

# VERA CRUZ MOUNTAIN RANCH

HUNTING/CATTLE/HORSE RANCH

4,932± DEEDED ACRES

IN

LINCOLN COUNTY, NEW MEXICO



OFFERED EXCLUSIVELY BY

**HITCHING POST LAND CO.**

**&**

**SOUTHWEST PROPERTIES, INC.**

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V E R A   C R U Z   M O U N T A I N  
R A N C H



**This is a rare opportunity to purchase a large block of 4,932 acres of deeded land adjoining the Lincoln National Forest located in the beautiful high country of Southern New Mexico. Vera Cruz Mountain Ranch is a true “gentleman’s ranch”, with the perfect environment for a second home, great terrain for a horse ranch, plenty of room for cattle and a provides a one-of-a-kind, solid investment. A large portion of the ranch is already platted and approved by Lincoln County for 29 140-acre parcels. The development potential gives this ranch a huge upside in future value for its owner.**



This diverse mountain ranch has a thriving wildlife community. Big game sighted and hunted on the ranch and adjacent forest lands include almost all of New Mexico's major big game animals: elk, mule deer, antelope, and turkey. The desert mule deer of the region are huge due to the available feed and habitat, which has much browse and tree cover. The higher elevations within the forest provide a great habitat for turkey, bear and lion.

Last year the property received 4 bull rifle tags, 2 either-sex archery tags and 2 cow rifle tags. We also sell deer hunting rights on the Ranch and have applied for Antelope tags, as well as unit-wide elk tags in unit 36 for the property south of highway 380. These hunting tags provide additional income for the ranch.

The abundance of wildlife, the varied terrain and excellent, four-season climate allow you to indulge in pursuits ranging from hunting, bird-watching, horseback riding and ATVs to hiking, and camping, or simply relaxing under the wide canopy of a star filled sky.

*Photo by: High Lonesome Outfitters*

# L O C A T I O N   A N D   A C C E S S



Vera Cruz Mountain Ranch is located just north of Ruidoso, New Mexico, the mountain playground of the southwest. The ranch is within the scenic and historical Billy the Kid County and cradled within a spectacular mountain valley surrounded by the Lincoln National Forest.

This enviable location is within close proximity to world famous quarter horse racing, casinos, championship golfing, trophy hunting, Sierra Blanca and Ski Apache, fine arts, cultural events at the Spencer Theater, fine dining and the national forest with endless outdoor recreational activities. Carrizozo, the Lincoln County seat is located only eight miles west of the property and is the road junction of U.S. Highways 380 and 54.

Access to the property is private and directly off pavement. U.S. Highway 380 forms much of the southern border. The best location description is to stay situated at the highway road junction of U.S. 380 and New Mexico State Highway 37. A county gravel road, O Bar O Road, accesses the ranch north off U.S. 380 providing excellent access to the interior of the ranch and adjacent Lincoln National Forest. Also, nearby is the Sierra Blanca Regional Airport, currently receiving private and charter aircraft.

# W A T E R & C A T T L E



The entire north and east borders are protected by the Lincoln National Forest. Associated with the deeded land is an additional 311.60 acres of New Mexico state lease land identified as lease number GM-2809. In addition to the state lease there may be 3,300 acres of private land to the west available for lease. Included within the deeded land and unique to this developing area is the farmland of which 376 acres are classified as irrigable lands. This land area has declared water rights totaling 1,391 acre feet that have been filed with the New Mexico State Engineer. The water rights are listed as file numbers T-2250 and T-2250-S. Associated with the water rights is a center pivot sprinkler system, three pivot sites, solid set sprinklers, two irrigation wells and the water pipeline delivery system.

Additional water is available throughout the ranch with five subsurface ground wells providing the ranch with adequate domestic and livestock water. These systems supply numerous water storages and livestock drinking troughs. The ranch is fenced and crossed fences into numerous pastures. All pastures have vehicle access and livestock water.

The Vera Cruz Spring runs year round and the Nogal Creek runs seasonally through the property.

# D E S C R I P T I O N



Vera Cruz Mountain Ranch is a beautiful 4,932± deeded acre expanse of diversified mountainous rangeland. The topography varies from grassy valley bottomland expanding to the juniper and piñon woodlands slopes and on into the mountain ponderosa pine forest. Elevations range from 6,000 to 8,000 feet. Towering over the ranch is Carrizozo Peak and the Carrizozo Mountains to the north and the Vera Cruz Mountains to the east.

These mountains create a vast watershed draining onto the ranch from many directions. Notable canyons are Nogal Creek, which is a wet canyon with intermittent surface water, and also Indian Canyon and Benado Canyon. Nogal Creek also provides a renewable source of gravel and crushed rock.

The west view from most locations on the ranch takes in the Tularosa Basin; to the south are great scenic vistas of Nogal Peak, Church Mountain and the towering often snow capped 12,000 ft. Sierra Blanca.

# I M P R O V E M E N T S



The Vera Cruz Mountain Ranch headquarters is located nearby U.S. 380 and the O Bar O County Road. This facility has a 28' x 50' newer double-wide residence and a 60' x 120' metal building for equipment storage plus a heated work shop and bathroom facilities. This enclosed barn has a concrete and gravel floor, water and 220v electric service extended to the headquarters. The location also has cattle processing pens.

