



A LAZY A RANCH
QUEMADO, NEW MEXICO





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\$3,825,000 | 4,264± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
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SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | MANAGEMENT



EXECUTIVE SUMMARY

The 4,264± deeded acre A Lazy A Ranch has been thoughtfully managed for trophy big game hunting and cattle grazing for decades. With big southwestern views, the A Lazy A encompasses a contiguous block of deeded acreage along with an additional 2,590± acres of adjacent state and Bureau of Land Management (BLM) lands. The ranch benefits from a prime location within New Mexico's Game Unit 12 and provides one with the opportunity to acquire an attractive property with a rich cultural history, trophy elk hunting, quality pasture, and numerous water resources. Practical building improvements, along with established hunting and cattle infrastructure, ensure one will be able to step into ownership here with ease.



LOCATION

The A Lazy A straddles the Catron and Cibola County line in western New Mexico. The ranch is accessed via county road from paved highway with the front gate less than 20 miles north of the community of Quemado. The turnoff onto county road is roughly 67 paved miles south of Interstate 40 and the town of Grants. It is a three-hour drive to the north and east from the ranch to Albuquerque and commercial air service at the Albuquerque International Sunport. Alpine, Arizona, is a one-hour and 40-minute drive to the south and east. Quemado, with basic supplies and fuel, is a 30-minute drive from the ranch gate. Grants has a full range of amenities and services and is a 90-minute drive. Private aircraft can utilize municipal airports in Gallup or Grants, New Mexico, as well as Springerville, Arizona. Each of these airports is a 90-minute drive from the ranch.





LOCALE

Western New Mexico is an area known for its striking landscape, rich natural resources, as well as large ranches and vast swathes of tribal and public lands. Though the area provides limitless recreational opportunities, it sees very little use relative to other areas in the western US. Indeed, it is a place where one can still explore and hike or bike a trail and be free from crowding.

This is a region with a rich cultural history that reaches back to the Anasazi people and those who came after them. Signs of ancient cultures are found throughout the area in the form of archeological sites, including petroglyphs and stone dwellings. Projectile points, flint chips and countless pottery shards are also scattered over these lands. Spanish conquistadores traveled through here prior to settlement by their ancestors and later arriving homesteaders. The ruins of these settlements and homesteads can also be found.

The A Lazy A has back-door access to thousands of acres of adjacent state and BLM lands and shares a boundary with the Great Western Ranch – formerly known as the Hubbell Ranch, one of the largest and most notable ranches in western New Mexico. Other neighbors include other old-line hunting and cattle ranches.

The ranch is also within easy striking distance of thousands of acres of public lands with striking geological formations and access points, including the nearby El Malpais National Monument. This monument provides visitors with access to a dramatic landscape comprised of beautiful cliff faces and ancient black lava flows and lava tubes.





GENERAL DESCRIPTION

The ranch's terrain is diverse but generally comprised of small mesas and draws that transition to rolling hills, ridges and broad pastures as the property runs north to south. Dramatic cliff faces and rock formations, including Cerro Blanco Peak ring the viewshed to the north, providing an exemplary southwestern backdrop. Views to the south are long and stretch across flat-topped mesas and buttes. The upper elevations at the northern end of the property top out at 7,100 feet and are more densely treed with pinion, juniper and oak. Hogeye Mountain is the ranch's landmark. The slopes of this ancient, dormant volcano rise from the northeastern corner of the ranch up and onto adjacent state lands where the elevation reaches 7,290 feet. An easy hike to the top of Hogeye provides one with an incredible glassing point and incredible views of the ranch and surrounding area. Two established food plots

are also located in the northern half of the property and have been strategically located in key areas. Long treed ridges interspersed with draws and open pastures comprise the southern reaches of the ranch. The broad open pastures and ridges are gentle but provide ideal feed and cover for both cattle and wildlife. Elevations in the southern half of the property range from 6,738 to 7,000 feet. Multiple water sources, including a spring, drinkers and dirt tanks are located throughout the ranch. The headquarters, including the ranch house and shop, are located along the western border at a point that is roughly halfway into the property as it runs north to south. Unencumbered by conservation easements, the ranch provides outstanding wildlife habitat from top to bottom. The A Lazy A sits behind locked gates, and a series of private roads provide ownership with easy internal access.



CLIMATE

This region of New Mexico is semiarid with annual precipitation averages in the range of 12-20 inches per year. The majority of rainfall occurs during the summer monsoon season, which runs from July through September. The landscape greens up significantly in the late summer, while late fall and spring are typically the drier seasons.



