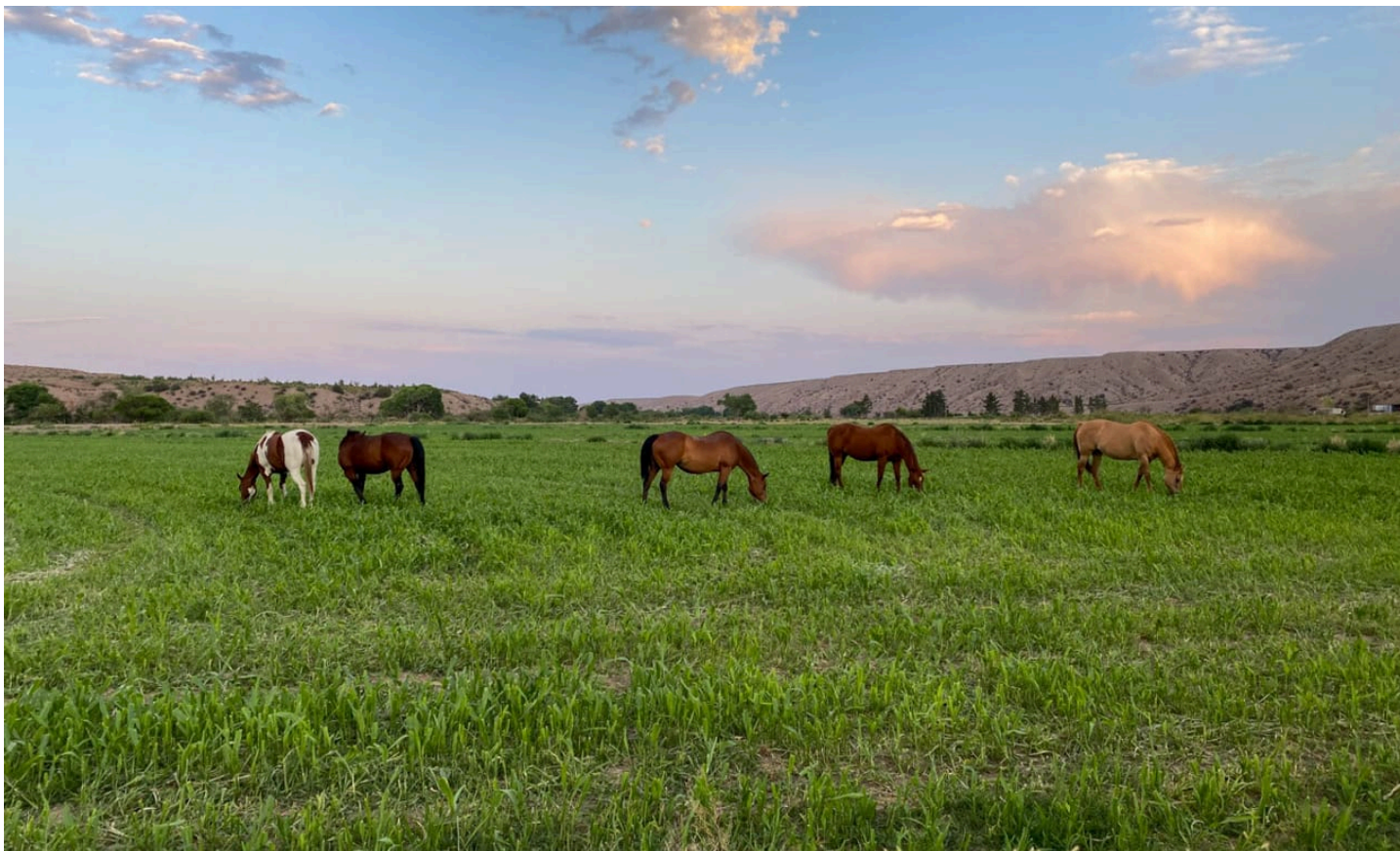


44 Bar Ranch
TBD
Monticello, NM 87939

\$7,850,000
18,601± Acres
Sierra County



44 Bar Ranch
Monticello, NM / Sierra County

SUMMARY

Address

TBD

City, State Zip

Monticello, NM 87939

County

Sierra County

Type

Ranches

Latitude / Longitude

33.397014 / -107.450869

Acreage

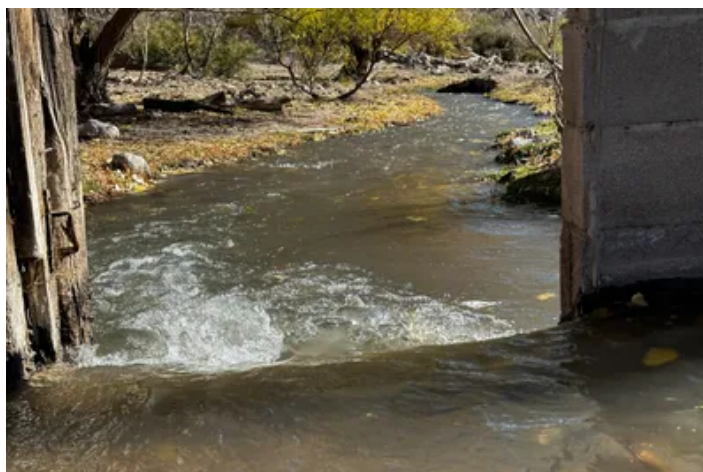
18,601

Price

\$7,850,000

Property Website

<https://brgranches.com/property/44-bar-ranch-sierra-new-mexico/92606/>



PROPERTY DESCRIPTION

A Hidden Gem of Southwest New Mexico

Welcome to the 44 Bar Ranch—a true Southwestern treasure nestled in the scenic landscapes of Sierra County, New Mexico. Encompassing approximately 18,601 acres, including 6,750 deeded acres and 7,647 acres of shared National Forest allotment, this exceptional property offers the rare combination of size, water, and accessibility. With abundant natural resources and outstanding water rights, the 44 Bar Ranch represents an extraordinary opportunity for ranching, recreation, and investment.

The Heart of Monticello

Rooted in the historic community of **Monticello**, the ranch lies along picturesque Highway 142—an area once known as *Cañada Alamosa*, or “Canyon of the Cottonwoods.” Established in 1856 by ranchers and farmers, Monticello remains one of New Mexico’s most charming and authentic ranching valleys. Conveniently located 25 miles northwest of Truth or Consequences, 142 miles from El Paso, and 157 miles from Albuquerque, the ranch offers the perfect balance of privacy and accessibility.

Ranch Headquarters & Improvements

The 44 Bar Ranch is a highly functional working operation featuring a modern 3,100 square foot modular home built in 2015, providing comfort in a stunning rural setting. Supporting structures include a 100' × 24' metal awning, 20' × 80' greenhouse, and 12' × 12' pump house. Multiple sets of corrals—six total, two with electricity—and five squeeze chutes make livestock handling efficient and well-organized.

