain views. Lying about 40 minutes east of Interstate 25, the ranch consists of 20,267± deeded acres, 13,387± state lease acres, and 3,990± Bureau of Land Management (BLM) lease acres - all in Socorro County.

Rated to carry 580 cow-calf pairs, it also boasts the attraction of quality hunting (GMU 18) for elk, deer, pronghorn, and Oryx. The grazing lease generates approximately \$120,000 per year. There is also a \$40,000 annual Flyover Lease with White Sands Missile Range.

Currently, the ranch is conservatively stocked with 400 pairs. There are five wells on the property, and water is distributed to a variety of drinkers. The drinkers attract wildlife, are thick with dove, hold coveys of quail, and anchor big-game-animal movement across the ranch. The owner has kept hunting to a minimum but can issue Landowner Tags for elk, deer, and Oryx at their discretion. Oryx are visually stunning, and good populations like this are rare. Free-ranging African Oryx in the United States are unique to New Mexico and can be hunted for 11 months of the year. Additionally, the ranch receives four pronghorn tags each year.

At a price of only \$419 per deeded acre, over 17,000± acres of low-cost public lease lands, substantial income sources, and excellent hunting opportunities, this ranch is a unique opportunity for an exceptional land investment.





# QUICK FACTS

- 37,644± total acres in Socorro County
- 20,267± deeded acres, 13,387± state lease, and 3,990± BLM
- Priced at \$419/deeded acre
- \$120,000 annual grazing lease
- \$40,000 annual White Sands Missile Range fly-over lease
- Hunting opportunities on the ranch include Oryx, elk, mule deer, and pronghorn
- Good populations of quail and dove
- Elevations from 5,400' to 5,900'
- Pretty mountain views decorate gorgeous sunrises and sunsets
- Historically known as the Orndorff Ranch, the range and ranch have long been a respected cattle operation
- Adjoins the 45,000-acre Monte Prieto Ranch to the east, which is protected from development by conservation easement











## ACREAGE

- 20,267± deeded acres
- 13,387± State lease acres
- 3,990± BLM lease acres
- 37,644± total acres







Chupadera Ranch | Socorro, New Mexico



# SCENIC VISTAS

This ranch is beautiful with its rolling hills surrounded by distant mountains.







Chupadera Ranch | Socorro, New Mexico



# IMPROVEMENTS

The housing improvements are modest with a small caretaker's house and old ranch house at the headquarters. New septic systems for both homes were installed in 2024.







*Ranch Manager's House*

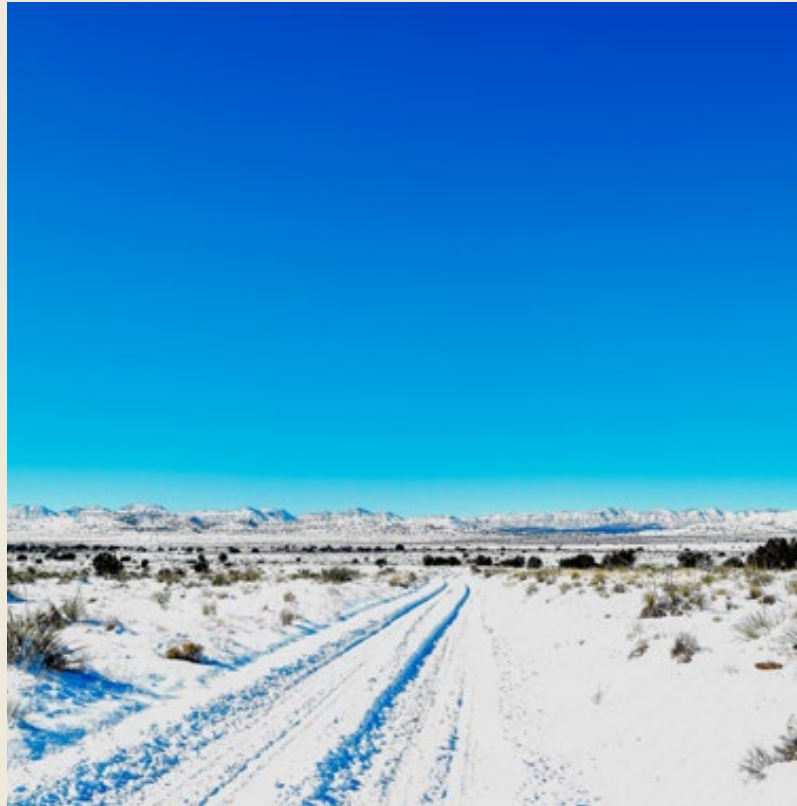


*Main House*



# RECREATION

Boasting the largest wildlife refuge in New Mexico (Sevilleta) and one of the top birding destinations in the country (Bosque Del Apache), outdoor recreation options are spectacular in Socorro County. Hike, bike, climb or take your vehicles off-road. Golfing and fishing options are abundant too.





