



# GRAN QUIVIRA RANCH

★  
CORONA, NEW MEXICO



We understand the intricacies of ranching, and property buying and selling. If you have any questions at all, please give us a call. We are always happy to help.

  
ranchline

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ranchline

"THERE WILL ALWAYS BE MORE PEOPLE, BUT THERE WILL NEVER BE MORE LAND."

—WAYNE ADAMS

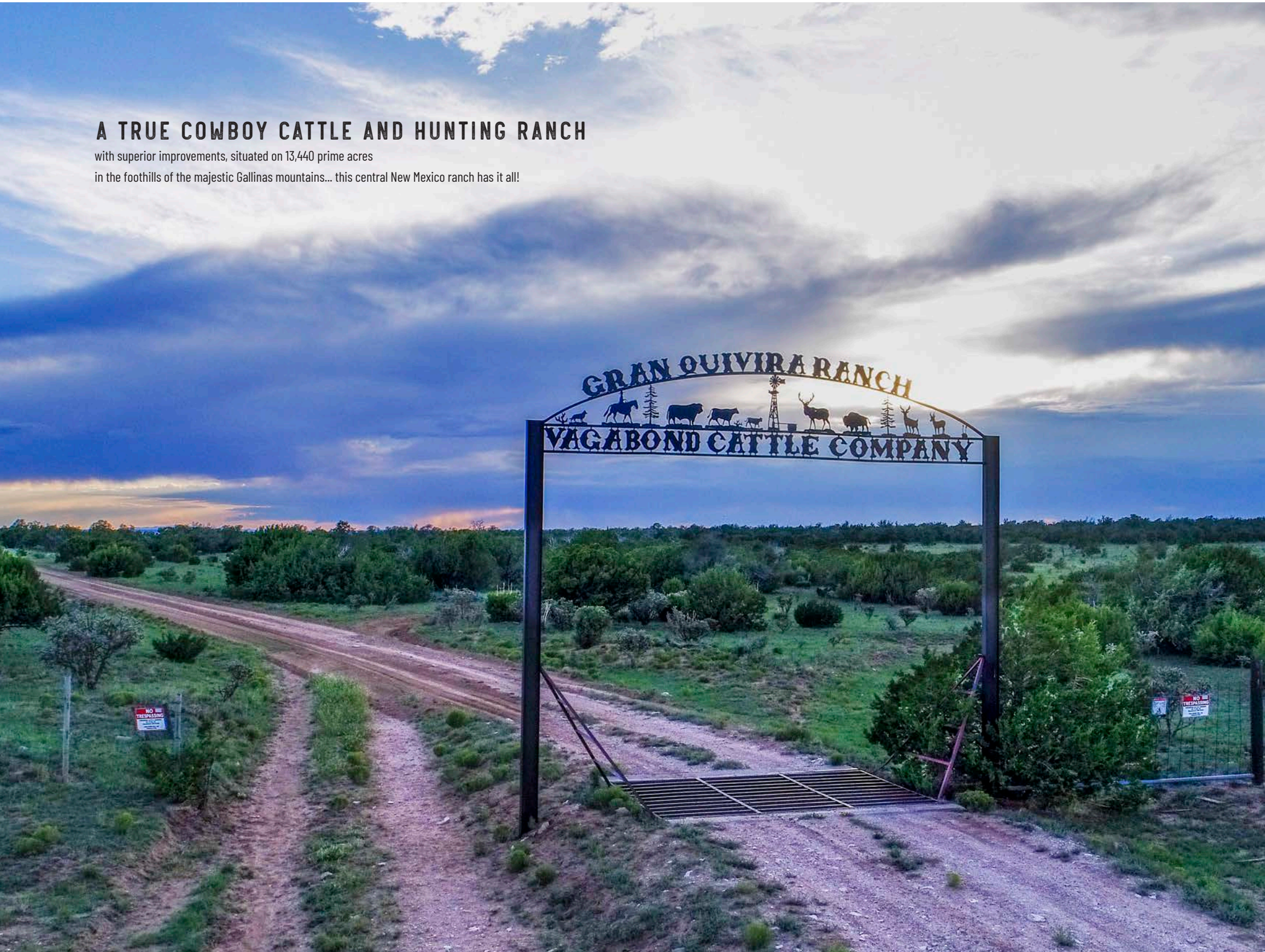
Named after nearby National monument mission ruins,  
and the legendary city of gold sought by Coronado  
hundreds of years ago,

THE  
**GRAN QUIVIRA**  
RANCH

now stands poised for grand potentials...

