

36712 US Route 285 Property Features

Brief history:

Cerro Mojino means Mountain of the Dark Faced Bull. Locals call the ranch Cerro Mojino. Connie and Sam, the people who originally built this place came here in the 70s. They started small, adding outbuildings, shops, and livestock facilities bit by bit. Connie raised the Navajo Churro sheep here, and ran her business dyeing the wool out of the long outbuilding. Sam was an artist, whose mediums were film, oils, and metal. You can still see two of his sculptures here: the bird feeder and bath in front of the casita, and Table Scraps – a table he built out of scrap metal he found. You can also see his work in Walsenburg, CO. Evidence of his painting is in the Hogan and Casita, where spots of paint hit the floor!

Garden/yard/property:

- Roughly 3 acres around house and casita fenced for pets and to secure outbuildings
- Fruit trees/bushes/plants: Apricot, apple, pear, cherry, chokecherry, crabapple, currant, strawberry, raspberry, rhubarb
- Perennial veggies and herbs
- Garden proofed against pocket gophers, rabbits, deer, elk and other meandering creatures.
- About 30 raised beds with quality growing medium
- Lilacs, honeysuckle, and wild roses abound; a cactus garden blooms by the path to the main home
- Some fencing panels to be removed and retained by current owner, and will be replaced with field fencing prior to close.
- Selected plants will be respectfully retained by current owners to seed their new garden (will not decimate this one!)

Barn and surrounding area:

- Barn can accommodate horses, cattle, sheep, goats... other. Currently used as a run-in space but stalls could be added. Separate storage/tack area with wood floor
- Separate lean too with own yard adjacent to barn as a holding pen
- Sheep/Goat shed could also be used as storage. Shed has capacity for external feeders for paddock raised livestock. Also, potential chicken coop.
- Paddocks cross fenced to separate 3 herds + load/unload/cutting paddock.
- Property is fully fenced for livestock (perimeter around 40 acres)
- Bordered on South and East by Carson National Forest
- Bordered on West by neighbors have a seasonal cabin - live in Albuquerque – appreciate us keeping an eye on their place
- Bordered on North by a neighbor who lives here all year round
- Sage brush removed by previous owner who planted native, drought resistant grasses, and won awards for it.
- The medium sized shop has a 12x20 stall. Stall is accessible from shop and separate paddock. Great for overflow/birthing/isolation requirements/standard ranch use/milking holding pen?
- Medium shop with concrete pad could be converted to additional barn

- Additional 12x12 enclosure near paddocks (by the Hogan) easily made into run-in shed or stall. Currently used for firewood.
- Currently about 10+ cords of cut and split firewood can stay with the property if not used by time of sale. Additional uncut logs/mill offcuts also will stay if not used.
- Firewood available to cut on property and the adjacent Carson NF (with permit). Neighbors to west currently encourage us to take dead or down wood from their 40 acres.
- Access to 100s of miles of hiking, mountain biking and horseback riding trails
- Easy access to Highway 285 with good road
- The ranch sits in NM Game Unit 51 - the most sought-after hunting Game Unit in the state.
- There is a herd of elk that year rounds on North side of the mountain
- There is a herd of mule deer living on mountain
- The new owners can apply to Game and Fish for participation in the E-Plus program where they may qualify for up to 1 free tag a year – part of a drawing – which they can choose to retain for personal use or resell
- The flora is significant as well featuring all the wildflowers and wild native medicinals/herbs, native to the N. Central part of New Mexico – high desert
- Property comes with grandfathered membership to Tres Piedras Water Association, a \$4,000 value. Transfer is granted by board vote. Note that these memberships are no longer available to residents this far away from the well head). The well is located at the TP fire station - easy access off of 285, 18 miles from home. Well has higher water pressure than the other area water association, which allows for quick fills.
- Current owner will leave pumps and a generator for new owner, along with other incidentals that make life off-grid much simpler, especially water transfers.

Large shop:

- 30x50 metal shop with concrete floor - endless possibilities! Additional barn with hay loft/overhead storage; Wood/metal shop, storage
- This shop was wired for electricity with a breaker in the Casita (we have not used the power in the shop, and cannot speak to it).
- Drive thru doors on one side with 3rd door to drive in/load (3 vehicle accommodating doors)
- RV/Auto storage
- Standard locking human door.

Dye Studio:

- Long stick building needing TLC has multiple rooms with separate entrances. Some rooms with wood flooring great for crafts/storage/projects/livestock quarters (rabbits/chickens/pigs/?); one room with dirt floor would make great additional livestock quarters.
- Used by former owner to hand dye Navajo Churro wool

Coop by Casita:

- Log/adobe chicken coop with nesting boxes (needs TLC)

Hogan:

- "Hogan" building could be converted to 3rd living quarters. Unique building shape accommodated history making classes and quarters for ground breaking work in Navajo Churro preservation/weaving skills/environmental support.