# HUNTING | WILDLIFE

Located in Game Management Unit 18, Chupadera Ranch offers spectacular hunting opportunities. Maybe the most unique is the Oryx population on the ranch and the fact that they can be hunted 11 months per year. Oryx meat is said to be delicious, and the ranch receives Landowner Oryx tags. Big game hunting for elk, mule deer, and pronghorn is excellent on this ranch, with Landowner tags for deer and elk and an annual allocation of pronghorn tags (currently four) by the New Mexico Department of Game and Fish (NMDGF).

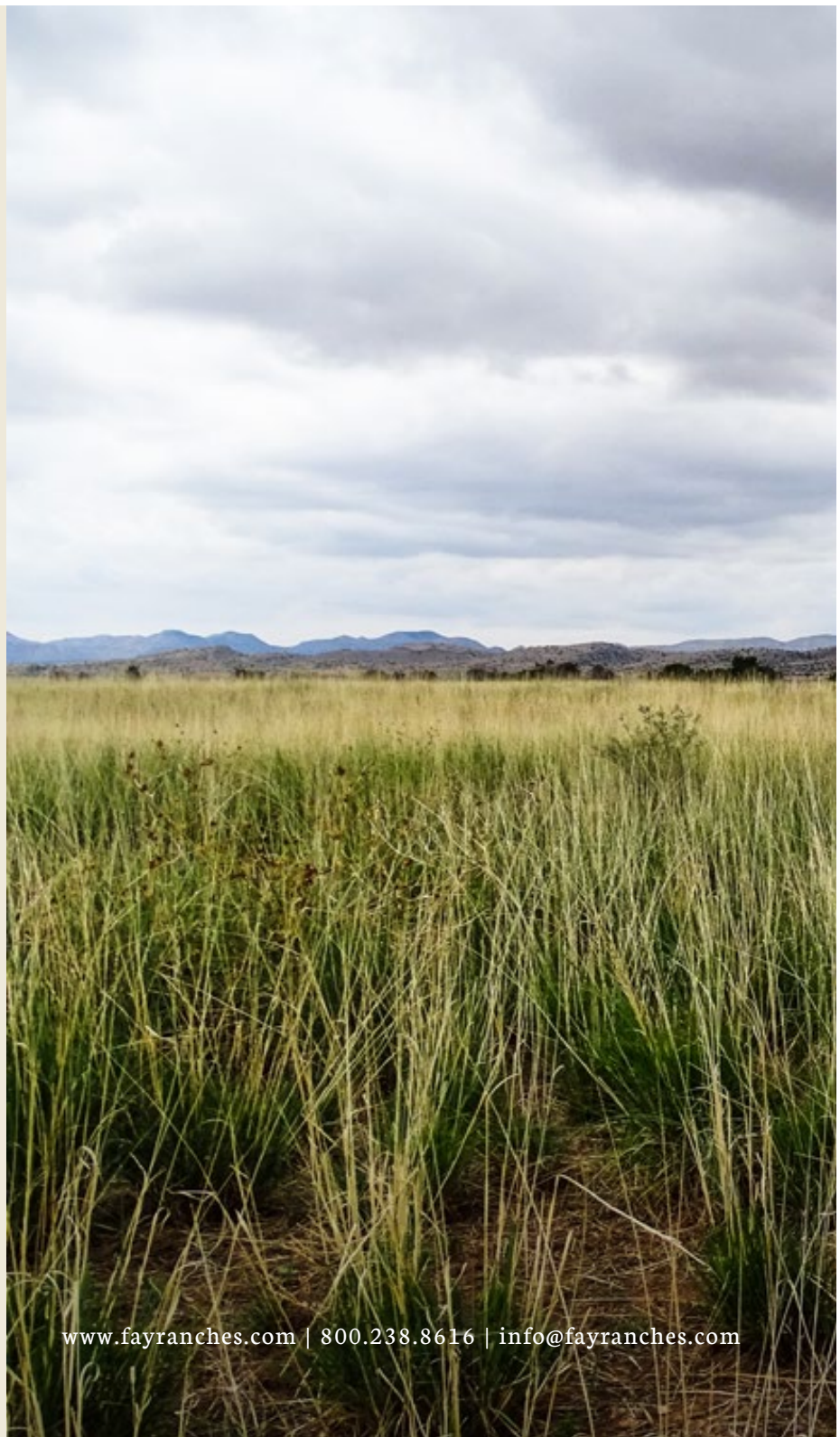
Dove and quail are common and the ranch is also home to mountain lions, bobcats, coyotes, foxes, and even Javelina.