## A TRUE COWBOY CATTLE AND HUNTING RANCH

with superior improvements, situated on 13,440 prime acres  
in the foothills of the majestic Gallinas mountains... this central New Mexico ranch has it all!



If the rich ranching and hunting heritage of the West is in your veins, this is a must-experience – and now's the time. Today the ranch serves as a refreshing tribute to a simpler past, and a refuge from the current pressures and pace, with modern-day comforts that go above and beyond.

### YOU'LL FIND...

**Breathtaking mountain views across the rolling productive landscape.**

**Completely updated, spacious 3-bedroom, 3-bathroom lodge headquarters.**

**Ranch facilities in excellent condition, with strategic systems and improvements.**

**Extensive, efficient water systems.**

**Vast hunting opportunities - including management and income potential!!**

**Elk, deer, migrating antelope... are in abundance, along with... plenty of privacy, peace, and quiet.**

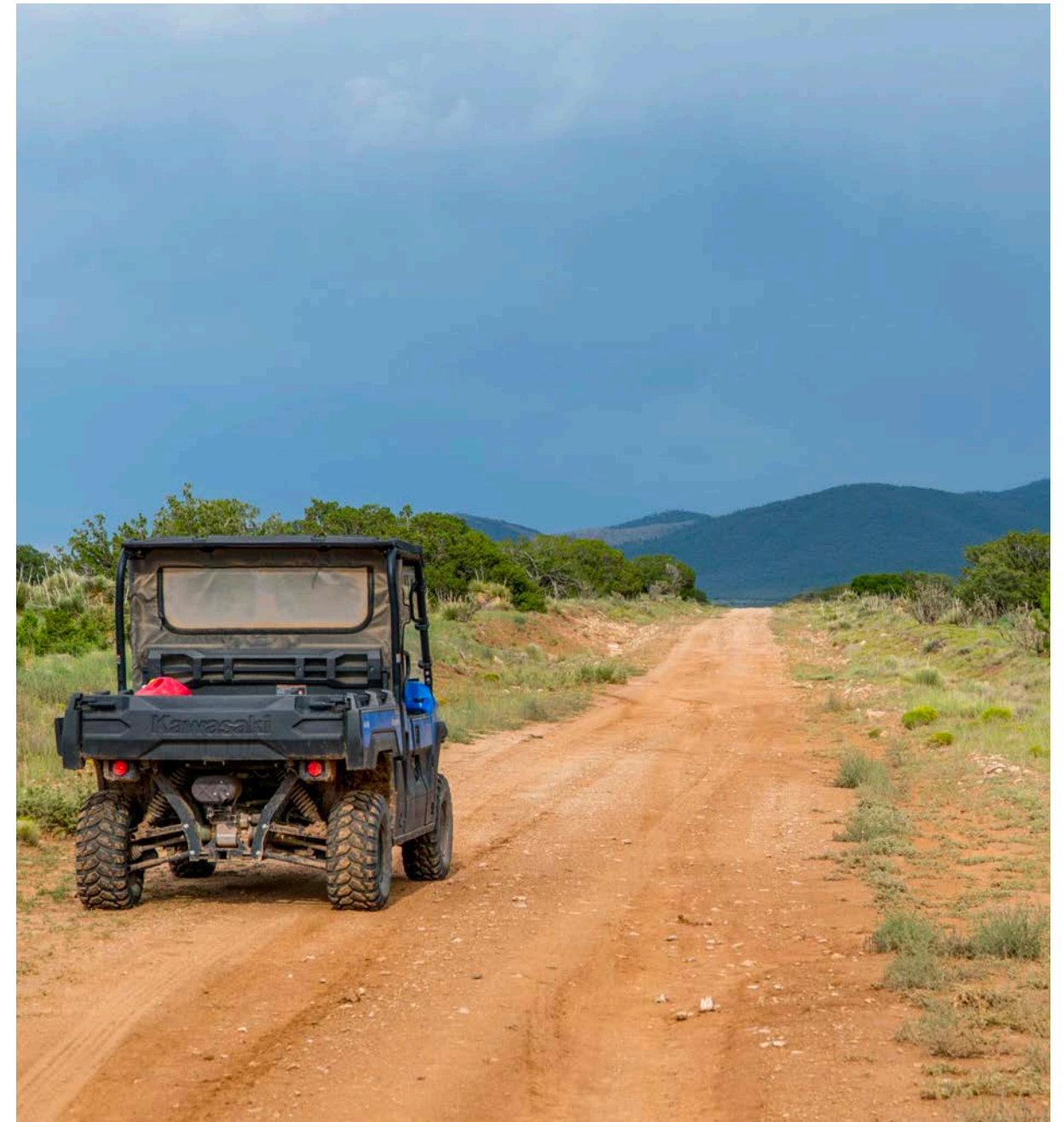
With the friendly, uncrowded communities of Mountainair, Claunch, and Corona nearby – everything you need is within accessible, easy reach.

