

## GQ Story, History & Highlights:

***Named after nearby National monument mission ruins, and the legendary city of gold sought by Coronado hundreds of years ago... The Gran Quivira, as the name implies, reigns supreme in the realm of Southwest ranch country.***

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!!**

## 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.

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**HIGHLIGHTS** [In one brochure, I think Kayo put 1 to 2 of these on a page... that was my thought anyway, not as blown out as the big brochure. ]

[This one could get its own page?]

“There will always be more people, but there will never be more land.” -Wayne Adams

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** [image of the Razor on dirt ranch road, or a cow in the road or strolling, lolling cows perhaps... will tailor description to match!]

Productive pastures stretch for acres, in an area where the ideal climate, elevation, and terrain lends itself to abundant grazing and ample amounts of spacious land full of native vegetation and grasses.

### **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.

