



## O'NEILL LAND, LLC

P.O. BOX 145, CIMARRON, NM 87714

505-603-5099/575-376-2341

MAREE H ROMERO ASSOCIATE BROKER

[maree@bacavalley.com](mailto:maree@bacavalley.com) [www.swranches.com](http://www.swranches.com)

SHOWN BY APPOINTMENT

### *HORSE FACILITY*



# \$585,000

33.838+/- ACRES  
2 STREAMS



*WELL APPOINTED HOME*



*STORAGE OUTBUILDINGS*



*SERENE PRIVACY/ HAY FOR GRAZING*

# YANKEE CANYON RANCH

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 the Broker. This presentation is subject to errors, omissions, price change, prior sale or withdrawal from the market without notice. An independent investigation into all the facts pertaining to this property is encouraged by the Broker. This information contained herein is for the exclusive use of the clients of O'Neill Land, LLC and any reproduction of this information without the expressed written consent of O'Neill Land, LLC is strictly prohibited.

THE VERY BEST IN NORTHERN NM IS SEEN IN THIS SETTING WITH VIEWS OF OPEN PASTURES, EXPANSIVE MOUNTAINS, MEGAS AND TWO INTERMITTENT STREAMS. THE HOME IS APPROX. 2057 +/- SQ FT. 3 BEDROOMS/3 BATHROOMS. FIVE OUTBUILDINGS. ROOM TO EXPAND.

- 6 MILES FROM RATON
- 5 MILES FROM SUGARITE CANYON STATE PARK WITH MORE THAN 17000 ACRES OF PUBLIC ACCESS.
- 33.838+/- ACRES
- TWO INTERMITTENT STREAMS
- COVERED PORCH WITH SWING
- CATHEDRAL CEILING, EXPOSED BEAMS, CLERESTORY WINDOWS
- SOAPSTONE WOODBURNING STOVE ON TILED HEARTH
- HARDWOOD FLOORS IN THE DEN, BAY WINDOWS, T & G CEILINGS
- FIVE CEILING FANS
- CONCRETE WALKWAYS
- MATURE TREES SURROUND THE HOME
- BARN WITH 8 ATTACHED OPEN RUNOUTS & HAY STORAGE
- GARAGE/WORKSHOP
- PEACEFUL, SERENE PRIVACY, AWESOME VIEWS .
- WILDLIFE VIEWING



*HAY PASTURES*



*COOL SUMMERS/LOTS OF SHADE TREES*

**A ONCE IN A LIFETIME PURCHASE OPPORTUNITY**

**PRICE REDUCED TO \$585,000**