# INCOME OPPORTUNITY

Income and income potential are diverse and unique. The ranch's cattle grazing is leased for \$120,000 per year. The Flyover Lease with White Sands Missile Range pays \$40,000 per year. If a short-term evacuation (6-10 hours) is required, there are additional payments. Hunting opportunities abound with big game tags for elk, mule deer, pronghorn, and Oryx, all having a market value. Dove and quail hunting are also all very popular and could likely be monetized.









# AREA HISTORY

Climbing out of the Rio Grande River Valley going east, one finds grama-grass plains spread among desert mountains. Chupadera Mesa forms the south edge of the Estancia Basin, and Chupadera Ranch lies in the middle of this high-plains grassland - south of its dry salt lakes. Clovis Man and Folsom people lived here first; then, these roving, gathering hunters were replaced by a culture that cultivated corn and lived in pithouse villages. These tribes are related to and part of the Anasazi world that spread across the southwest long ago. Their pithouses evolved to include above-ground stacked-stone structures, a change occurring over 700 years - 600 AD to 1300 AD. In 1492, Christopher Columbus came to America, and by 1598 Spanish explorers were in the Estancia Basin attempting to govern these pueblos. It didn't work, but as the conquerors let go, Spaniards determined to convert the natives (missionaries) took over.

Called the "Salinas Province" by the Spanish because the Indians collected salt from the dry lakes to trade, the Spaniards didn't leave the region and its people alone. Under the Franciscan Order of the Holy Catholic Church, New Mexico essentially became a missionary colony, and the Salinas Pueblos became a grand, isolated Franciscan experiment. For about 50 years, the priest worked at converting the Indians, and beautiful churches were built at three different pueblos in the province. Religious tensions never subsided, but drought and hunger had the last word, driving both the Spaniards and the Indians away by 1677.

Preserved architecture and identified pottery styles give the most information to this 900-year-long story. These native people were good builders and master potters. Pottery shards are scattered from the Rio Grande River to the Salinas Pueblos, and many different styles of pottery shards can be found on this ranch.







