

Tres Rios Ranch
126 Camino Capilla Vieja
La Cienega, NM 87507

\$5,300,000
6,497± Acres
Santa Fe County



Tres Rios Ranch
La Cienega, NM / Santa Fe County

SUMMARY

Address

126 Camino Capilla Vieja

City, State Zip

La Cienega, NM 87507

County

Santa Fe County

Type

Ranches, Horse Property, Residential Property, Farms,
Recreational Land

Latitude / Longitude

35.558592 / -106.148072

Dwelling Square Feet

2200

Bedrooms / Bathrooms

4 / 2

Acreage

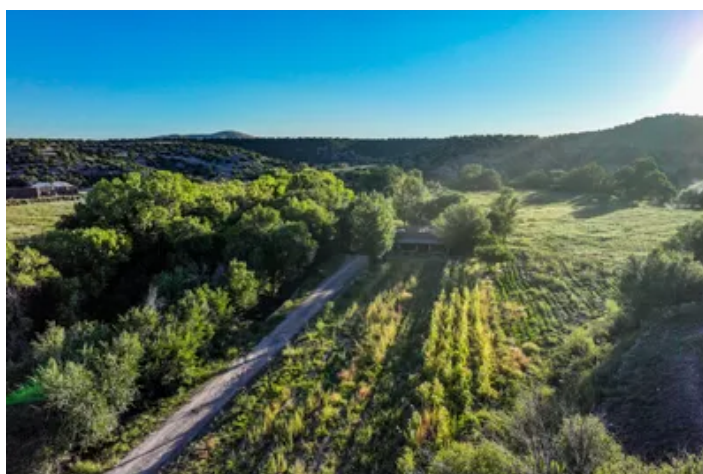
6,497

Price

\$5,300,000

Property Website

<https://brgranches.com/property/tres-rios-ranch-santa-fe-new-mexico/92640/>



PROPERTY DESCRIPTION

Tres Rios Ranch - Historic Water, Rare Privacy, and Nearly 300 Acres at Santa Fe's Edge

Nestled in the charming community of La Cienega, New Mexico, just minutes south of Santa Fe, Tres Rios Ranch is a rare and remarkable holding that combines privacy, beauty, productivity, and history. This nearly 300-acre ranch (297.4± deeded acres plus 6,200± BLM lease acres) sits in the lush high desert, surrounded by dramatic mountain ranges and peaks, offering a serene lifestyle remarkably close to one of the world's most celebrated cultural destinations. Water, History & Abundant Resources The name *Tres Rios*-"Three Rivers"-comes from the convergence of the Santa Fe River, Cienega Creek, and Alamo Creek, which run through the property. Both the Santa Fe and Cienega flow year-round, while the Alamo is seasonal, together creating a thriving riparian ecosystem.

- 56± acres of irrigated land benefit from adjudicated 168 acre-feet of senior water rights.
- The property holds immense historic significance, with the Camino Real Trail crossing its landscape.
- Located in GMU 6c, the ranch is home to numerous elk, mule deer and turkey. Historically not enrolled with NM Game and Fish, the property is hunting eligible for future owners.

Improvements & Residences

- Main Residence: A 2,224± sq. ft. home with 4 bedrooms, 1.75 bathrooms, and a welcoming covered porch overlooking irrigated gardens.
- Detached Studio & Garage: 2,200± sq. ft. with a full-size finished basement, offering ample workspace, storage, and creative potential.
- Agricultural Infrastructure: Commercial greenhouses, a processing building, and expansive irrigated gardens ensure continued productivity.

A Rare Development & Preservation Opportunity

Zoning includes 112 acres with 3/4 -acre lot size, plus an additional 60 zoned lots, offering unique development flexibility near Santa Fe. At the same time, the ranch is currently being stewarded with a vision toward sustainable agriculture, habitat conservation, cultural preservation, and ecological education, connecting directly to the broader landscapes of the Caja del Rio. Development rights (TDRs) have been secured for the aforementioned and can be purchased additional to the cost of land. **Key Features**

- 297.4± deeded acres, plus 6,200± BLM lease acres
- 2,224± sq. ft. main residence (4 bed, 1.75 bath)
- 2,200± sq. ft. garage/studio with finished basement
- 168 acre-feet adjudicated water rights
- 56± acres flood-irrigated farmland
- Historic Camino Real Trail and archaeological resources
- Three converging rivers, two with year-round flows
- Zoning allowing for residential subdivision potential

Tres Rios Ranch is more than a property-it's a legacy landscape.

Offering water, history, beauty, and proximity to Santa Fe, it represents one of the rarest ranch holdings to come available in northern New Mexico.



Tres Rios Ranch
La Cienega, NM / Santa Fe County



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Driscoll

Mobile

(505) 328-2530

Office

(505) 328-2530

Email

travis@brgranches.com

Address

7 Mustang Rd

City / State / Zip

NOTES

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[illegible]**brgranches.com**

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Beaverhead Ranch Group
7 Mustang Rd
Elephant Butte, NM 87935
(505) 328-2530
brgranches.com