The sun is out more often than not, the climate is mild, the landscape serene and picturesque... and the great, expansive outdoors gives you the freedom to ramble, roam and explore, all year round.

In this unpredictable day and age, whether you're looking for a spacious refuge away from it all, or to diversify into land with appreciation potential... this is one opportunity you don't want to pass up!!

### UNRESTRICTED AND UNBOUND...

The Gran Quivira sprawls across 3 central New Mexico counties and offers an exceptional opportunity to privately own land – which comes with many benefits: flexibility of land use, hunting management and income opportunities, and appreciation potential, just to name a few.



### RUSH HOUR AT THE RANCH

Life at the ranch is on its own time clock. Gravel roads take you everywhere you need to go, without ever getting stuck in traffic. Well, there may be the occasional cow crossing... But there is always plenty of space to explore, ramble, and roam.

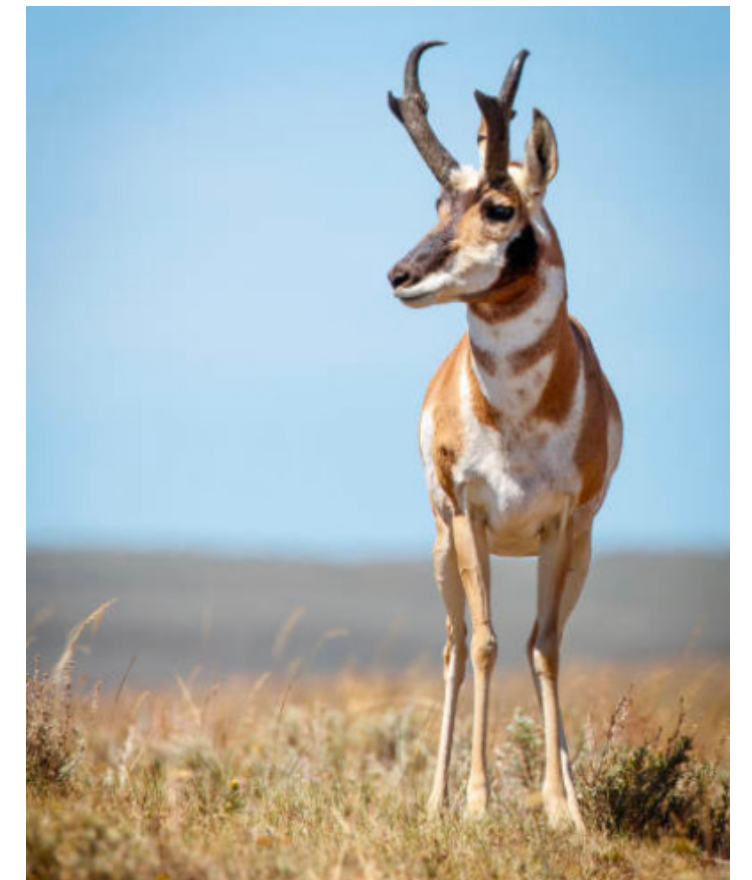
## YOUR OWN OASIS OF ENCHANTMENT

New Mexico is called The Land of Enchantment for good reason...  
Close to nearby communities, yet a world apart, the ranch is an inviting escape  
to an area known for its life-altering natural beauty.



