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CANADIAN RIVER RANCH

LOCATION: The Canadian River Ranch is located approximately 6 miles east of Springer, New Mexico. From Springer drive east along SHW 56 for approximately 6 miles to the bridge over the Canadian River. The property lies on the north side of the highway and takes in both sides of the river.

ACREAGE: 39.088 +/- Deeded Acres
In addition there is an approximate 9.0 +/- deeded acres within the fenced property but not owned by seller. It is indicated on map as property south of the red line. There is no fence along the red line.

IMPROVEMENTS: Main House approximately 1,821 sq ft heated, 2 bedrooms, 1 bathroom and partial basement. The 1 full bathroom recently remodeled features custom decorative handmade Mexican tile and saltillo tile floor. The home has a mudroom/utility room entrance at the rear of the home leading to the kitchen featuring saltillo tile floor, rustic wooden cabinets, tongue and groove ceiling, large 2 basin sink looking out a large window to the west. Off the kitchen through an archway is a wonderful open living area facing south with hardwood floors, textured walls and a wood burning stove. A smaller room off the east end of the living room with built in shelves, creates a quiet area for study and reading. The 45' X 9' covered porch lies off the great room and features a tin ceiling, beautiful views of the river area pastures with some mature trees, and a great space to receive guests and entertain.
The home construction is a mixture of thick adobe walls and frame construction with stucco on a continuous concrete foundation. The home has a propanel gable roof and double glazed windows. There is also a clean partial basement with concrete floor for extra storage.

Workshop Barn approximately 26' X 40' Concrete slab foundation with 10' X 10' main door and 3 other doors. Frame and stucco/propanel sides and propanel gable roof with skylights. Electricity supplied and features 3 rooms, which could be used as office or storage. The remainder is a large open space.

Other Buildings include an old wooden railroad boxcar in the back yard ideal for potting and garden shed, horse round pen, 2 horse pens, one metal horse shelter with dirt floor, and other dated buildings.

Layout All structures are set several hundred yards from the highway down a very well maintained gravel driveway with some mature trees around the home helping with privacy.

The layout works well with 3 main pastures and several smaller pens around the barn area. There is an old roping arena, which could be used as a fenced riding arena. Fences are in good condition and are mainly 4 to 5 strand barbed wire with steel T posts and some wooden posts.

ELEVATION: Most of the property runs between 5,685 and 5,720 feet.

GRASSES: Native species predominate with the most abundant being Gramma grasses.

PRECIPITATION: Approximately 16" annually.

CLIMATE: Summers are cool enough to be more comfortable than the lower elevations of New Mexico. The main rainy season is usually from mid June to mid September.

WATER: The home is on a domestic water meter and the river waters 2 pastures for livestock with the third being watered from the domestic water supply.
The Canadian River runs for approximately 0.3 miles through the property. The confluence of Alkali Arroyo into the Canadian River is also on the property.

SCHOOLS AND

The school bus route picks up at the property entrance to the Springer Elementary/Middle School and the Springer High School. The mail box is at the property gate and is delivered 6 days a week.

TAXES:

\$393.38 Land and Improvement Taxes. 2007

COMMENTS:

This is a wonderful property for someone looking for several acres to live the rural lifestyle in an area becoming more popular. It is seldom in this area for a property of this size to come on the market with a river running through it. The improvements complement the property with a charming ranch house with many features and more than adequate workshop barn for storage and projects. All off a paved highway for easy access to all Northern New Mexico has to offer.

PRICE AND TERMS:

Price - \$339,000 cash, or buyer to obtain financing.

PRESENTED BY:

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LIMITING STMT:

The information contained herein has been obtained from the owners and other sources deemed reliable and is believed to be accurate, but this information cannot be guaranteed by the Broker or his Agents. None of the above statements are intended as representations by the owner or Broker.

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