Winters are generally mild with total annual average snow accumulations being just over 20 inches. The elevation ensures more mild temperatures, with daytime summer highs averaging between 75 and 85 degrees. Winter temperatures average daytime high temperatures in the 30–40-degree range with occasional lows into the teens and twenties.



IMPROVEMENTS

Improvements include a modest but highly functional headquarters comprised of the ranch house, bunkhouse, and shop. The two-bedroom and one-bath home is well-suited for visits to the ranch or as a ranch manager's residence. The ranch has power in addition to a recently installed solar array next to the home that ensures the ranch will be energy efficient for years to come. A bunkhouse with a shower sits immediately behind the home and provides extra sleeping room for family or hunters. The shop is a 40-by-50-foot metal building with power and drive-through bays.





AGRICULTURAL CONSIDERATIONS



Long operated as a cattle ranch, the A Lazy A is perimeter fenced and cross-fenced with a centrally located set of working pens. Each pasture has its own water sources and can be easily accessed by internal roads. In addition to strong native grasses, there are two food plots located in the northern half of the property. The ranch's carrying capacity has been rated at around 82± AUs plus bulls and horses. Grazing has been and continues to be leased out to a neighboring operator. Under the current lease program, cattle are turned out in late December and removed from the property in July for the purpose of capturing regrowth associated with the summer monsoon season. Grasses in this region include blue gramma, dropseed, Indian rice, little bluestem, wheatgrass and needle grass. This grazing practice not only provides a critical period of rest for the pastures, it also ensures wildlife will have undisturbed access to all of the ranch's resources.





WATER INFRASTRUCTURE

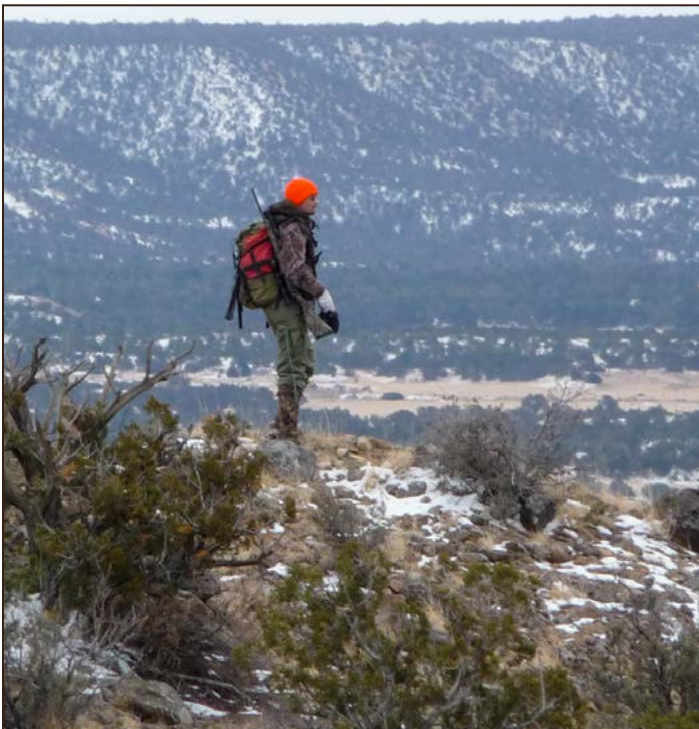
Unlike other properties requiring a substantial investment in the development of water resources, the A Lazy A has modern infrastructure in place. Subsurface water rights entitle the landowner to a total of 8.68± acre-feet of water annually for livestock and domestic use. Three individual wells provide this water. The newest well is run off solar panels and has a production rate of around 5,000 gallons per day. Water from the wells is piped to storage tanks and drinkers throughout the ranch. Storage facilities and watering sites are significant for a property of this size and include three 10,000-gallon open steel tanks, four 5,000-gallon storage tanks and seven 750-gallon drinkers. The Hogeeye Spring serves as a natural watering hole along with assorted dirt tanks that collect rainwater.





RECREATIONAL CONSIDERATIONS

Situated Ideally located within Catron and Cibola Counties and New Mexico Game Management Unit (GMU) 12, the ranch's primary recreational activity is big game hunting. GMU 12 and Catron and Cibola Counties are proven and storied grounds for trophy elk, mule deer, and pronghorn hunting. Serious hunters need only turn to the Boone and Crockett records and New Mexico State records to review the number of elk, mule deer, and pronghorn entries from Catron and Cibola counties that have been and continue to be entered into the book.