## GO WILD IN YOUR OWN BACKYARD

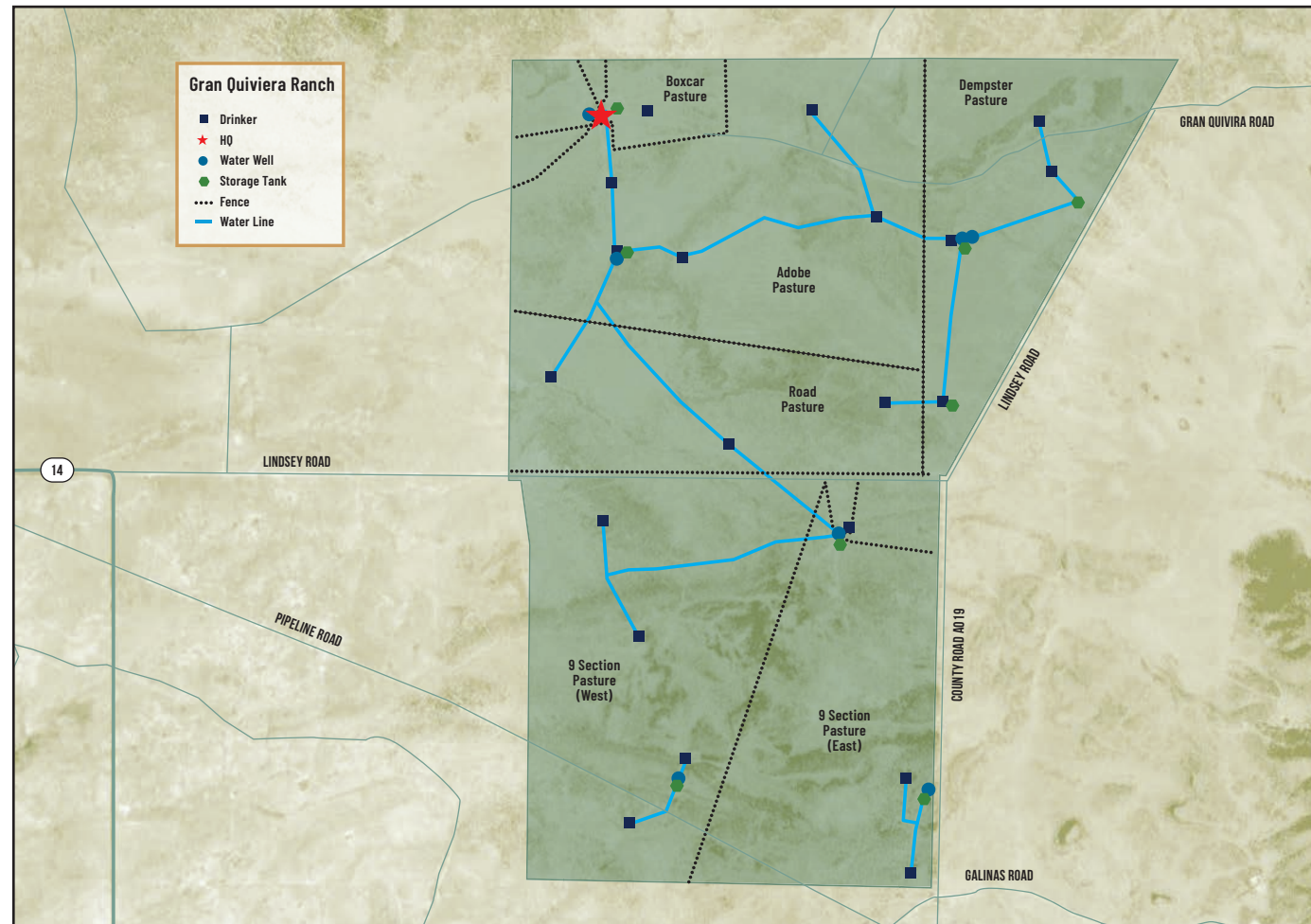
Wildlife throughout the ranch property is prolific, and the  
game populations provide some prize hunting opportunities.  
Whether you're a hunter, photography buff, or just enjoy  
viewing wildlife in its element, you'll find deer, elk, antelope, coyote,  
a variety of bird types, among many others.



**A TIME-TESTED, AND TRUSTED, WAY OF LIFE.**

While certain things change, there are a few things you can count on out here. Cattle ranching has provided a secure way of life in the region for over a hundred years or more. And as far as investing in productive land goes? It remains rock-solid.

