

# 3 H Ranch

310 Acres

Grant County, NM

\$2,485,000



HAYDEN  OUTDOORS.

# 3 H RANCH

TOTAL ACRES:

310.00

PRICE:

\$2,485,000

COUNTY:

Grant County

CLOSEST TOWN:

Silver City, NM

*Presented by*



## Robert Espinoza Sr.

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**REAL ESTATE**





## About This Property

The 3HRanch offers a rare opportunity to acquire one of the last large, contiguous landholdings in the Silver City area. Priced over \$5,000 below a recent appraisal, the property delivers exceptional value. Numerous improvements, equipment, and personal items are not included in the appraisal, further enhancing the overall value and upside of this offering. Creating a turnkey ranch and long-term investment opportunity well below replacement cost.

## Land

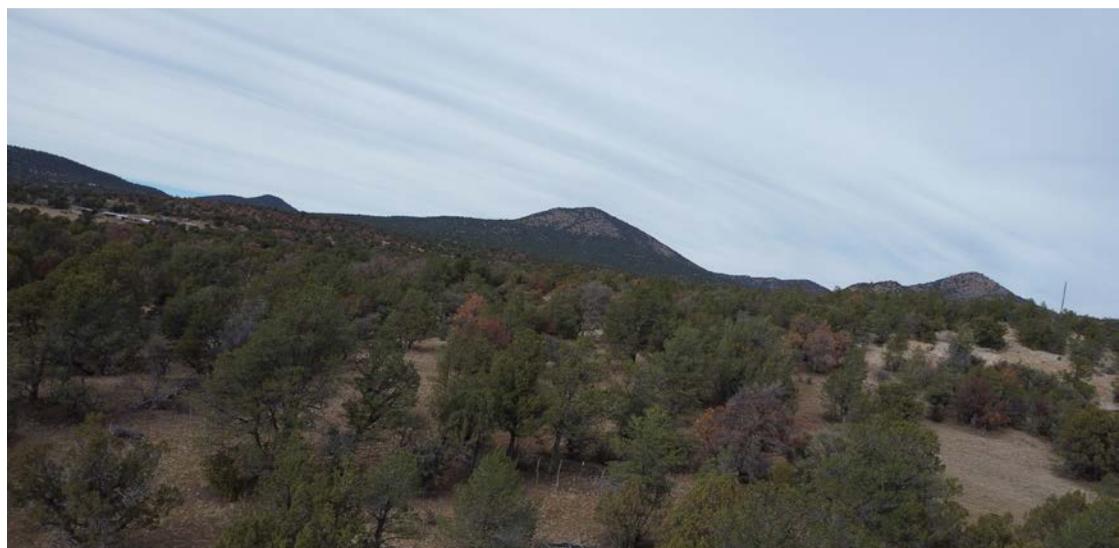
3 H Ranch is one of the last large parcels near Silver City, featuring 310± acres of rolling terrain bordered by 640 acres of State Trust and BLM land with direct access to the Gila National Forest. This working cattle ranch offers 3 wells, 4 dirt tanks, 2 drinkers, and 7 pastures, supporting 30+ head of cattle. Improvements include a 28' x 64' home, guest cabin, and outbuildings; ideal for ranching, recreation, or development.

Encompassing approximately 310± acres of gently rolling hills, the property borders 640 acres of State Trust and BLM land, providing direct access to the vast Gila National Forest, spanning more than 4,000 square miles of protected wilderness.

Currently operated as a productive working cattle ranch, the property is thoughtfully developed with three wells equipped with powered pumps, four dirt tanks, two rubber tire drinkers, and cross-fencing into seven pastures, allowing the ranch to comfortably support 30+ head of cattle.

Improvements include a 28' x 64' home, a guest cabin, and multiple outbuildings, offering both functional ranch infrastructure and comfortable living accommodations. This exceptional property combines privacy, recreation, and agricultural productivity, making it ideal for ranching, hunting, or a secluded Southwest retreat.