The pens are pipe construction and include a working squeeze chute housed within an enclosed cattle processing shed with concrete floor, wood siding and roof cover. Utilities include electric and telephone service. Natural gas is available along the southern highway boundary.

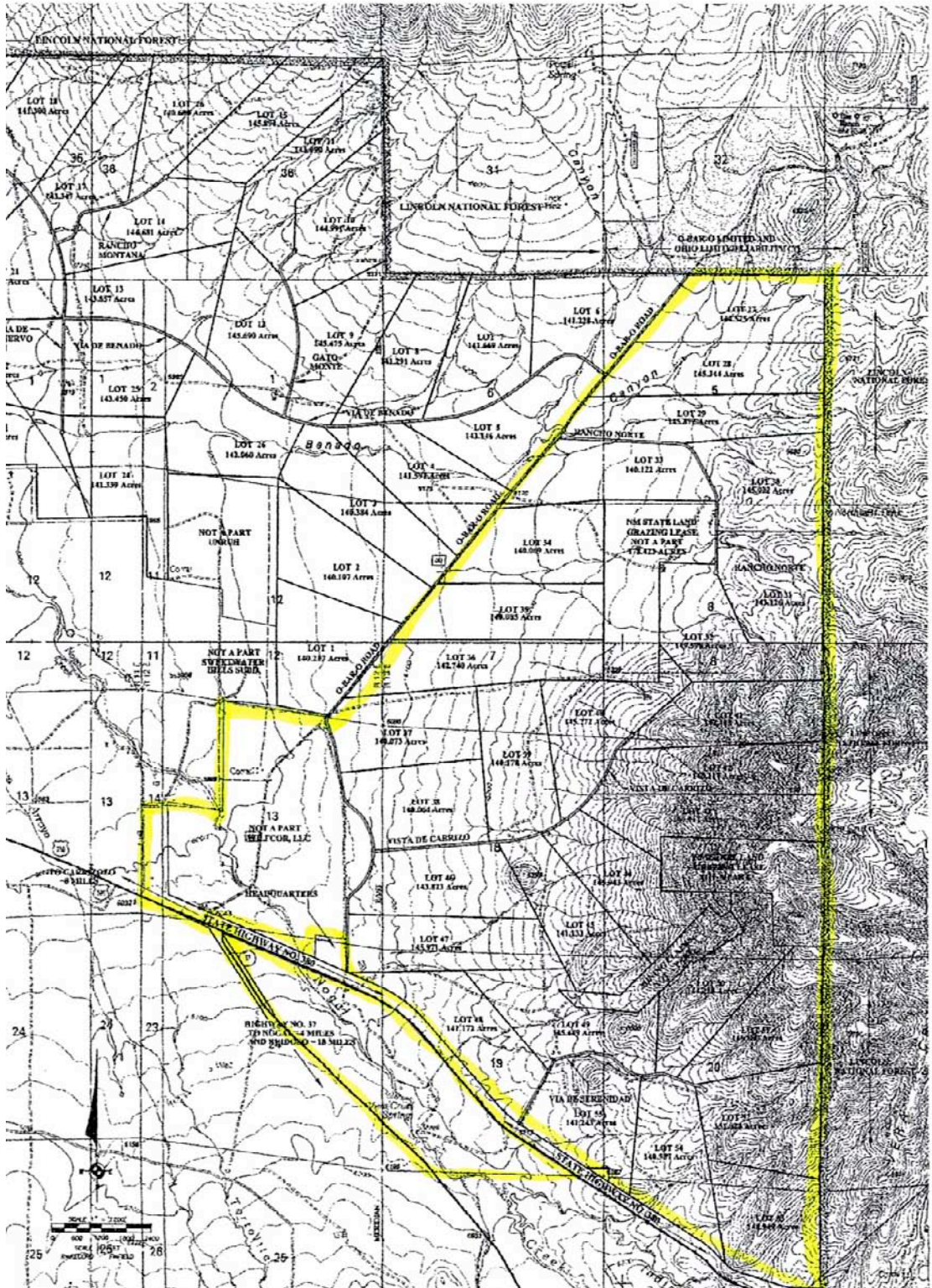
All domestic water is supplied by the ranch, which has more than adequate quantities of domestic, livestock and agricultural water rights.



The Vera Cruz Mountain Ranch was once part of the famous O Bar O Ranch, which hosted many elk-hunting celebrities of the previous era (Ernest Hemingway, Clark Gable, Humphrey Bogart, and Mae West among others). The main house is still in use today, home to the private owner of the balance of the O Bar O ranch (not a part of this offering.) In the back you can still see the enormous swimming pool used by Gable to practice his canoeing. Inside, the historic bar still echoes with the sound of Hollywood laughter and the myriad rooms and living areas are a testament to the differing tastes and interests of the ranches many owners.



VERA CRUZ MOUNTAIN RANCH, UNIT 1 AND UNIT 2  
LINCOLN COUNTY, NEW MEXICO



P R I C E

## Vera Cruz Mountain Ranch

4,932 +/- Deeded Acres

The Vera Cruz Mountain Ranch is being offered at the  
reduced price of

**\$2,950,000.00**

**Cash**

FOR MORE INFORMATION:

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