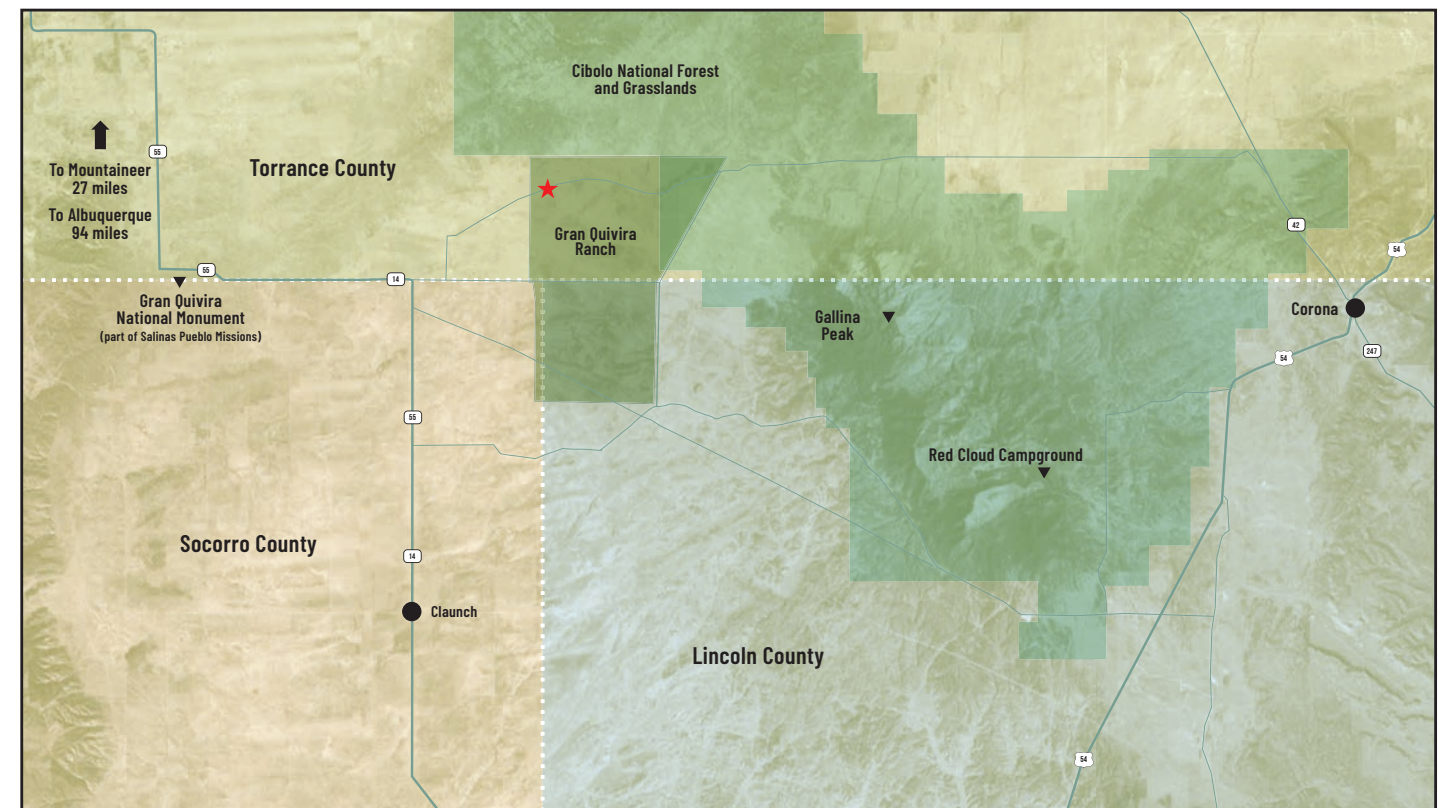




### THE TERRAIN

With a central, accessible New Mexico location, in an area known for its mild climate, ideal elevation, productive pastures and diverse landscapes, the ranch is a haven for cattle and wildlife, and a secluded retreat or pristine playground for its residents.

Nestled in the foothills of the Gallinas Mountains, with views of the Monzano Mountains to the northwest, elevations range from 6,200 to 6,600 feet. The East Cibola National Forest borders the ranch to the north.



The ranch has its share of one seed juniper and areas of cholla cactus, but also contains vast expansions of open areas.

There are a few areas of rock out cropping but horseback work can be done on unshod horses for the most part.

The ranch is contiguous within three counties, Torrance, Lincoln, and Socorro.

The headquarters is approximately 4 miles from Hwy 55.



### THE LAND ACREAGE & OPPORTUNITIES

This ranch consists of 13,440 prime acres, 100% deeded – which adds to the appreciation and use flexibility (versus leased land).

Ownership enhances the investment value and the ability to diversify and improve an operation without government approval. Hunting opportunities are also greatly improved with deeded land.

Grazing sections are maintained for efficiency and ease of use. The ranch could easily be rated at 250 cows. Each section has a carrying capacity of 10-12 pairs, depending on rain. The ranch would also work well as a yearling operation.



### PASTURES

With highly productive year-round pastures and grasslands, and a mild climate, livestock raising is a natural fit in Central New Mexico, and at the Gran Quivira Ranch. Cattle have become the primary livestock of the market area ranches.

The pastures across the length of the ranch are productive and sustainable with a rotational grazing system in place. Maintenance and annual operating costs are low, and the cattle thrive on the open-range with a largely grass-fed diet.