The Pinos Altos Fire Department Substation located a ¼ mile away from the home, adds another level of safety and security to the property



## Land Details

Address: 2290 Cottage San Rd , Silver City, New Mexico 88061, USA

Closest Town: Silver City

Total Acres: 310.00

Deeded Acres: 310.00

Zoning: Agricultural/Residential

Elevation: 6200

Topography: Rolling Hills, Open spaces with timber and grass lands

Vegetation: Native grasses, pinon, juniper, mountain mahogany, Sage Brush and alligator juniper

Timber Land Acres: 200

Pasture Acres: 250

Water Rights: Yes

Estimated Taxes: \$878 - 2025

State Hunting Unit: 23

## Building Details

Price: \$2,485,000

Homes: 1

Style of Home(s): Manufactured

Finished Sq. Ft.: 1792

Stories: 1

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Electricity Provider: PNM

Gas Provider: Suburban Propane

Water Provider: Well

Parking Types:

Attached Garage

Carport

Driveway

Total # of Spaces: 5

Outbuildings: 5

Types of Outbuildings:

780± square foot guest cabin

30.5' x 20.5' workshop with covered garage

A-frame barn package (50' x 26' x 12')

20' x 20' covered shelter

11' x 7' x 7' feed shed

Other Improvements: 780SF Cabin

Fence Type: Barbed Wire

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air



## Improvements

The property is well-improved with comfortable residential accommodations and extensive ranch infrastructure. The main residence is a 2022 manufactured home offering 3 bedrooms, 2½ bathrooms, and 1,792± square feet of living space. The home features a large 41' x 60' covered wood deck on the east side, including a 14' x 16' enclosed section, as well as an 8' x 22' covered front deck, providing ample outdoor living and entertaining space.

Completed in 2017, the 780± square foot guest cabin offers one bedroom and two bathrooms and is complemented by a 14' x 32' covered concrete patio, creating an ideal setting for guests, family gatherings, and outdoor entertaining.

Both the home and cabin are supplied by a dedicated water well with its own pressure pump and pressure tank. Heating is provided by propane, supplied via a 500-gallon tank rented through Suburban Propane (Silver City). Electric power is supplied by PNM, and both residences are serviced by a septic system. The main home includes central air conditioning and heat, while the cabin is equipped with a mini-split HVAC system.

Additional improvements include a 30.5' x 20.5' workshop with covered garage, ideal for an ATV or side-by-side. Ranch structures consist of an A-frame barn package (50' x 26' x 12') featuring 12-10-8' legs, a center





height of approximately 30', rated for 140-mph winds and 30 lb ground snow load (non-sustained). Supporting structures include a 20' x 20' covered shelter, a 40-foot extra-tall (9') storage container equipped with solar lighting and outlets, and an 11' x 7' x 7' feed shed for feed storage.

Water and livestock infrastructure are extensive, with three water wells equipped with powered pumps producing approximately 65, 135, and 185 GAF, four dirt tanks, two rubber tire drinkers, and perimeter and cross-fencing dividing the property into seven pastures, much of which has been installed or updated within the last few years.

A recently installed Cummins 13kW backup generator, complete with a cold-weather kit and automatic transfer switch (approximate cost \$11,000), is included with the property.

Also included are cattle handling facilities, including a squeeze chute with lead-up and tub, existing corrals, and 38 additional panels.

**Personal Property Included:**

Major appliances convey with the sale. The home includes a washer and dryer, refrigerator, microwave, dishwasher, and propane stove. The cabin includes a refrigerator, washer and dryer, and microwave. Included furnishings consist of all beds in both the home and cabin, two recliners, a couch, most deck furniture, a grill, and a griddle. Any additional furnishings not specifically listed may be negotiable with the seller.

These extensive improvements provide both functional ranch operations and comfortable living accommodations. The property offers a rare combination of privacy, recreation, and agricultural productivity, making it well-suited for ranching, hunting, or a secluded Southwestern retreat.





## Recreation

The property adjoins the renowned Gila National Forest, an area celebrated for its world-class big game hunting, including trophy bull elk and exceptional mule deer. This region has produced numerous state-record animals over the years and remains one of New Mexico's most desirable hunting destinations.

Located in New Mexico Department of Game & Fish (NMDGF) Big Game Unit 23, along the Pinos Altos Range and Bear Mountain, at an elevation of approximately 8,015 feet, offering cool summer temperatures and outstanding wildlife habitat. The current owner has never applied for elk permits through the NMDGF EPLUS system; however, given the quality habitat and water resources present on the ranch, the property may be a strong candidate for future EPLUS eligibility. Buyers are encouraged to verify qualifications and application requirements directly with NMDGF.