The A Lazy A and its neighbors in GMU 12 have long been managed for mature and trophy quality game. Elk, mule deer and pronghorn can be found on the ranch throughout the year, and numerous mature bull elk have been taken on it. Current ownership considers the ranch a sanctuary for mule deer and pronghorn. Though it harbors healthy populations and trophy-caliber bucks of both species, mule deer have not been hunted here for over eight years, and no pronghorn hunts have been allowed in nearly ten years. Careful management practices also include the removal of cattle from the property in July. This off date coincides with the beginning of the summer monsoon season and permits the regrowth of grasses and forbs to

occur into the September archery season. An abundance of feed and water in an undisturbed environment ensures that wildlife utilize the ranch throughout the hunting seasons.

Hunting rights are currently leased to an outfitter with the state-issued landowner elk vouchers also assigned to that outfitter. This relationship currently generates \$20,000 in annual hunting revenue. The State of New Mexico typically allocates three bull elk and four cow elk landowner tags to the ranch per year. The bull elk tags are purchased by the outfitter and the cow tags are utilized by the owners. Private-land-only mule deer and pronghorn licenses can be purchased on an over-the-counter basis by landowners and those allowed to hunt the ranch.

Additional recreation considerations include hiking, mountain biking and OHV riding both on the A Lazy A and surrounding public lands.



MINERAL RIGHTS

All of Seller's appurtenant mineral rights will convey to the extent they exist.

TAXES

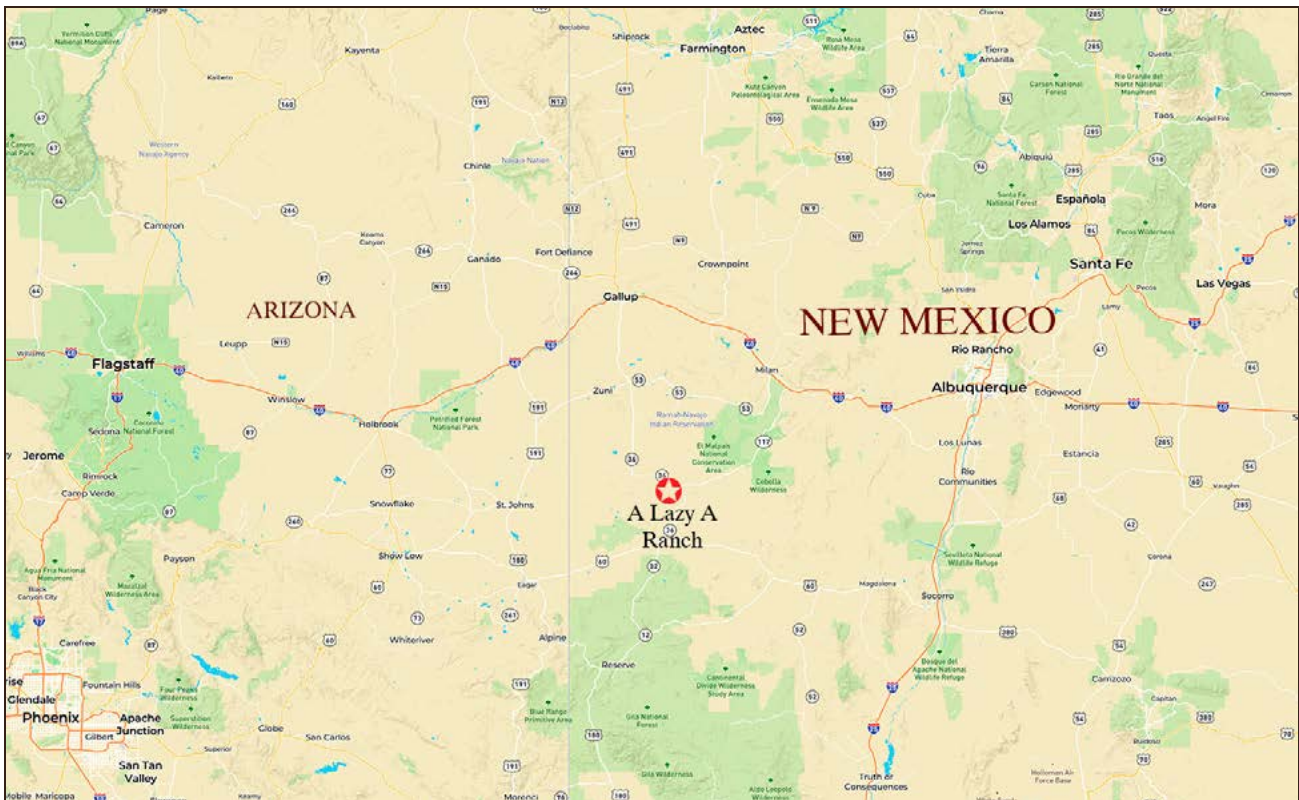
Property taxes for Cibola and Catron counties totaled \$325.33 in 2022.