### VEGETATION

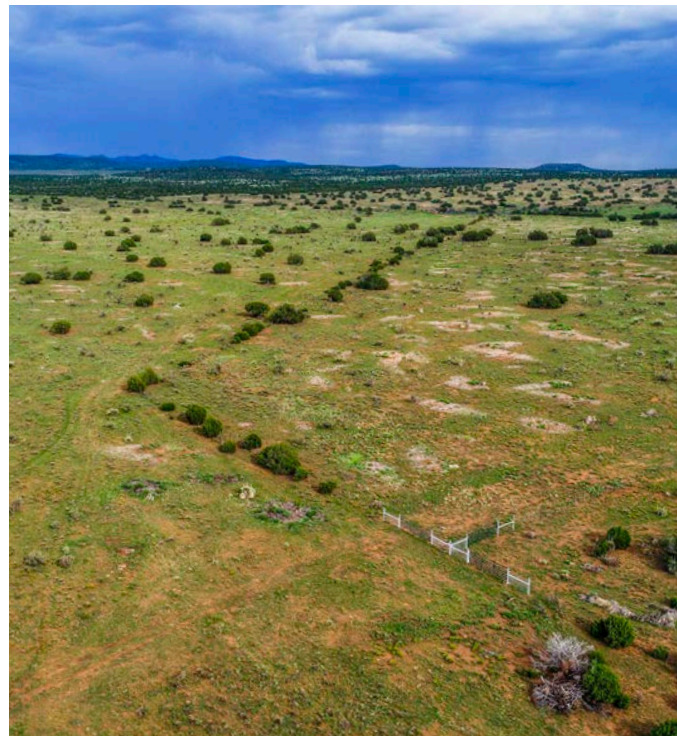
The soils vary throughout the ranch from sandy to a red loam, and the natural sources of vegetation include an excellent variety of grasses, spring weeds, and browses throughout the units and pastures. The predominant grasses are Black Gramma, Blue Gramma, Side Oats, Little Blue, and Western Wheat. There is also Winter Fat, and Four Wing Sagebrush.





**HUNTING OPPORTUNITIES**  
 In an area famous for its quality animals, the ranch is home to a thriving population of wildlife and provides some of the best game hunting in the region. A couple great perks that come with being a private land owner are the hunting management and income opportunities now available!

Gran Quivira is home to antelope, elk, loads of deer, and occasional Oryx. Coyote, cougar and bobcat are also available for harvest.



**LAND IMPROVEMENTS**

The completed and current land improvements have been highly successful, increasing carrying capacity and enhancing the wildlife opportunities. There has been extensive brush control on the ranch with 1,400 acres completed and another 1,280 acres underway for completion. All control projects are done with mastication equipment and the range response has been tremendous.

Recent changes in New Mexico Game and Fish rules have upped the hunting ante at the ranch, and made it more of a focus. The changes give a private land owner much more flexibility in managing the game on the ranch with opportunities to optimize income potential.

Private landowners now have the ability to sell hunting permits, including:

- Unlimited over-the-counter antelope hunt permits.**
- Deer permits - allowed during regular hunts at owner's discretion.**
- Contiguous 5-day Elk hunt permits - allowed Oct. 1 to Dec. 31.**



## RANCH HISTORY

The resourceful and pioneering Atkinson family started the ranch in 1914, and expanded the property by purchasing dying out Pinto Bean farm land during the Dust Bowl years. 100 years later, recognizing the increasing potential these lands held in this day and age, the current family purchased the property in 2014. With a top-quality transformation in mind, they named it the Gran Quivira Ranch after the fabled city of great wealth, and the area national monument named the same. The transformation included years of facility and water resource development as well as land maintenance and management, including an extensive brush control project. Their hard work has had a tremendous effect, improving carrying capacity and wildlife opportunities. Combined with continual quality improvements and a complete house remodel, plus recent improvements to hunting opportunities, the Gran Quivira Ranch has become a best-in-class ranch operation, poised for grand potentials.



## RANCH FACILITIES & IMPROVEMENTS

The Gran Quivira has all the attributes of a premium Southwest cattle ranch: top-quality cattle handling facilities, ample grassy pastures, flowing wells, extensive pipeline, ideal weather... and most importantly, pride of ownership in every detail.

### THE LIVESTOCK FACILITY & STRUCTURES

All structural improvements have been strategically planned and efficiently constructed to support all aspects of livestock raising and handling in tandem with the climate and terrain.

The improvements are in good to excellent condition throughout the property, and include:

- A large set of working pens capable of holding 400 pairs during shipping and cow work.
- A covered working area includes tub, adjustable alley, hydraulic chute, and electricity.
- A large set of scales and a large alley system compliment the working pens.
- Another working pen is currently utilized for branding and pregnancy testing, along with one other catch pen.
- The original ranch two story barn houses a milking pen, wood granary, and second story hay loft.
- A 70 x 120 barn with 6 stalls and a calving area.
- Attached to the big barn is a 55 x 90 hay/equipment shed.
- A rodent proof saddle room and large tie outs.
- Two box cars for additional storage.