## NEARBY ATTRACTIONS & ACTIVITIES

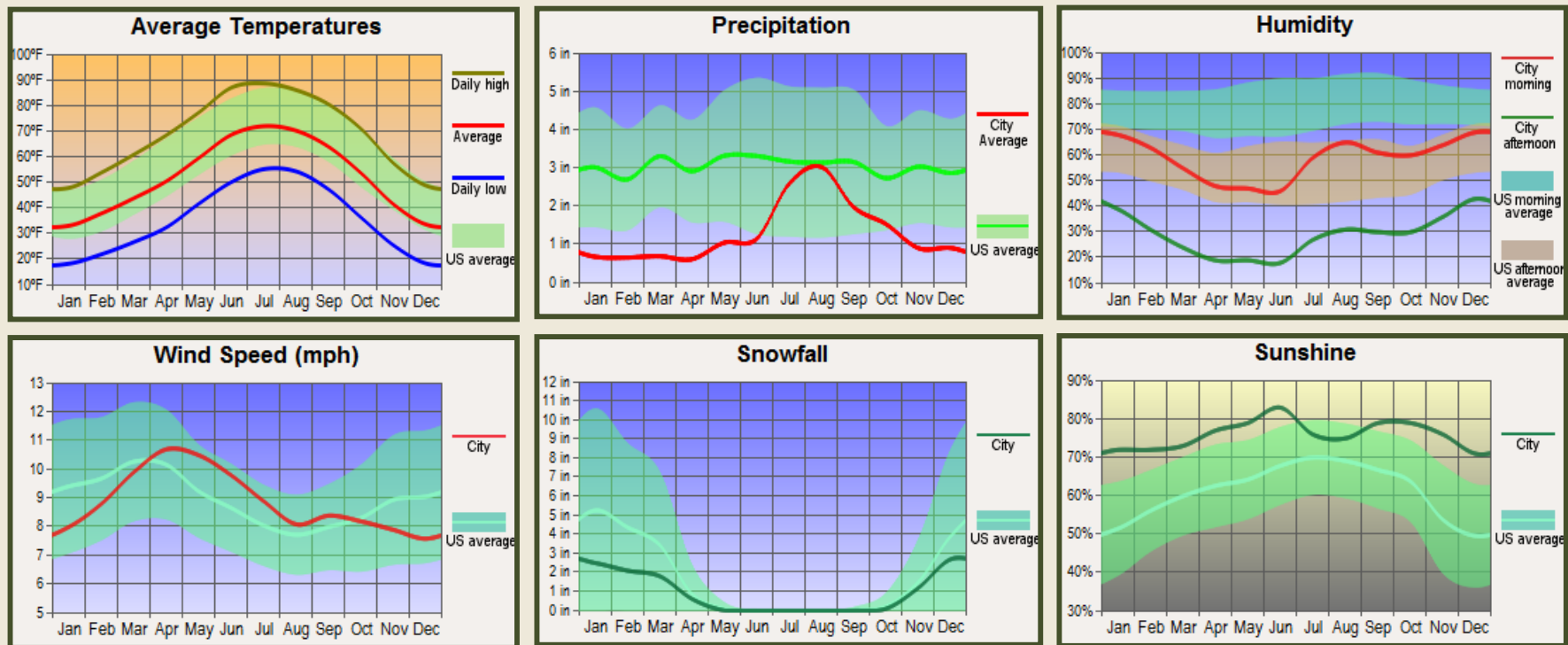
The Very Large Array (VLA) is a radio astronomy observatory on the remarkable Plains of San Agustin, 50 miles west of Socorro. The site is a great tourist draw and very much worth the visit. The VLA has been used as a location for filming numerous Hollywood sci-fi movies, including *Armageddon*, *Contact*, *2010*, and *Independence Day*!



# CLIMATE

Socorro County's climate is mild and sunny; not too hot, with less than 25-days a year where temperatures exceed 95 degrees, and not too cold, with less than 30-days a year when temperatures drop below freezing. An average of 10 inches of rain is complemented by 6 inches of snow, with an average of 47 days having some precipitation each year. This is a comfortable, high elevation (4,600 ± feet) and pleasantly dry (low humidity) climate!

Climate data for Mountainair, New Mexico courtesy of <http://www.city-data.com/city/Mountainair-New-Mexico.html>





# WATER SOURCES

The ranch has five active wells with pipelines and drinkers that water cattle and wildlife. Several are on solar panels and several benefit from overhead electric power. Two additional wells with old windmills may also prove viable with some investment - at least to assist wildlife.