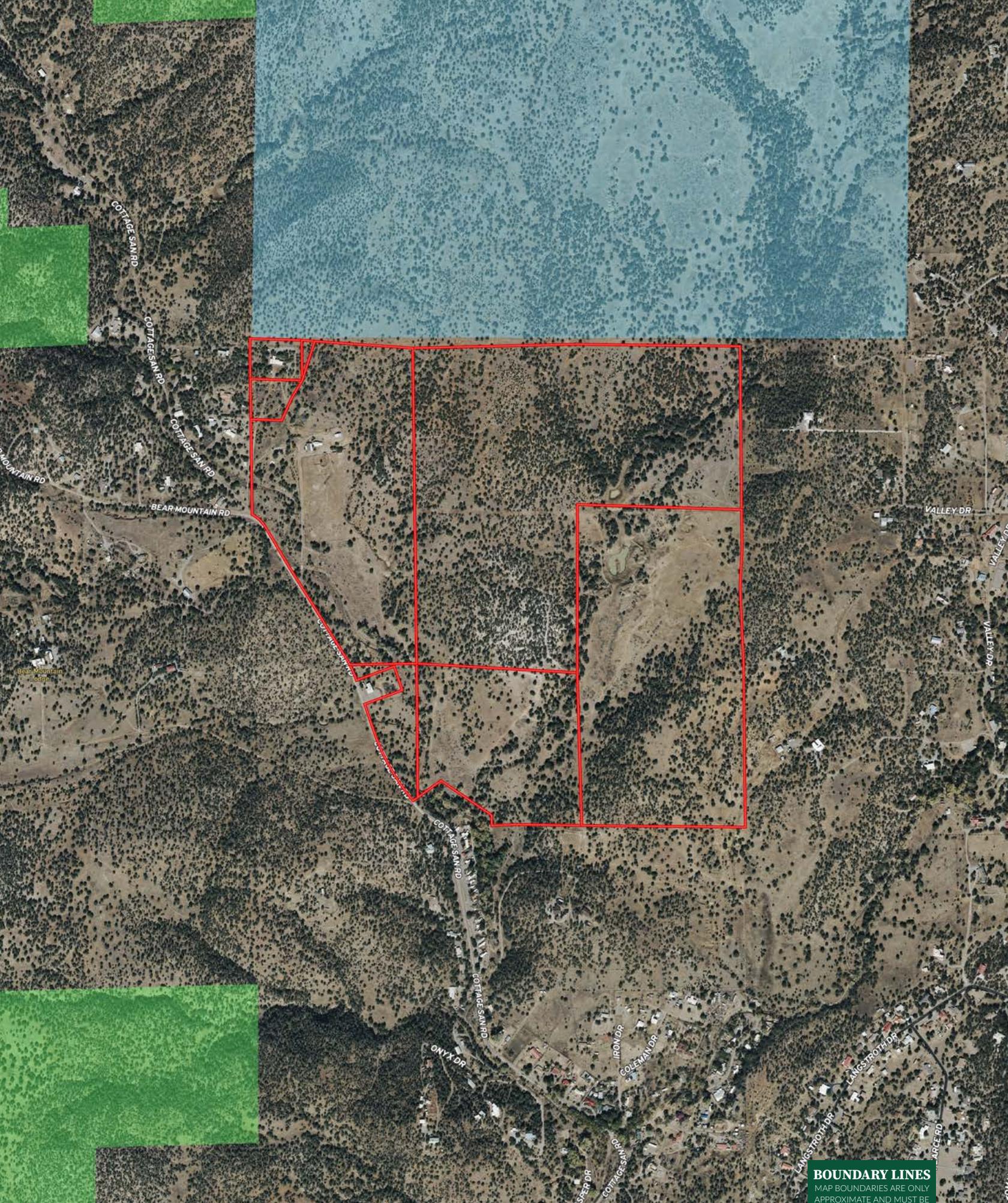
Outdoor recreation opportunities are abundant both on the property and throughout the surrounding area. On-site recreation includes hiking, camping, hunting, ATV riding, and wildlife viewing. Mule deer are consistently present, with herds often visible from the residence decks, along with frequent sightings of elk, rabbits, coyotes, and foxes.

Just minutes away, Silver City serves as a hub for year-round outdoor enjoyment and cultural attractions. Nearby Gila National Forest lakes—including Lake Roberts, Bill Evans Lake, and Snow Lake—offer excellent fishing for trout, bass, catfish, crappie, and bluegill, while area streams such as Willow Creek and Whitewater Creek (Catwalk Recreation Area) provide opportunities for native and stocked Gila trout.

