

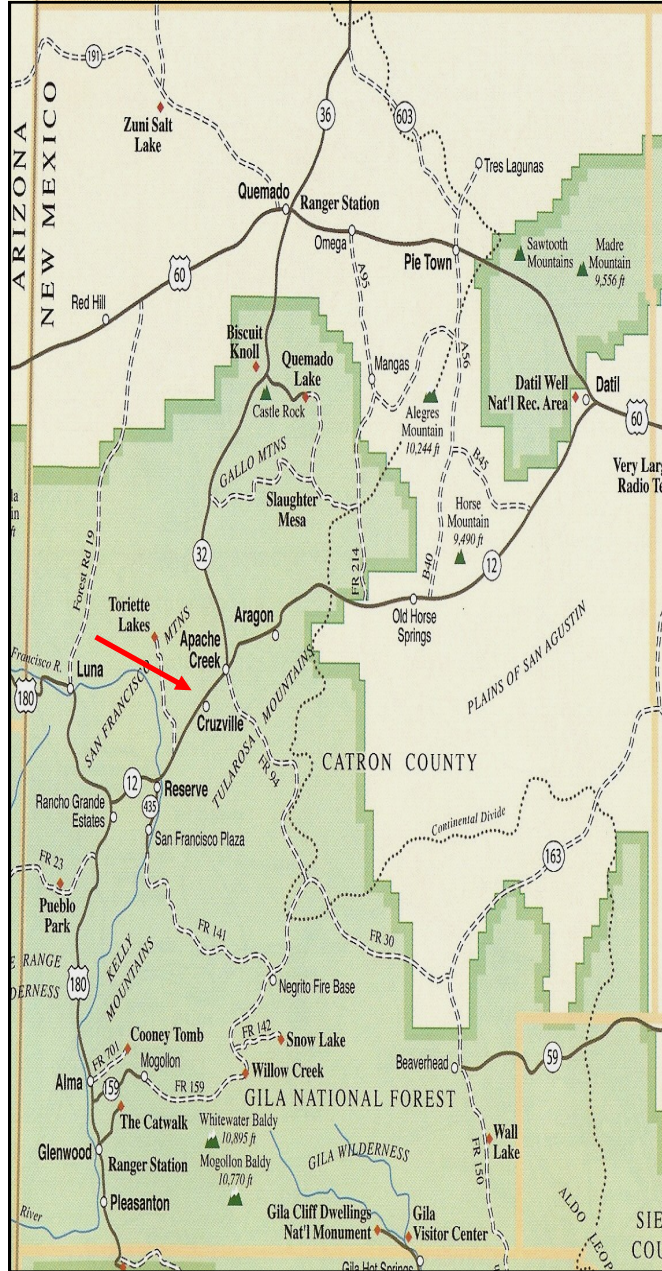


In the heart of the Gila National Forest is this gem of a ranch comprised of 77 acres of rolling hills surrounded by beautiful mountains. The property borders the National Forest and is fully fenced for any livestock or horses you want to graze.

Tuck yourself away and let the world go by. You can be quite self-sufficient on this ranch with the greenhouse and gardens for you and the meadows for your animals.



# Catron County



*Serving  
Catron County  
In  
Southwest  
New Mexico*

## “Sunny Ranch”

In Cruzville, NM



**Mary Rakestraw**

Qualifying Broker / Owner

P.O. Box 528, Reserve, NM 87830

[www.openrangerealestate.com](http://www.openrangerealestate.com)

**575-533-6062**

(Phone/Fax)

Asking prices are subject to change by the Seller.

The Broker is not liable for changes to prices or terms.

“HEART OF THE GILA”<sup>SM</sup>



*"Sunny Ranch"* is true to it's name . . . Turn the key and enjoy the comfort of this passive solar home along with the sunny disposition you'll get from your surroundings.

The home offers several sources of heat, but really only requires the passive solar with backup wood burning stove.

Measuring approximately 1,490 square feet the home offers 2 bedrooms and 1 full bath; laundry room; living room; dining room ; sunroom and country kitchen.



These bookcases are built into the living room with lots of lower cabinetry for storage.

Wood floors throughout , knotty pine walls; beamed ceilings and a handsome stone fireplace gives this home a great feeling and coziness.



The country kitchen has custom wood cabinets with a new gas stove; new dishwasher, refrigerator and lots of wonderful light streaming in . . . To the dining area which is very welcoming just off of the living room.

77 acres + main home + duplex guest house + outbuildings!

*Offered at an excellent price of \$575,000*



The passive solar sunroom was added to the home just 1 year ago and offers a lot of sunny space for your enjoyment and warmth in the winter months . . . But with the overhang above the windows it is shielded from the mid-day sun in the summer months.

In addition to the main home there is a duplex guest house; a huge shop and a hay barn with loafing shed!

All this place needs is your finishing touches to make it your own!

