

# Cedarosa Ranch

320.00 Acres | Cibola County, NM | \$1,200,000



HAYDEN  OUTDOORS.

# Cedarosa Ranch

TOTAL ACRES:

320.00

PRICE:

\$1,200,000

COUNTY:

Cibola County

CLOSEST TOWN:

Bluewater Village, NM

*Presented by*



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### Property Summary

Experience the beauty of western New Mexico at this property, set in a unique location close to town, ideal for those seeking tranquility, natural splendor, and the distinctive charm of the Southwest. The spacious main home provides comfortable living with ample room, while an additional guest house offers flexible accommodations for visitors or extended family.



## Activities & Amenities

- ATV/Off Road
- Borders Public Lands
- Equestrian/Horse Property
- Hiking/Climbing
- House/Cabin
- Income Producing
- Outbuilding/Barn/Shed/Shop
- Propane
- Rental Property
- Water Rights
- State Hunting Unit: 10

## Land Details

- Address: 33 Vista Hermosa, Bluewater, New Mexico 87005, USA
- Closest Town: Bluewater Village
- Total Acres: 320.00
- Deeded Acres: 320.00
- Water Rights: Yes, Water Rights associated with domestic wells on property.

## Building Details

- Homes: 2
- Style of Home(s): Southwestern, Ranch
- Finished Sq. Ft.: 5300
- Bedrooms: 5
- Full Bathrooms: 5 | Half Bathrooms: 1
- Basement: None
- Electricity Provider: CDEC
- Gas Provider: Propane
- Water Provider: Well
- Parking Types: Attached Garage
- Outbuildings: 2
- Types of Outbuildings: Barn & Shop
- Cooling Systems: Forced Air Cooling
- Heating Systems: Forced Air
- Appliances: Dryer, Refrigerator, Hot Water Heater, Oven, Washer
- Flooring: Laminate & Tile
- Siding: Stucco
- Roofing: Metal & Tile
- View: Mountain





## Land

The mesas are comprised of elevated plateaus with exposed rock outcroppings and sheer edges, providing dramatic topography and panoramic views of the surrounding terrain. These rocky formations are interspersed with native juniper, piñon pine, and scattered desert vegetation, typical of the region's high desert ecosystem.

Below the mesas, the land transitions into broad, gently sloping bottom grasslands. These areas are covered with native grasses such as blue grama, western wheatgrass, and galleta, offering valuable open space for grazing, wildlife habitat, or hay production. The soil in the grasslands is a mix of loamy and sandy textures, well-suited for supporting native vegetation and occasional agricultural uses.



and for visual purposes only



## Improvements

The southwestern style main home features a spacious open floor plan designed for comfortable living and entertaining. It includes four generous bedrooms and three and a half bathrooms, providing ample space for family and guests. Enjoy a large recreation room perfect for gatherings, hobbies, or relaxation, as well as an inviting outdoor entertaining area ideal for dining or socializing in moderate southwestern temperatures. Additional amenities include refrigerated air, a convenient two-car garage, and a surrounding block wall combining functionality with the charm of rural living.

The guest house is a fully modernized old ranch home that blends historic character with contemporary comfort. It boasts an amazing kitchen designed for both everyday living and entertaining, complemented by a large spacious porch to extend gathering areas. The layout includes two well-appointed bathrooms and a large ensuite, offering privacy and luxury for residents and guests alike. This inviting space is perfect for extended family, visitors, or as a charming rental opportunity.



The property includes a spacious shop featuring two large doors, making it ideal for any hobbyist or those needing ample workspace. Inside, there's plenty of room for projects, vehicles, or equipment. Additionally, two storage containers provide convenient extra space for storing tools, seasonal items, or any extras you might have, ensuring everything stays organized and easily accessible.

A newly painted red barn adds classic rustic charm to the property, creating a picturesque and inviting focal point. The barn offers generous space to comfortably accommodate horses or other four-legged friends, with practical features designed for animal care and management. Complementing the barn is a well-maintained set of corrals, making this property an excellent choice for equestrian enthusiasts or anyone seeking a functional and attractive setup for livestock.





## Recreation

The property features its own private walking trails and thoughtfully placed benches, providing a perfect setting for daily outdoor activities and relaxation. Enjoy peaceful strolls, nature watching, or simply unwind while taking in the scenic views—all within the comfort and privacy of your own land.

Cibola County, NM offers abundant outdoor recreation for nature lovers and adventure seekers. Near the scenic Cibola National Forest, the area features mesas, lava flows, and red rock formations with miles of trails for hiking, biking, and horseback riding. Visitors can explore the volcanic landscapes and caves of El Malpais National Monument or enjoy fishing, boating, and camping at Bluewater Lake State Park. With opportunities for wildlife viewing, off-roading, and stargazing, the region provides memorable outdoor experiences year-round.