BROKER COMMENTS

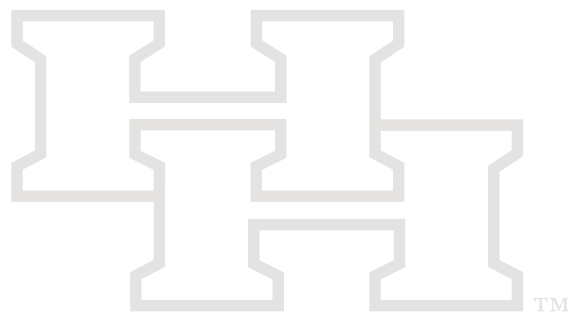
The A Lazy A represents the opportunity to acquire an attractive cattle and trophy big game hunting ranch characterized by quality habitat, strong wildlife populations and established water resources. These lands have benefited from years of calculated management practices, and one can immediately step into ownership confident in the knowledge that the requisite natural resources and infrastructure are already in place.



Click on map above for link to MapRight map of property.

PRICE

\$3,825,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

New Mexico law requires that we provide the following disclosure:

NEW MEXICO BROKERAGE DISCLOSURE

Every licensed New Mexico real estate Broker is obligated to disclose Broker Duties. Disclosure: The following brokerage relationships are available in the State of New Mexico: (1) transaction broker, (2) exclusive agency, and (3) dual agency (see RANM Form 1401, p. 2).

Prior to the time an Associate Broker or Qualifying Broker generates or presents any written document that has the potential to become an express written agreement, the Broker shall disclose in writing to a prospective buyer, seller, landlord or tenant, the following list of Broker Duties that are owed to all Customers and Clients by all Brokers regardless of the brokerage relationship:

- (A) Honesty and reasonable care; as set forth in the provisions of this section;
- (B) 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 Regulations, and other applicable local, state, and federal laws and regulations;
- (C) Performance of any and all oral or written agreements made with the Broker's Customer or Client;
- (D) Assistance to the Broker's Customer or Client in completing the Transaction, unless otherwise agreed to in writing by the Customer or Client, including (1) Presentation of all offers or counter-offers in a timely manner, and (2) Assistance in complying with the terms and conditions of the contract and with the closing of the Transaction; If the Broker in a Transaction is not providing the service, advice or assistance described in paragraphs D(1) and D(2), the Customer or Client must agree in writing that the Broker is not expected to provide such service, advice or assistance, and the Broker shall disclose such agreement in writing to the other Brokers involved in the Transaction;
- (E) Acknowledgment 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 Customer or Client seek expert advice on these matters;
- (F) Prompt accounting for all monies or property received by the Broker;
- (G) Prior to the time the Associate Broker or Qualifying Broker generates or presents any written document that has the potential to become an express written agreement, written disclosure of (1) any written Brokerage Relationship the Broker has with any other Parties to the Transaction; (2) any material interest or relationship of a business, personal, or family nature that the Broker has in the Transaction; and (3) other Brokerage Relationship options available in New Mexico;
- (H) 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 data from a sex offender registry or the existence of group homes;
- (I) Maintenance of any confidential information learned in the course of any prior Agency relationship unless the disclosure is with the former Client's consent or is required by law;
- (J) Unless otherwise authorized in writing, a Broker shall not disclose to their Customer or Client during the transaction that their Seller Client or Customer has previously indicated they will accept a sales price less than the asking or listed price of a property; that their Buyer Client or Customer has previously indicated they will pay a sales price greater than the price submitted in a written offer; the motivation of their Client or Customer for selling or buying property;

that their Seller Client or Customer or their Buyer Client or Customer will agree to financing terms other than those offered; or any other information requested in writing by the Broker's Customer or Client to remain confidential, unless disclosure is required by law.