The region is equally rich in history and culture. Silver City is home to numerous museums, galleries, and landmarks, including the Western New Mexico University Museum, the Silver City Museum, the Murray Ryan Visitor Center, Chino Mine Vista Point, Big Ditch Park, and the Mimbres River Preserve. Additional attractions include La Esperanza Vineyard and Winery, the Gila Cliff Dwellings National Monument, and the Catwalk Recreation Area—all contributing to a diverse blend of outdoor adventure, history, and Southwestern culture.

This exceptional location offers a rare combination of adjacent public land access, premier wildlife habitat, and proximity to vibrant cultural and recreational amenities—making it an ideal setting for ranching, hunting, recreation, or a private mountain retreat.





 Boundary  State Land  Forest Service

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Agriculture

The property has been thoughtfully developed over the past several years into a fully functioning cattle ranch with extensive water and grazing infrastructure already in place. Improvements include three water wells equipped with powered pumps, producing approximately 65, 135, and 185 GAF, along with four dirt tanks, two rubber tire drinkers, and perimeter and cross-fencing dividing the ranch into seven pastures. Much of this infrastructure has been newly installed or substantially upgraded within the last few years.

The ranch also benefits from a National Resources Conservation Service (NRCS) Grant totaling \$547,000, which will convey with the property. All grant payments that have not been paid as of the listing date and all future payments will be conveyed to the new owner. The grant provides a 70/30 cost-share structure supporting additional improvements such as fencing, erosion control, water development (including the potential for an additional well and pipeline installation), brush and tree clearing, and other qualifying infrastructure enhancements.

Implementation of the NRCS-funded improvements will further advance the property's agricultural productivity while simultaneously enhancing wildlife habitat, making this ranch well-suited for both livestock operations and conservation-minded ownership.





## Region & Climate

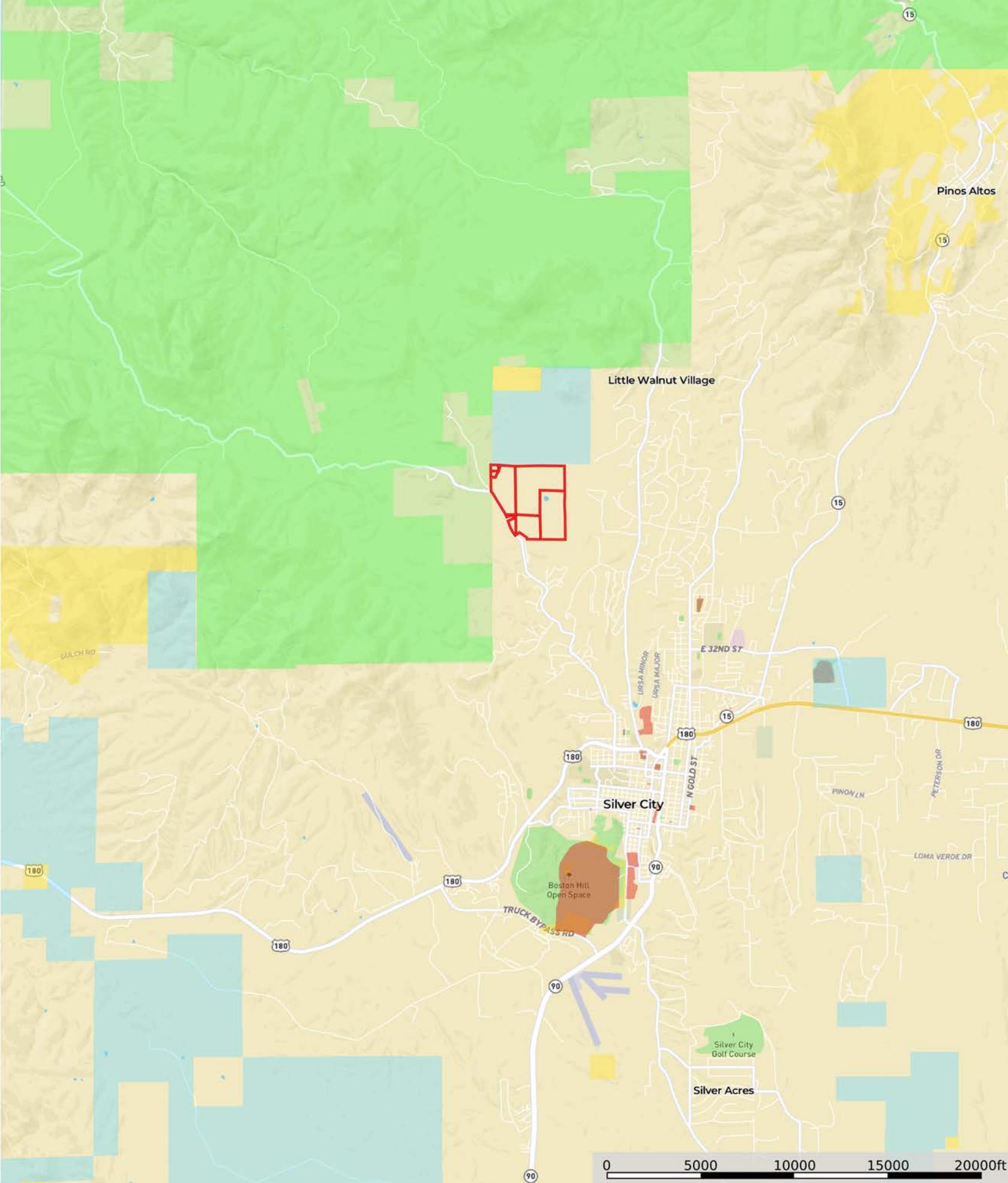
Silver City, New Mexico, enjoys a favorable high-desert mountain climate characterized by abundant sunshine, low humidity, and comfortable seasonal temperatures. Summers are typically warm and dry, with daytime highs occasionally reaching the mid-90s, while evenings cool into the 60s, providing pleasant nighttime conditions. Winters are generally mild, with daytime temperatures averaging in the 50s and overnight lows in the 20s, accompanied by light and manageable snowfall.