# 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.



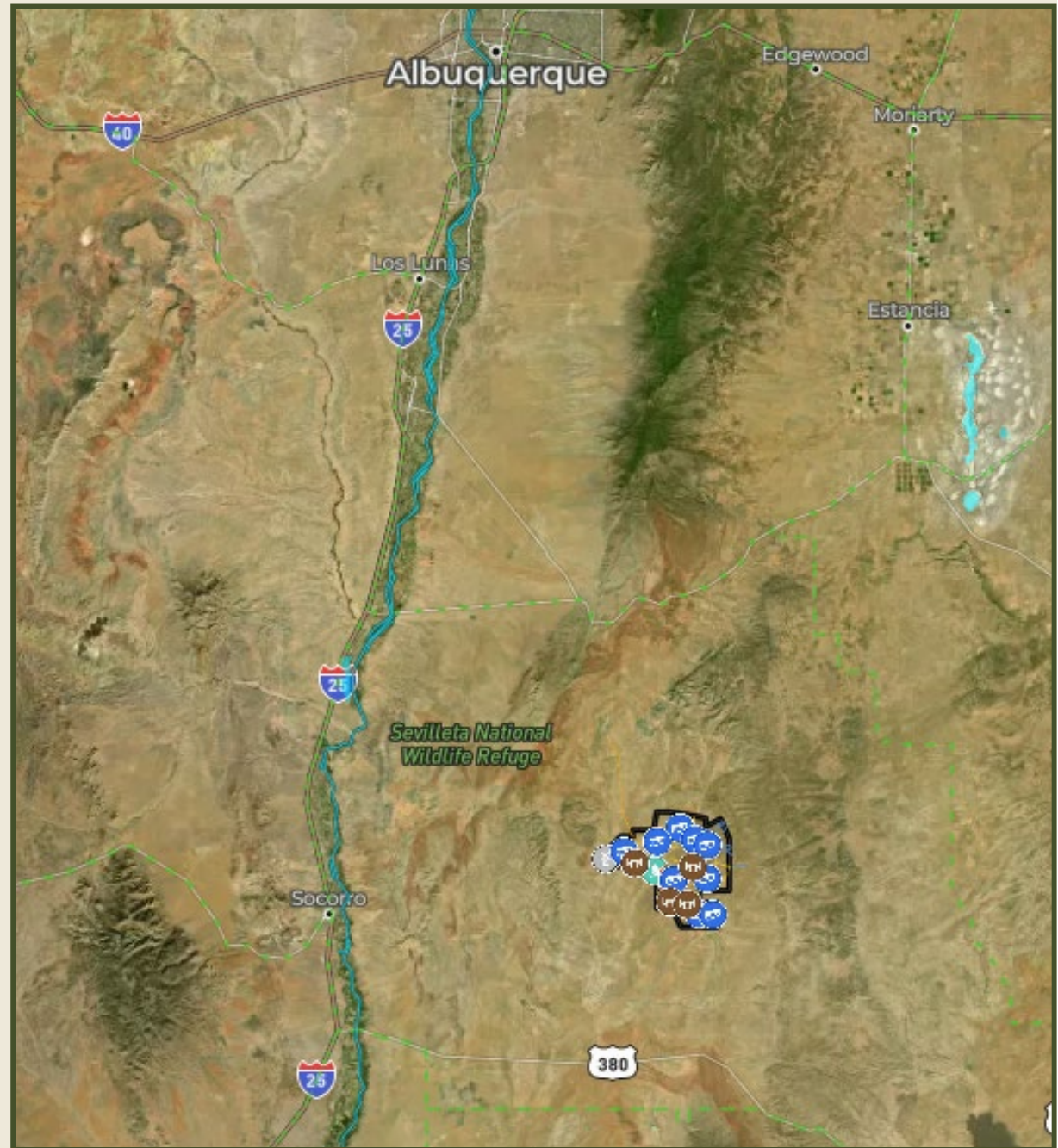
# CONSERVATION | STEWARDSHIP

Chupadera Ranch would be an excellent candidate for a Conservation Easement because its unique biodiversity would be appealing to any land trust. Each of us at Fay 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 has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay 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.



# LOCATION

Chupadera Ranch is located 90 miles southeast of Albuquerque. The ranch entrance on the north is 40 miles from Interstate 25 at Bernardo. A couple of communities offer amenities nearby. You have the charming town of Socorro, New Mexico, population 8,400, with its respected college - New Mexico Institute of Mining and Technology, and its 18-hole public golf course! Thirty-six miles northeast of the ranch, you find the friendly town of Mountainair, population 903, and the headquarters of the National Park Service's Salinas Pueblo Missions. An interesting note; Sevilleta National Wildlife Refuge takes in 360 square miles (230,000± acres) of northern Socorro County, almost touching the ranch, and is New Mexico's largest wildlife refuge.







