



## COTTONWOOD SPRINGS RANCH

Price: \$1,295,000

Status: Available

Zip Code: 88435

County: Guadalupe

Acres: 1,536

Nearest City: Santa Rosa

Price: \$1,295,000



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### Property Highlights

Cottonwood Springs is a private riverfront ranch consisting of 1536 deeded acres with 2 1/3 miles of Pecos River running through a scenic canyon. Multiple springs provide constant flow that creates an exceptional fishery for largemouth and smallmouth bass. There is rare 4WD road down into the 250 foot deep canyon. The river forms nice pools around giant boulders and is lined with mature cottonwoods. Dramatic side canyons also hold spring-fed pools in their bottoms. Historically this ranch is the southwest corner of the Jose Perea Land Grant which got contested after the Treaty of Guadalupe Hildago. The grant was held until it could be recognized thus the explanation for the many stone ruins and long runs of old stacked stone fences on the property. For centuries prior, Native Americans...

The above information is from sources deemed reliable, however the accuracy is not guaranteed. Walker & Martin Ranch Sales, LLC assumes no liability for error, omissions or investment results.

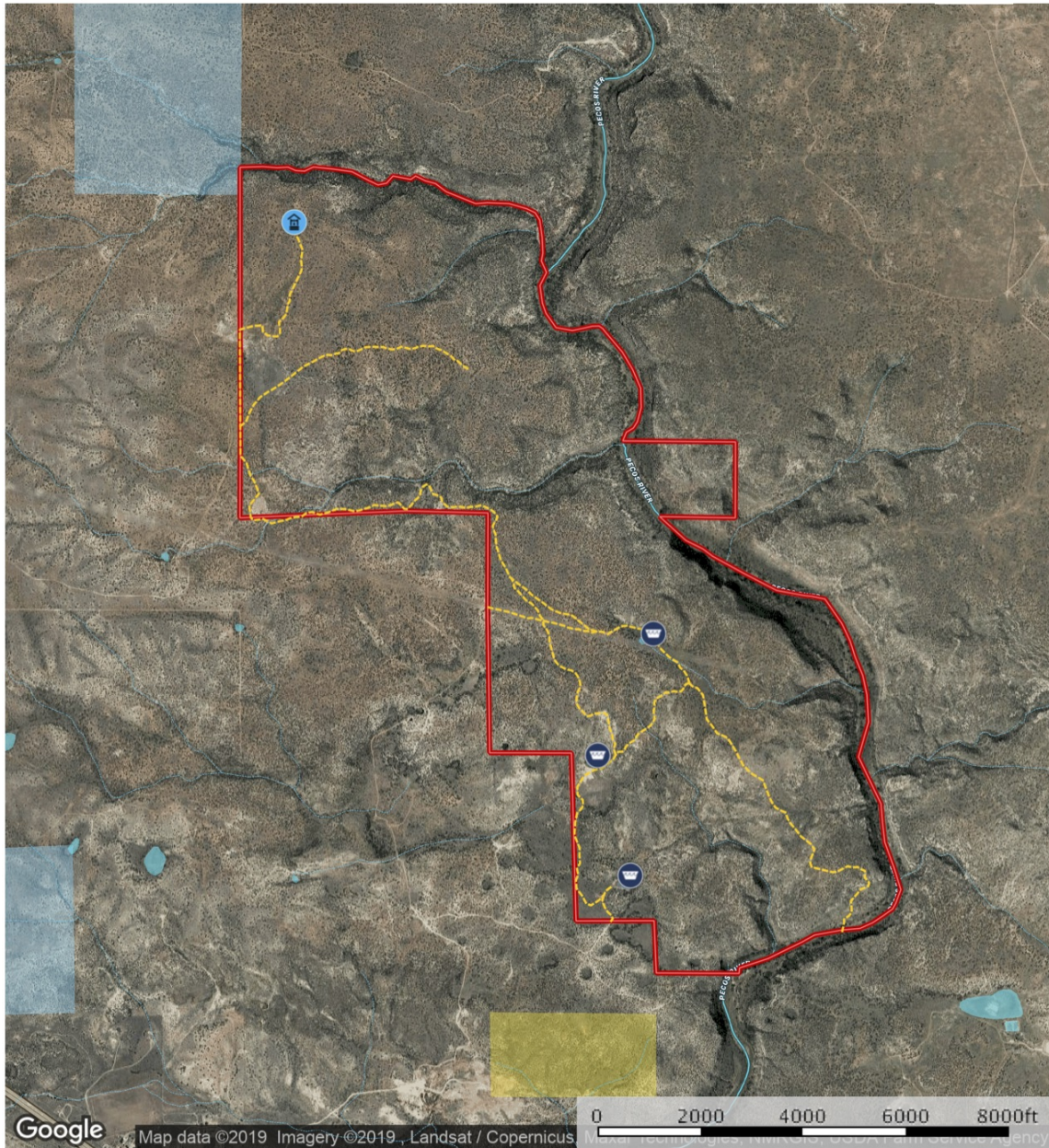
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# Cottonwood Springs Ranch

## Price: \$1,295,000

**Cottonwood Springs Ranch**  
Guadalupe County, New Mexico, 1536 AC +/-



- Well
- Water Storage
- Road / Trail
- Boundary
- Pond / Tank
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body