## Agriculture

Western New Mexico offers a favorable environment for a variety of agriculture and homesteading pursuits, making it an excellent choice for those seeking a self-sufficient or rural lifestyle.

## General Operations

### Homesteading Possibilities:

The 320-acre property offers expansive space for a rural lifestyle, with room for gardens, orchards, and livestock. Existing infrastructure includes a barn, shop, and corrals to support a range of potential uses. The land and improvements may be suitable for agricultural or homestead-style activities, subject to applicable local guidelines.

### Nature-Based Business Opportunities:

The expansive acreage offers a scenic setting that may lend itself to a variety of nature-oriented uses. Potential opportunities could include a wellness or retreat setting, guided nature walks, birdwatching or photography experiences, horseback riding activities, or a small-scale glamping concept. The rolling terrain, red rock bluffs, and native grasses provide a picturesque backdrop for outdoor gatherings and recreational pursuits, depending on buyer vision and applicable local guidelines.





## Region & Climate

Grants, New Mexico, enjoys a semi-arid climate characterized by mild winters, warm summers, and low humidity. The area boasts an impressive average of over 270 days of sunshine each year, making it ideal for those who appreciate bright, clear skies. Summer daytime temperatures typically range from the mid-80s to low 90s °F, while nights are cooler thanks to the region's elevation of about 6,500 feet. Winters are generally mild, with daytime highs in the 40s and 50s °F and occasional light snowfall. The area receives relatively low annual precipitation, most of which falls during the summer monsoon season. Overall, Grants offers a pleasant climate with abundant sunshine, perfect for outdoor activities almost year-round.

## History

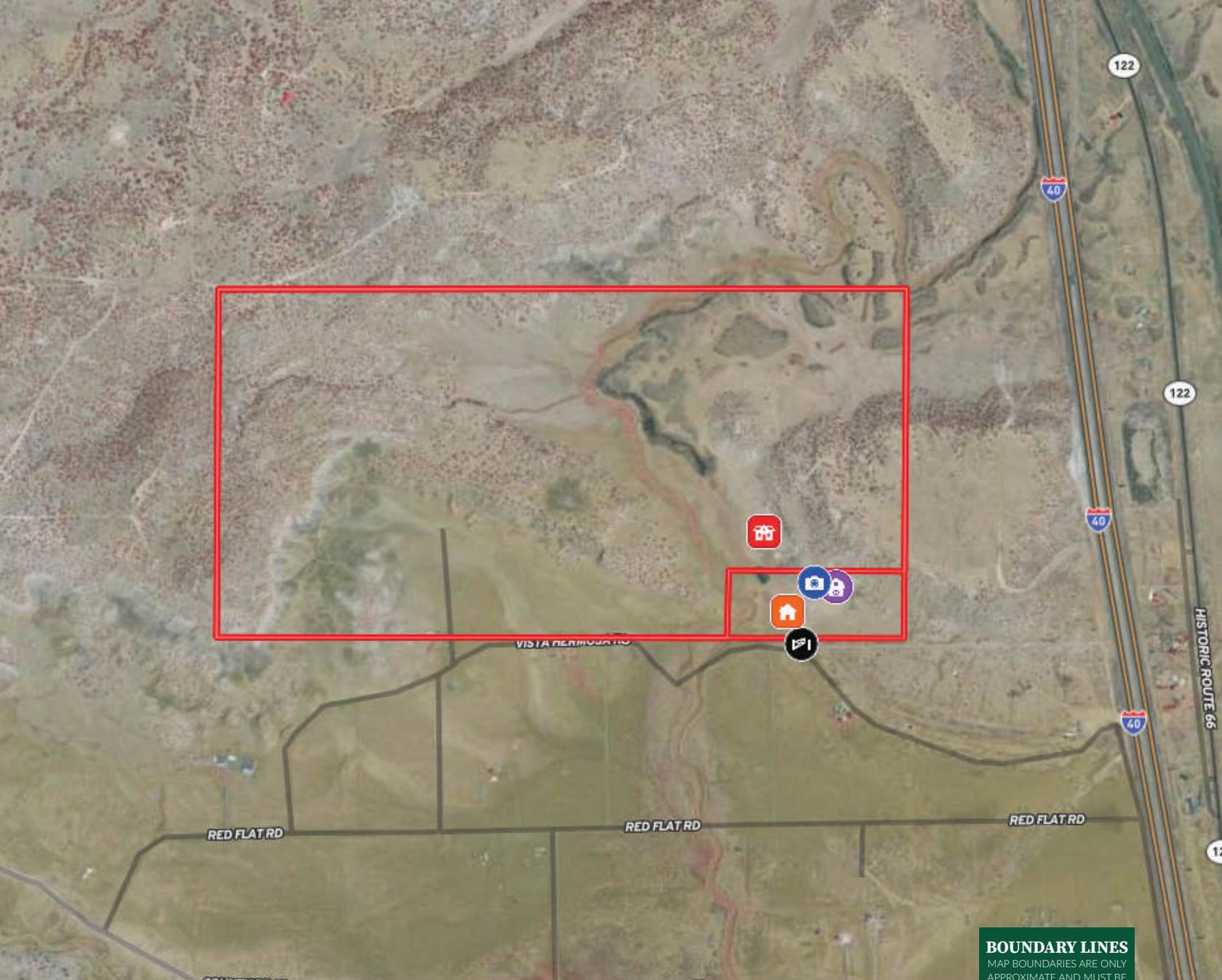
The region is known for its natural attractions, including El Malpais and El Morro National Monuments, and has a history deeply connected to mining, agriculture, and the railroad. Today, Cibola County is celebrated for its scenic beauty, outdoor recreation, and cultural diversity.

