



## Percha Creek Ranch Sold

- \$1,350,000
- Sierra County, NM
- 10,330 acres

Evoking romantic days of the Old West, Percha Creek Ranch is a sprawling, high country retreat perfect for the entrepreneur, seasoned rancher, greenhorn, or nature lover. Here you will hunt, hike, ride the trails, raise livestock, explore, or just plain relax and live the fabled cowboy lifestyle. Ranch headquarters main house, two guest houses, generous carport, and garage offer a comfortable and spacious private getaway. The working livestock facility pens, squeeze and loading chutes, barn, and tack room boasts acres of grazing land. Near the Gila National Forest, Percha Creek Ranch retains that rugged wilderness charm while providing a rambling, comfortable residence. A great place to park your boots!

### **HEADQUARTERS**

Recently remodeled, 2,000-square-foot Percha Creek Ranch headquarters, with three bedrooms and two baths, comprises the main house, courtyard, garage, and two efficiency guest houses. Nestled in a park-like setting, this residential compound sports a traditional ambience with a touch of New Mexican charm. A three-vehicle carport and garage with excellent storage completes this great private retreat and getaway.

### **LIVESTOCK FACILITIES**

Livestock raising and grazing are naturals at Percha Creek Ranch. Horses, cattle or sheep the mountainous high desert terrain lends itself to ideal grazing conditions where the land is accessible year round. Facilities include working pens, squeeze chute, loading chute, pipe and portapanel pens, covered scales, barn, and tack room. In the past, the area has supported livestock, hunting, trail riding, and archeological exploration. Historically, fields have always been grazed and are perfect for perma-pasture. Ownership of Percha Creek is your opportunity to live the cowboy lifestyle or create a profitable dude ranch or tourist destination.

### **LAY OF THE LAND**

Percha Creek Ranch is five miles east of Hillsboro, New Mexico just past mile marker 54 on Highway 152 and is convenient to Interstate 25 a significant travel advantage. This inspiring property is located in mountainous southwestern New Mexico near the magnificent Gila National Forest. Elevations of Percha Creek Ranch vary from 5,000 to 6,000 feet providing breathtaking vistas of near and far mountain peaks and valleys. Both rugged and rolling landscape stretches out in all four directions. Grassy slopes, rocky canyons, steep ravines, and the frequent relief of a fields sporting several species of native grasses paint the area with texture and color. Woodlands are mostly pinon, juniper, cedar, and pine. Willows, cottonwoods, oak, and walnut trees populate the riparian areas. Ranch headquarters now boasts mature apple, peach, and poplar trees. Local fauna includes deer, coyote, bobcats and mountain lions. The mild climate allowed establishment of many types of flowering plants, roses, perennials, bulbs, and vines throughout the compound. Vast grazing land features native grasses and, characteristic of the merging Chihuahuan Desert, the occasional cactus and yucca will thrive. The array of rich color, texture, and lush topography makes Percha Creek Ranch a sumptuous experience.

## **LAND ALLOTMENT (in acres)**

2,480 Deeded

7,210 BLM

640 State

10,330 TOTAL (MOL)

## **CLIMATE**

Summer heat is never extreme in mountainous high desert, which is typically mild with abundant sunshine. Year-round temperatures are mostly comfortable; winters are not severe and snow is often a fun event. Skies are mostly clear with brilliant night skies. Sunrise and sunset are colorful and majestic a perfect setting you'll want to share with friends. Surface water is seasonal and supports wildlife, fields, and foliage. Percha Creek Ranch is peppered with native cottonwoods and willows. Thunderous midsummer storms provide most of the precipitation with the annual average around 14 inches. The growing season is an ample 190 days!

## **LOCAL HISTORY**

The closest town of Hillsboro was the former county seat and a raucous mining town in the late 1800s. Modern-day Hillsboro is a scenic small town of 200 with a history rich in Native culture and Western tradition. Truth or Consequences is the county seat today. Forty-eight miles northeast of Percha Creek Ranch, the town on the Rio Grande is adjacent to the Elephant Butte Reservoir, home of New Mexico's largest and most popular recreational state park lake. Here, water sports and fishing opportunities abound with easy access to I-25, a major artery stretching from the Mexican border to Santa Fe, 300 miles to the north. This ancient region was once inhabited by the now-extinct Mimbres and Solana Indians. Later, local chiefs like Geronimo and the Apache Kid fought against encroachment by the white man and his government. Military and cavalry personnel were regularly stationed in the area to control Native uprisings and lawless gangs and opportunists. Stretching across Percha Creek Ranch land was the Kingston-Lake Valley state Lines, often harassed by Indians and outlaws. Legend has it that Butch Cassidy and Billy the Kid were once visitors to the area.

## **PERCHA CREEK RANCH POTENTIAL**

Percha Creek Ranch holds potential for a number of business ventures as well as being a comfortable residence with generous guest accommodations. Seasonal hunting is a thriving regional industry, and the Ranch certainly lends itself to the support of this type of venture. Trail riding, hiking, and archeological exploration of the ranch and the region are other attractive uses. Explorers will enjoy discovering the traces of Apache trails, stage coach lines, cowboy hideaways, and miners' camps. A working horse, sheep or cattle ranch, dude ranch, or ecotourism destination are other considerations. This property holds a myriad of possibilities. Don't delay! This gem will soon be discovered. Call for your private showing today!

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