



# Carneros Ranch For Sale

- \$735,000
- Arabela, New Mexico

## CARNEROS RANCH

**1060 Arabela Road, Tinnie, NM 88351**

**CARNEROS RANCH** consists of 80 fenced acres (deeded) with 3 separate pastures. 2 pastures (20 +/- and 45 +/- acres) fenced with drinkers. Bordering NM State Land along with lease on lot #7 of 54 acres (State). Total of 134 acres owned and leased. A beautiful ranch property for those that would like to get away from it all !!!!

### HUNTING AND RECREATION

Unlimited over the counter Land Owner Elk Tags in this Secondary Unit #37 Hunting Zone. This ranch property consists of 80 deeded fenced acres with 3 pastures with drinkers plus a transferable 54-acre State Land grazing lease currently unfenced but survey staked. There is an additional 134 acres, of State Land that border each side of our leased land for a total of 188 acres of State Land that border the 80 deeded acres.

### INFRASTRUCTURE

#### Improvements and Infrastructure

- 2008 40' x 50' Mueller steel building (welded not bolted) construction
- 2000 square foot batting insulation
- Side/top with concrete floor
- Epoxy applied
- Attached awnings:
  - ◆ 50' x 15' on both sides (North & South)
  - ◆ 2' x 12' x 16' roll up doors (East & West)
  - ◆ 1' x 8' x 8' roll up door (North)
- 12' sides, 16' crown lodge like open interior, prepped for sidewalls
- 1' bathroom, sink/commode/window
- 1' shower room
- 1' pantry/utility room with washer & dryer hookup, electric water heater
- 1' insulated 12' x 12' bedroom window
- Corner kitchen area refrigerator, stainless-steel sink, prep area, microwave, electric stove
- 2' 200-amp power poles (2008 residential/commercial)
- Drilled well 225 feet by Huey 7' (2007)
- Installed evaporative transpiration commercial 1,200-gallon septic system by Elmer Hopkins (2008)
- 3 RV sites:

- ◆ 1 30-amp full RV hookup with electric, water, sewer
- ◆ 2 30-amp partial RV hookup with electric, water, dump station on site
- ◆ 1,300 linear feet of pipe fencing
- Equipment barn 48 x20 Mueller steel barn/corral
  - ◆ Tack room 12 x10 2-open bays
  - ◆ Breezeway 12 x20
  - ◆ Loafing shed 24 x10
  - ◆ Hay Room with sliding doors 12 x10
  - ◆ Awning 12 x20
  - ◆ Includes 2 lofts and lumber rack
- Installed gutters to capture into black water storage tanks, rain water from people and equipment barns.
  - ◆ 5,700 gallons from people barn (living area)
  - ◆ 3,350 gallons from equipment (hay barn)
- Another 2,500 gallons are pumped (well water) to a tank that is distributed via float system to 2 drinkers across arroyo for each pasture.

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## COMMERCIAL OPPORTUNITIES

RV access and overnights with dumping station, commercial septic, water/30 amp and electric plug at all 3 sites.Â Airstream has full hookup.Â Â

Possible commercial conversion: Existing structure could be retrofitted with awnings for additional shop/garage space and with 3 roll up doors making the facilityÂ readily accessible for vehicle and equipment access.Â The bedroom could be an office along with the other amenities that are available. Many uses for those creative individuals that would like to live away from all of todayâ s issues found in the city. Â A small brewery, electrical/plumbing/construction satellite office or that hunting lodge that could be easily serviced with the Two -200 Amp power poles and fiber optics/Wi-Fi on site. Easy access is a big plus for anyone wanted the privacy of living away from sizable population base.

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400 W. 2nd Street, Roswell, New Mexico 88201 | Email: paul@ranchline.com  
**Cell: (866) 323-3111** | Office: (575) 622-1490 | Fax: (505) 420-5585  
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