The area receives approximately 17 inches of annual precipitation, with the majority occurring during the summer monsoon season (July through September) in the form of afternoon thunderstorms. Snowfall averages about 7 inches per year, contributing to scenic winter landscapes without excessive accumulation.

With an average of 295 sunny days annually and precipitation occurring on only about 68 days per year, Silver City offers a climate well-suited for outdoor recreation, ranch operations, and year-round living. Climate conditions vary by elevation and season, creating warm summers, crisp winters, and refreshing seasonal changes.

This appealing climate, combined with the property's proximity to town and its location near the mountain foothills, makes it an ideal setting for full-time residence, ranch use, or recreational enjoyment throughout the year.





- ▭ Boundary
- ▭ Forest Service
- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- ▭ Local Government



## History

Silver City, nestled in the foothills of the Pinos Altos Mountains, is a historic and vibrant community with roots extending back to prehistoric times. The region was originally inhabited by the Mimbres and Mogollon cultures before later settlement by Spanish explorers and Mexican colonists. Founded in 1870 following the discovery of silver near the San Vicente Cienega, Silver City quickly became a focal point of development in southwest New Mexico.

Despite early challenges—including Apache conflicts and periodic flooding—the community endured and evolved into a regional center for culture, education, and commerce. Its history includes a significant role during the Apache Wars and a later transformation into a health resort and educational hub, drawn by the area’s clean mountain air and favorable climate.

Today, Silver City is celebrated for its low humidity, clear mountain air, and four distinct yet gentle seasons, offering an exceptional quality of life. The town attracts outdoor enthusiasts, artists, and retirees alike, with a lifestyle centered around recreation, culture, and the natural beauty of the surrounding mountains and public lands.

## Offerings & Showings

Please call or email today for additional information on this truly unique offering or to schedule a qualified private showing. Financial verification is required prior to all showings. Co-brokers welcome.





## Location

- Area communities driving distance
- Silver City New Mexico: within 5 minute drive
- Deming NM: Within an hour's drive
- Las Cruces New Mexico: within a 2 hour drive
- Albuquerque: within four hour's drive
- El Paso Texas: within a 3 hour drive
- Santa Fe: within 5 hour drive
- Tucson Az: within a three hour's drive
- Phoenix Az: within a four hour's drive
- Major airports to serve with both domestic and international flights are located in El Paso, Tucson, Phoenix, and Albuquerque.



## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

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