Albuquerque Sunport

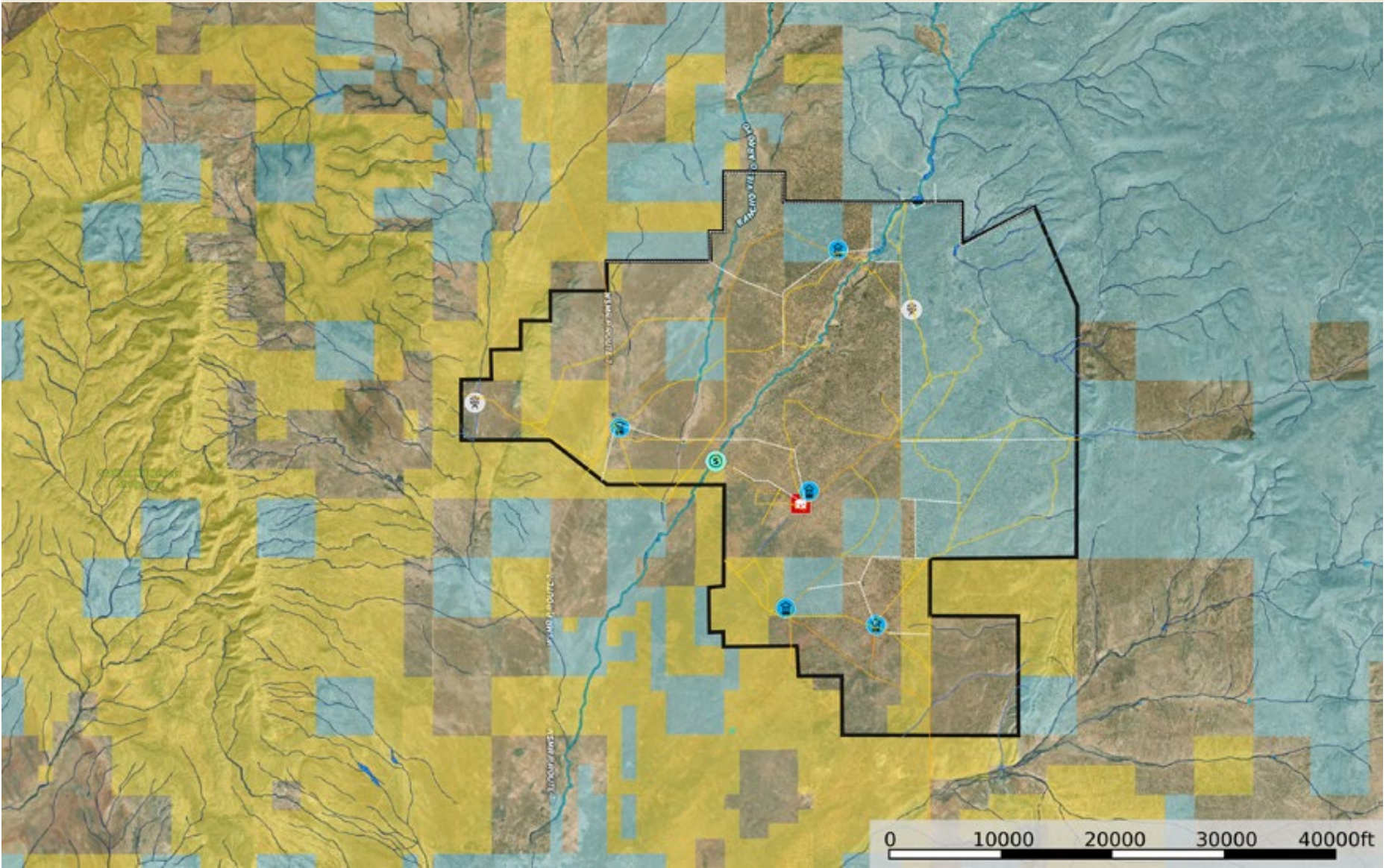
## GETTING THERE

From the Albuquerque International Airport (The Sunport), the Chupadera Ranch north cattle guard is 75 miles away - about an hour and 45-minute drive.