Effective January 1, 2007, the New Mexico Real Estate Commission requires the disclosure of the following brokerage relationships (as quoted from 16.61.19.9 NMAC, 1-1-2005):

16.61-19.0 Brokerage Relationships: Brokerages working with consumers either as customers or clients may do so through a variety of brokerage relationships. These relationships include but are not limited to an exclusive agency relationship, a dual agency relationship, or a transaction broker relationship. For all regulated real estate transactions, a buyer, seller, landlord or tenant may enter into an express written agreement to become a client of a brokerage without creating an agency relationship, and no agency duties will be imposed.

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 subagency agreements.

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.

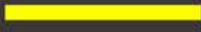
Transaction Broker

A brokerage that provides real estate services without entering into an agency relationship.

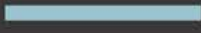
[Cody Lujan](#) of Hall and Hall is the exclusive agent of the Seller.

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QUEMADO, NEW MEXICO



BLM Lease

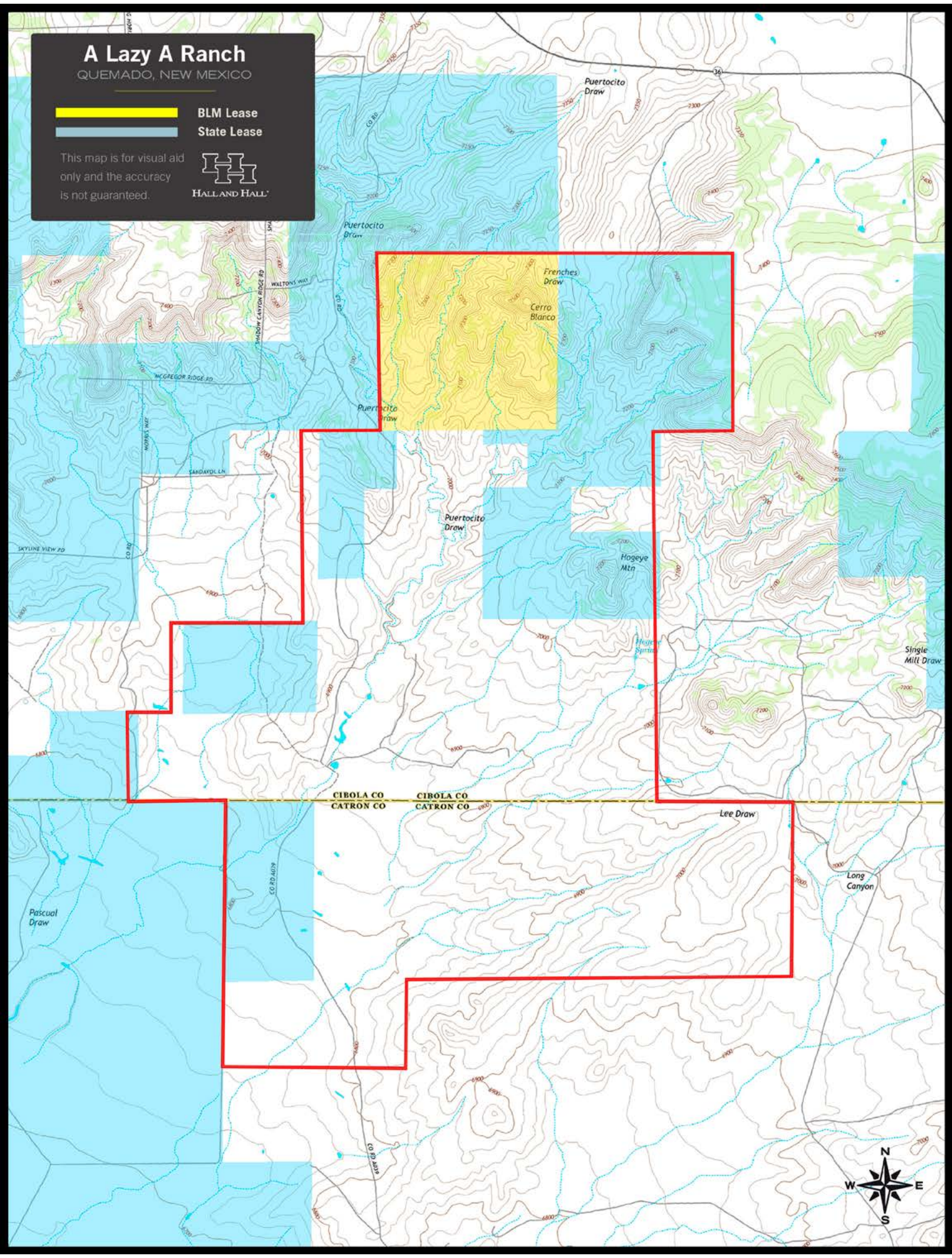


State Lease

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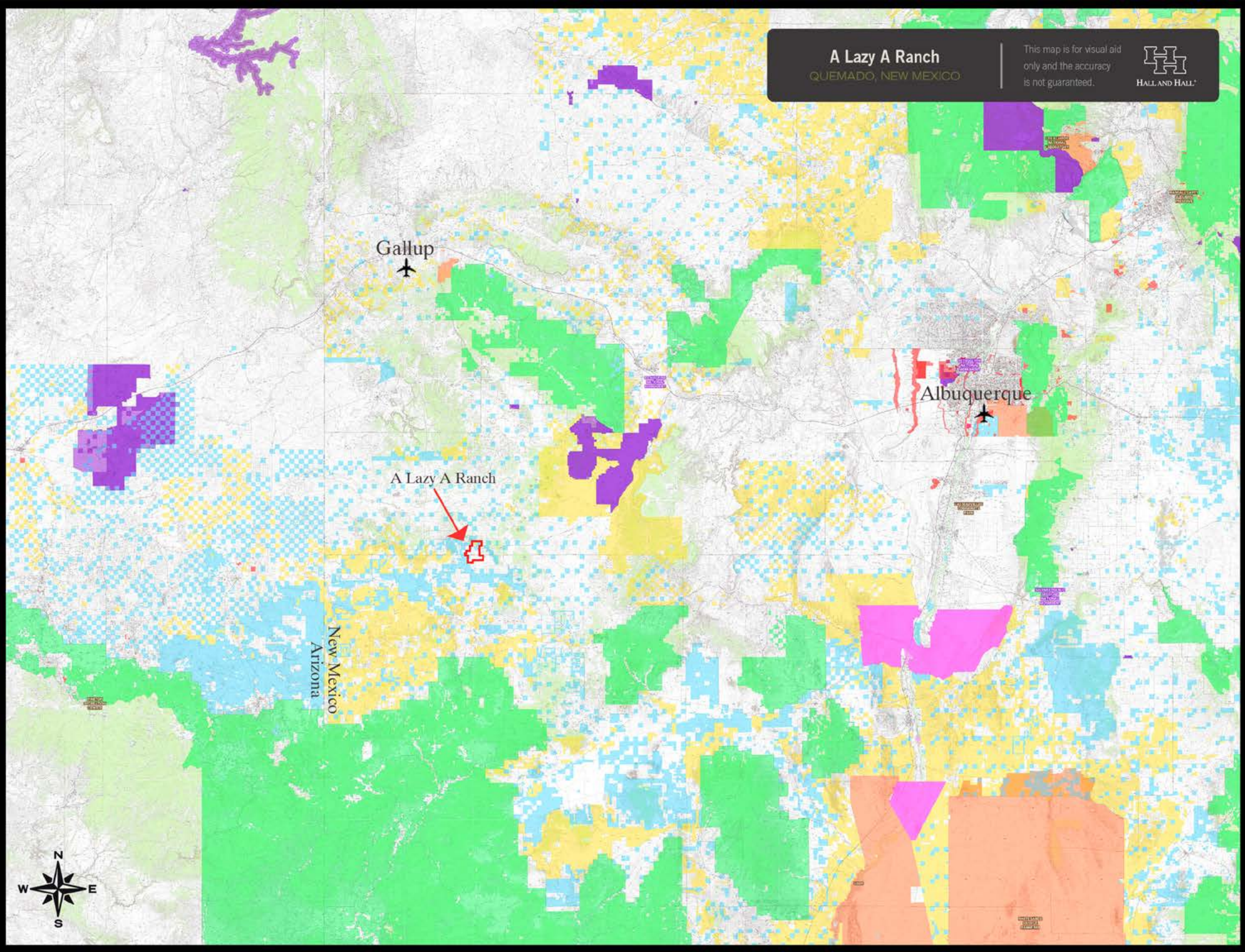
HALL AND HALL



A Lazy A Ranch

QUEMADO, NEW MEXICO

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Gallup



A Lazy A Ranch



Albuquerque





New Mexico
Arizona



A Lazy A Ranch

QUEMADO, NEW MEXICO

-  BLM Lease
-  State Lease

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