Exceptional Water Resources

Water defines the 44 Bar Ranch. Two irrigation wells with **Middle Rio Grande water rights** serve 52.2 irrigated acres, while **69 hours of Monticello Ditch Association water** provide additional seasonal flow from Alamosa Creek. The ranch includes 12 wells (7 currently active), a 6-mile pipeline network feeding 23 drinkers and 7 large storage tanks, and 14 earthen stock tanks strategically positioned throughout the ranch—ensuring ample and reliable water for both livestock and wildlife.

Wildlife & Hunting

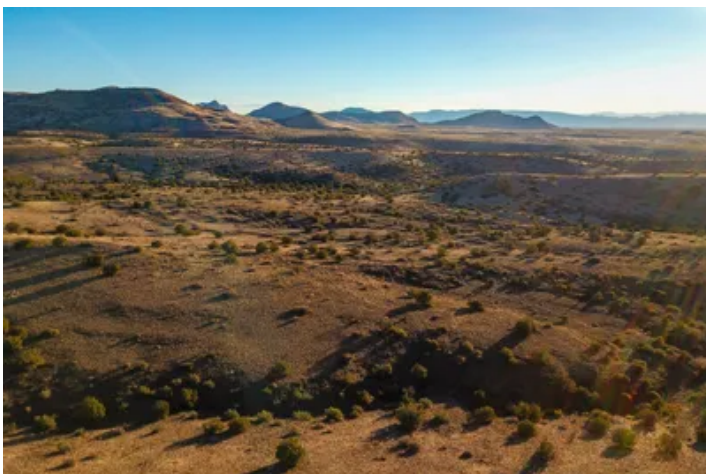
This region of Southwest New Mexico is known for its exceptional wildlife. The 44 Bar Ranch supports thriving populations of quail, deer, antelope, and occasional elk. Located in **Game Management Unit 17**, the ranch currently qualifies for one unit-wide bull elk authorization and may qualify for a second in the future—making it an ideal destination for sportsmen and outdoor enthusiasts alike.

Endless Potential

With direct paved highway access and proximity to Truth or Consequences, the 44 Bar Ranch offers limitless potential. Historically a year-round cattle operation, the property also lends itself to agricultural production, hunting, or recreational development. Its blend of usable terrain, robust infrastructure, and ample water supply makes it one of the region’s most versatile ranches.



44 Bar Ranch
Monticello, NM / Sierra County



LISTING REPRESENTATIVE

For more information contact:



Representative

John Diamond

Mobile

(575) 740-1528

Email

john@brgranches.com

Address

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

**brgranches.com**

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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