### WATER FACILITIES

Water systems are extensive, state of the art, and provide plentiful livestock water, all year round.

There are over 130,000 gallons of water storage in 9 tanks spread throughout the ranch. The ranch boasts 7 wells, 5 of which are on solar, and 2 powered by the local electric cooperative. An extensive pipeline network connects all but 2 of the wells. Water quality is fair and suitable for cattle.



# HOMES & DWELLINGS

## MAIN RESIDENCE

The pristine New Mexico landscape makes for a beautiful, secluded location for a ranch headquarters. Well-designed and situated, the 3,000 square foot residence has panoramic views of pastures, junipers, mountains, and never-ending sky.

Completely redesigned and remodeled with unique high-quality upgrades, this roomy Southwest charmer features:

- Extensive use of brick stone, slab stone, tile and wood accents.
- 3-bedrooms, 3-baths (a full, a ¾ bath and a ½ bath).
- Double-paned, new windows, situated to take in the soothing Southwest views.
- All new plumbing and electrical, too!

From the covered patio, watch sunrise with a coffee or relax as it sets. Easy-to-maintain, native plant landscaping adds an artistic finishing touch.



## OTHER STRUCTURES AND DWELLINGS

Constructed for function and comfort, the structures are perfectly suited to a working ranch life with amenities that surpass the area norm. The buildings can suit a variety of uses or needs.

Conveniently located near the main residence is:

- A large rock garage
- A bunkhouse – comfortably sleeps 6 with a ¾ bath
- An office area (connected to bunkhouse)
- A 3-bay garage (connected to bunkhouse)



## AREA HIGHLIGHTS

Welcome to small town life, New Mexico... where the land per capita ratio can't be beat, the pace is tangibly slower, and there's a certain respect for tradition and history. Yet, you'll also find a refreshing blend of progress and diverse options, with plenty of activities, events, and things to do...

There are mountains to climb, ancient sites to explore, local farmers markets, and towns full of hidden treasures. You'll see plenty of ranchers in cowboy hats and working clothes, and discover artful town murals, galleries, museums, and libraries. There are delicious cafes, helpful hardware stores, and eclectic shops with things you didn't know you needed. Plus, you'll find recreation and art centers, yoga classes, unique community events, and a few rodeos. And we can't forget the local ice cream fountain, complete with the swirling stools. It's hard to resist giving one a whirl.

Any place you go, one thing is evident, there's a sense of good-hearted community. People wave, say hello, and look you in the eye. Neighbors are friends, and no one's treated like a stranger. It's easy to feel like you are home, whether you visit for a day, a few years, or longer...

## LOCATION:

Almost smack dab in the center of NM, there are a few small towns, and major cities in reach. The ranch is 7 miles north of Claunch township, 20 miles northwest of Corona, 31 miles from Mountainair. It's 120 miles southeast of Albuquerque, and an equal distance to Sante Fe or Roswell.

## AREA COMMUNITIES:

Mountainair, Corona, and Claunch

## CLIMATE:

At an are altitude of 6,200 feet, the climate consists of cool summer nights and easy, breezy summer days. Winter snows are mild and last only in the mountain areas. With the dry, mild climate, you can enjoy the great outdoors year-round.

A look at the typical highs and lows:

**January: High 50 / Low 23. July: High 90 / Low 58**



## MOUNTAINAIR:

An old-town feel with new influences, art, and events Known as "The Gateway to Ancient Cities," Mountainair has maintained many of its elements from pre-colonization through the railroad days. Although the town has intentionally kept its Western small town flavor, the community embraces new influences as evident in the murals and displays of art through the town. Here's a glimpse of what this unique town and area has to offer:

### THE SALINAS PUEBLO MISSIONS NATIONAL MONUMENT

The 3 mission churches, Quarai, Abo, and Gran Quivira, offer a look into a unique time in history. Built in the early 1600s, for hundreds of years they have stood as testaments to the Spanish and Pueblo people's early encounters. Today the missions attract many tourists every year. The main park visitor center is located in Mountainair.

### THREE AREA PROPERTIES ON THE NATIONAL REGISTRAR OF HISTORIC PLACES

The Dr. Robert J Saul Recreation Center built in 1934 is a beautiful building made of local materials including quarried sandstone and tree-trunk pillars and beams from the nearby mountains. The other property is the Shaffer Hotel on Main Street, and a third is the Rancho Bonito property.

