

Lake Pasture Ranch Land

EXCEPTIONAL LAND ADJACENT TO STORRIE LAKE

8th St. (CR A11A) & Jones Rd.
Las Vegas, NM 87701

Off 8th St. (CR A11A) West of Storrie Lake

For Sale

Sale Price \$1,890,000

Available ±1,173 Acres

Zoning Rural Residential

Property Highlights

- Exceptional lake side ranch with:
 - Extensive pastures
 - Perennial spring & well
 - Utilities
 - Base coarse road access
 - 100% mineral rights
- Development potential
- Conservation easement potential
- Once-in-a-life-time opportunity to acquire a property for legacy and generations to come.
- Additional adjacent parcels are available with views, river frontage, ponds, and lake frontage ranging from ±56 acres to over ±1,100 acres
- Also available for lease – Inquire with Advisor



THIS LAND ALSO AVAILABLE
Ask Advisor for Details

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NAI Maestas & Ward

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 gotSPACEUSA.com



For more information:

Tai Bixby, CCIM

tai@gotSPACEUSA.com

505 577 3524

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LOCATION



2019 Demographics	1 mile	5 mile	10 mile
Total Population	586	15,802	19,132
Average HH Income	\$51,036	\$40,162	\$40,590
Daytime Employment	28	6,922	7,632
2019 Forecasted by Esri			



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PHOTOS



LOCATION

This $\pm 1,173$ acre ranch has significant frontage along the west side of Storrie Lake and adjoins the Storrie Lake State Park. It is located 2 miles north of Las Vegas, 1 hour from Santa Fe or 2 hours from Albuquerque International Airport.

TERRAIN

Elevations range from 6,600 to 7,200 ft. The terrain is open rolling along the lake shore, transitioning to steeper hillside and draws on its western boundary areas. The terrain includes lush meadows, ponderosa pine, pinion-juniper, and a variety of other trees including oak brush.

WATER

In addition to lake frontage, there is a well on the top of the west ridge that is reported to produce 40 gal/minute, a natural spring flowing to the lower area of the ranch and range stock tanks that fill with summer rains. The spring has run continuously for over 50 years. The City of Las Vegas has a 10-inch water line that runs across the south end of the property which is available for future development of home-sites pending approval for taps from the City of Las Vegas.

ACCESS

The Jones Lake Pasture Ranch is directly accessed by paved road running north from Las Vegas known as 8th Street or North Road or County Road A11A. The property can also be accessed from State Road #108 and Lakeview Drive on the north side of the ranch. A new base course road was built across the property in 2019 providing shared access to the ranch and the cell tower on the ridge. The cell tower lease does not convey with the property.

IMPROVEMENTS

The Ranch does not have any structural improvement other than an older set of range pens and perimeter fencing. Utilities include electricity, water, telephone, and a fiber optic.

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HUNTING/RECREATION

Recreational opportunities on this property includes fishing, hunting, hiking and horseback riding. The State Park does not allow public access to Storrie Lake from its west side.

REAL ESTATE TAXES

The ranch real estate taxes were \pm \$500 in 2019.

DISCUSSION OF USES

This ranch is assessed as Agricultural Land and is governed by both city & county zoning. State/County/City ordinances allow subdivision of no smaller than 140 acre tracts. Approval of smaller lots requires approval from the City of Las Vegas and San Miguel County. There are lake views from every part of the ranch. The mesa top views as well as the other surrounding mountain tops would make attractive home sites. There is considerable development occurring in the immediate vicinity of the property. Uses are wide open given its convenient location to Storrie Lake and Las Vegas. If protection of this gorgeous property's current state be an owner's goal, declaration of a conservation easement is worth consideration. The desirable proximity to Las Vegas and the east boundary bordering Storrie Lake make this property ripe for future development and perfect for an easement of this nature. Attractive tax credits are possible. Owners indicate they own 100% of mineral rights. All minerals would be conveyed with the sale pending title company review of the title abstract. The ranch's natural surface minerals include a hill covered in shale on the north side of the ranch. Multiple additional adjacent parcels are also available from the same portfolio with views, river frontage on the Galinas River, water rights, ditch access, and ponds, ranging from 56 acres to over 100 acres.