## Location

Grants offers a friendly small-town atmosphere with essential amenities, including local restaurants, grocery stores, medical facilities, retail shops, parks, and recreational spaces. The town also provides schools, libraries, and a hospital for convenient access to education and healthcare.

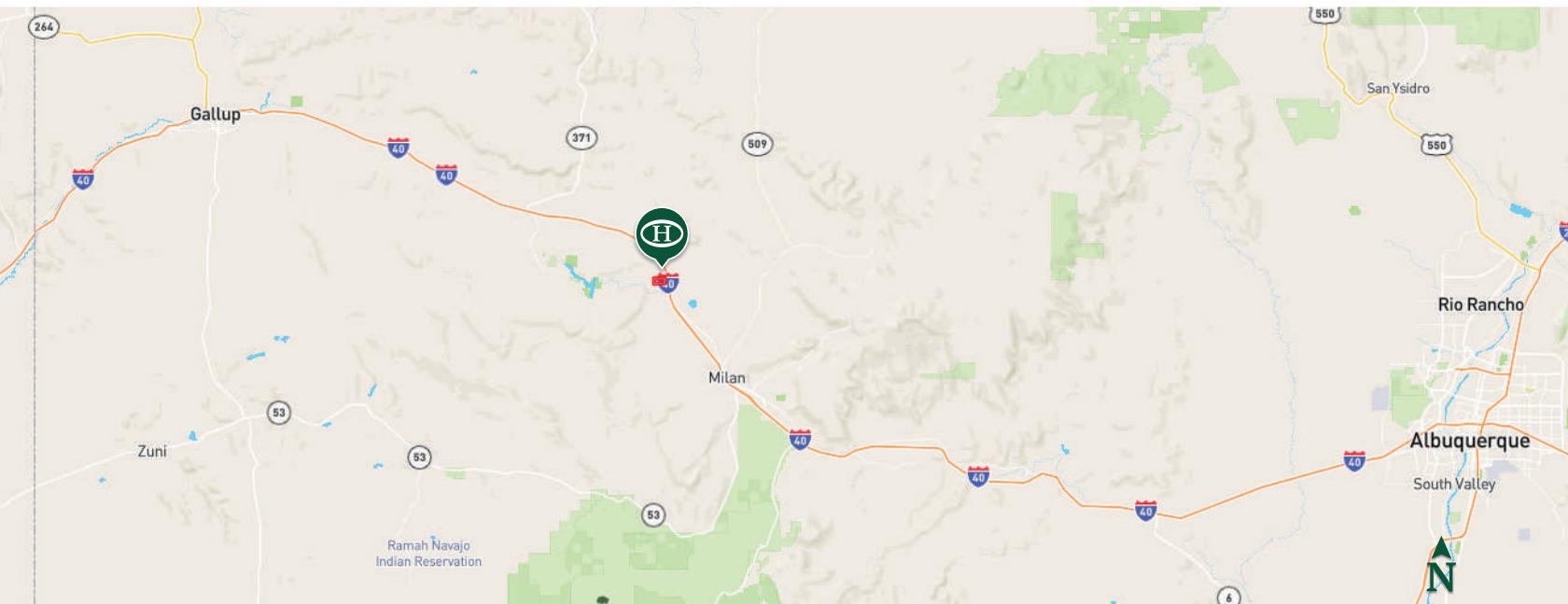
About 80 miles east, Albuquerque offers expanded urban amenities such as major shopping centers, diverse dining, arts and cultural attractions, universities, and specialty medical facilities. Albuquerque International Sunport (ABQ), the region's primary airport, provides direct flights to major U.S. cities and select international destinations, making travel convenient for Grants residents and visitors.





- Boundary
- Main House
- House
- Gate
- Barn
- Shop

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



# 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 regard 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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**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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