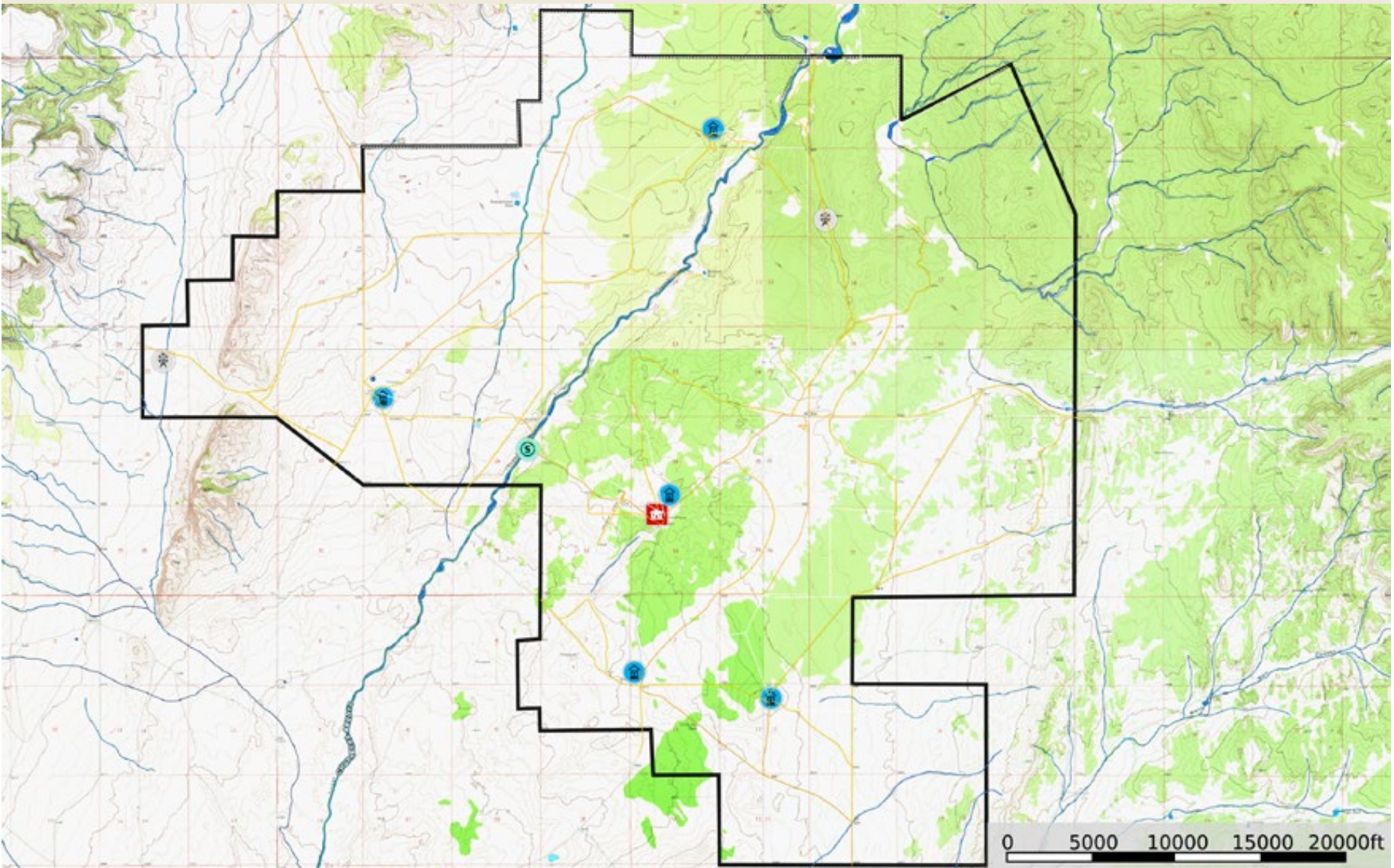
## AIRPORT SERVICES

Albuquerque International Sunport is the primary international airport serving the state of New Mexico.











# SUMMARY

The Chupadera Ranch is a productive cattle ranch that is realistically priced. New Mexico has low property taxes, and ag exemptions make them even lower. The ranch offers an abundance of grazing with large-herd-carrying capacity. For those who think in price per AUM, this property benefits from lower carrying costs thanks to State and BLM leases. A wildlife stronghold, the biodiversity here lends itself to a grand variety of hunting, and conservation opportunities. Income and potential income sources are diverse, including the grazing lease and the fly-over lease from White Sands Missile Range. The underutilized big game hunting opportunities are unique and varied including elk, mule deer, pronghorn, and the resident herd of free-ranging African Oryx. With gentle mountains rising up in all directions, the setting offers sunrises and sunsets that will take your breath away!













Chupadera Ranch | Socorro, New Mexico





## PRICE

\$8,500,000

## TAXES

\$2,242.36

## TERMS

Cash  
Conventional Financing  
1031 Exchange

## CONTACT

Please contact **Robert Martin (505) 603-9140 | [rmartin@fayranches.com](mailto: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](http://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.





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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**



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

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





Scan the QR code  
to learn more.