### THE MANZANO MOUNTAIN ART COUNCIL & CENTER

Established by a group of artists in 1995. They purchased the historic Mountainair Trading Company and converted the building into a flourishing art center for classes, studios, exhibits, lectures, yoga classes, after-school programs, and musical events.

The most popular event is the Sunflower Festival (or maybe it's the classic car parade...)

The festival features over 100 artists and far more visitors. There's also live music, walking tours, a hat competition, and the town's famous sunflowers. And yes, the parade of classic cars draws a big crowd of attendees and cars every year!

## RECREATIONAL ACTIVITIES NEARBY:

**CIBOLA NATIONAL FOREST:** Four Forest Districts total 1.6 million acres, plus 2 grasslands districts. Areas are designated for hiking, camping, and day-use picnicking.

**MANZANO MOUNTAINS STATE PARK:** Located in the wooded foothills of the Manzanos, 16 miles north of Mountainair. Great for hiking and camping. Attracts visitors from all over.

**SALT LAKES:** Once mined by a Pueblo group inhabiting Abo and Gran Quivira, the lakes are now usable fishing and swimming areas.

**CORONA:** 20 miles from the Ranch, this small town has all the necessities, and more... You'll find schools, churches, cafes, USPS and local government offices, shops, plus a handful of unique things to do. Here are a few of our favorites:

**THE CORONA MUSEUM & PARK:** A park with vintage buildings, city heritage displays, gardens, and an arts colony, classes, and event space.

**SLOAN-SIMPSON COMMUNITY PARK:** A popular town fishing hole and park.

**WHITE OAKS GHOST TOWN (50 MILES SOUTH):** Before it became a ghost town, it was a wild west town with a "reputation," until gold was discovered and it was suddenly put on the map. Eventually the gold went dry, and so did the town. Today, visitors may explore several historic buildings, including the No Scum Allowed Saloon, recently named one of the "Best Cowboy Bars in the West."

**CLAUNCH:** A township 7 miles away from the ranch, worth mentioning for the town hub – the friendly Post Office/Library/Town Meeting Place, complete with coffee and a sitting area. You can still see remnants from the Pinto Bean glory days, like the "Pinto Bean Elevator and Museum" – which is no longer operational or open.





## AREA HISTORY HIGHLIGHTS:

The first written records of the region were made by the Spanish Conquistadors, who encountered Native American Pueblos when they explored the area in the 16th century. Since that time, the Spanish Empire, Mexico, and the United States (since 1948) have claimed control of the area.

**THE SALINAS PUEBLO MISSION:** The area, which is now a national monument including three mission churches (Quarai, Abo, and Gran Quivira), was once a thriving Native American trade community. The Pueblos had a developed economic based civilization, and had superior architecture, agriculture, hunting, and crafts skills. When the Spanish arrived in the area in the early 1600s, they found the remote frontier area ripe for their missionary efforts, and the people valuable for their skilled labor. The three communities would grow for the next few decades to reach 10,000 residents. By the late 1600s, in large part due to epidemics brought by the Spanish, the population was decimated. The remaining Pueblos and Spanish abandoned the communities to never return.

The Gran Quivira Mission is by far the best known of the Salinas pueblos, and is one of the most celebrated ruins in all of the Southwest. It is the largest ruin of any Christian temple that exists in the United States; and there has been the glamor of mystery which adds to its legend. How and when it first received its title of "Gran Quivira" is not known. There are many theories and imaginings to that end. From the days of Coronado's explorations, the name of "Quivira" had been associated with the idea of a great unknown city of wealth and splendor, situated somewhere on the Eastern Plains. It's not at all unlikely that an exploration party, in search of game or gold, traversed the area, and was suddenly amazed by the apparition of an austere ghost city bearing evidence of a large population with great architectural skill and abundant resources. It would have been natural to associate it with childhood stories of the mythical lost city of riches and power, and named the wonder The Gran Quivira – or so one theory goes.

**THE BOOM OF PINTO BEANS:** In the early 1900s, the central New Mexico area was "The Pinto Bean Capital of the World," with hundreds of homesteaders, employees and workers. It came to a halt during the historical Dust Bowl and drought years of the 30s and 40s. The industry reached its final days by 1950.

**CATTLE RANCHING:** With the demise of the Pinto Bean era, ranching would become a sustainable, main industry in the area. It took hold after the Civil War, the era of cattle drives, the decline of the open range, and the rise of trains. Southwest ranches would become large, fenced livestock farms, safe from the barbed wire fences that came with westward expansion. The industry has flourished in the region ever since.

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"RIDE FOR THE BRAND."