New Base Course Road in 2019



Perennial Spring



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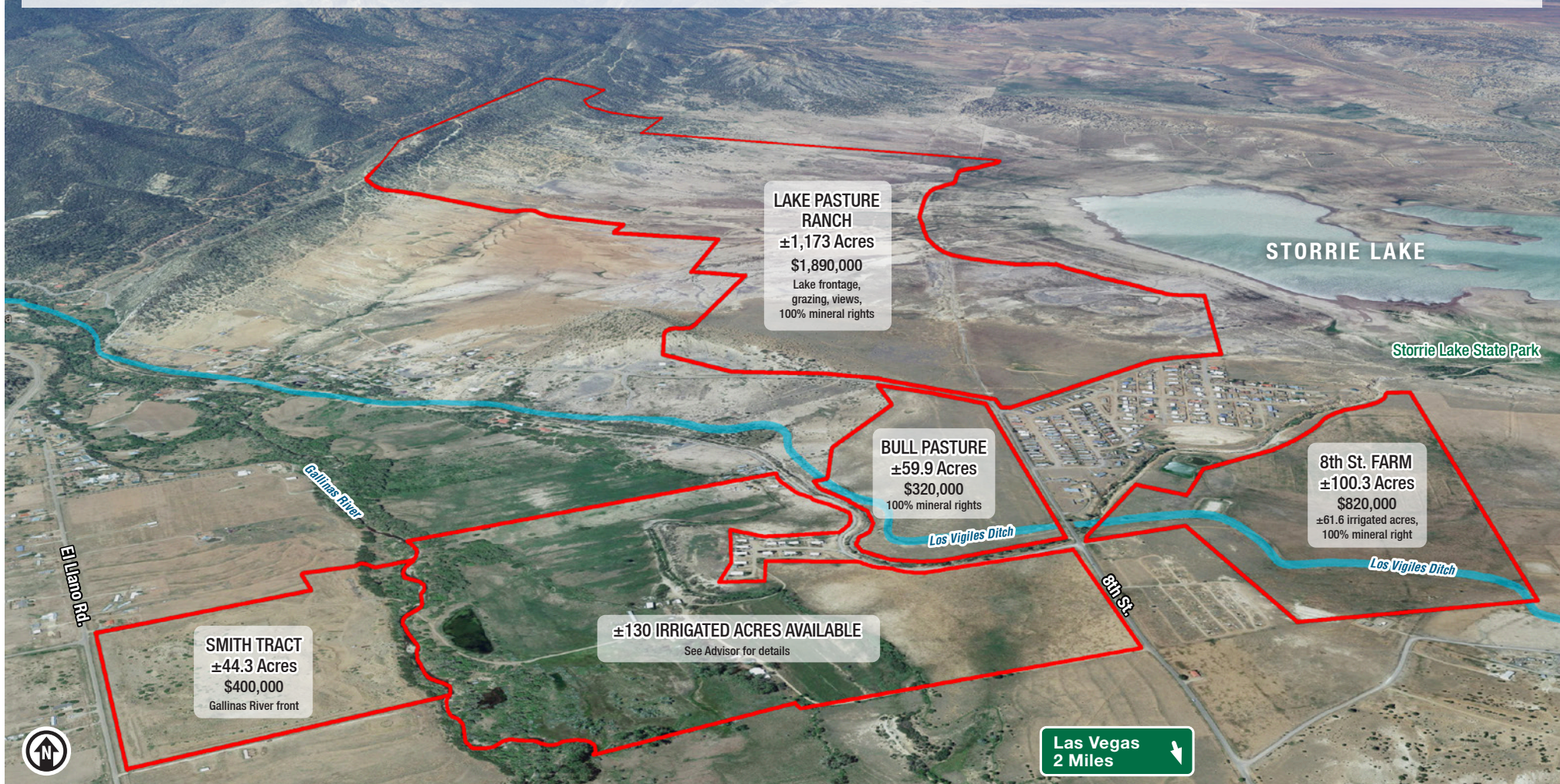
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PORTFOLIO

STORRIE LAKE PORTFOLIO

A rare opportunity to assemble $\pm 1,560$ acres of land with water rights, mineral rights, river frontage, and ditch access. Five properties stretch from Gallinas River to the Storrie Lake State Park. Each lot offered for sale individually or as a portfolio. Bulk discount may be available. See Advisor for details.



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