House:

- All new electrical wiring
- Solar install new in 2018/2019, a 4.5Kw solar electric system with 16 top quality lead acid batteries. Batteries enclosed in insulated box with fan on a timer.
- Top quality inverter/solar equipment
- Supplemental framing for solar panels (still in the box) to be left for new owner.
- All new pex plumbing
- Most ground level flooring supplemented with lath critter proofing, and is well insulated. Slate tile with fossils laid on Ditra for waterproofing. Extra tile available that would cover about 700sf with Ditra/grout/mastic/sealers can be made available to buyer.
- Knotty pine/spruce beetle kill T&G on walls and ceilings throughout most of house. Cedar T&G in bath. All oiled with linseed oil
- Insulation updated with remodel
- French entry doors with beveled window panes opens up to substantial new deck.
- South side of LR has 5 sliding glass doors which open up to newer deck.
- Kitchen/DR/LR has 4 Velux skylights which open to catch summer breezes and allow light in.
- Whimsical built in bookcase covers large portion of one LR wall. Wood for bookcase comes from now closed local mill.
- Lighting in Kitchen/LR/DR primarily LED, much of it is on rheostats - perfect for creating mood.
- Home has certified Osburn brand wood stove out of Canada. Vented propane heater also in living room.
- Modular kitchen with modern appliances (stove and fridge stay. 2 propane hookups in kitchen and one in outdoor pantry for additional appliances.
- Modular cabinetry (except for cabinet with the granite farmhouse sink) allows the cook to set things up just the way they like it! Move the stove, move the cabinets - a change is as good as a holiday!
- Cabinetry is primarily Whalen Furniture/Bayside shop furniture. Sturdy cabinets that are adapted with additional custom-made cabinets for tons of storage.
- Built in cabinets and shelves under the stairs add to storage capacity.
- Lower-level bedroom with sliding glass door to deck, new windows, 2 Velux skylights that open, and external wood door is roomy and has quality finishing touches. Huge closet with barn door style access and available electrical outlet inside for future..... Light? Equipment?
- Bedroom has vented propane heater.
- Upstairs loft used to be accessed by a ladder from the kitchen. Now extended over both kitchen and bath for extra space and has stairs from the bedroom. Tons of windows to appreciate the views and breezes, plus another Velux skylight that opens. Current owner often contemplated a deck off of this room to relax and enjoy the views!
- The home has its own dedicated 500 gallon rented propane tank (Pendleton Propane).
- Fun steampunk influenced lighting fixtures on bathroom ceiling. Also vent/light for walk in shower.
- Mechanical room off of living room thru hand-built door (room also used as a pantry), with built in shelving for storage.

- Upstairs bonus room/office (accessed externally) has 128sf deck and magnificent views.
- Propane heater for this bedroom currently in storage; hookup pending... “Heat robber” from living room allows for sufficient heat and room is comfortable during winter.

Casita

- The newest building on the place, the Casita is airy and full, full, full of light. Built for an artist, it has huge windows north and south, plus 3 Velux skylights that open. Top that off with two 6' sliders (new in the last year) and it is a light and air lover's paradise. Great place to sit and watch the elk pass thru the ranch.
- Remodeled in 2022.
- Ceiling has knotty pine/spruce beetle kill T&G on it. Also, new storage over the kitchenette and bath is lined with the same wood. The storage is accessed thru barn style doors.
- The bathroom in this building is lined with cedar T&G, adding warmth and beauty
- Both the bath and the kitchenette have new fixtures.
- Consistent with the house, the galley kitchen has Whalen Furniture fixtures. These fixtures are fixed (as opposed to modular) to accommodate sink and propane cooktop.
- Casita flooring is distressed pine.
- The refrigerator stays with the Casita.
- A water closet/storage area is enclosed behind the bath.
- This building has spectacular views to the south and east.
- It is heated by a certified Vermont Castings wood stove, and has a vented propane heater.
- The Casita has its own dedicated 500 gallon rented propane tank (Pendleton Propane).

Owner plans to leave the following items to help ease new owner into off-grid living experience at Cerro Mojino:

- Small generator (especially useful for use outside or in non-wired outbuildings).
- Small metal licensed trailer (garbage, moving items around ranch) with title.
- Pool with filter and pump to replace the one in place at time of listing. If necessary, this new pool will be installed prior to transfer of property.
- Grinder pump for cleaning cisterns
- Assorted submersible pumps
- Vinyl hoses
- 625 gallon “portable” cistern
- 175 gallon portable tote
- 2” hose with adapter on one end for the TP Water Association and the portable cistern and portable tote that we’re leaving on the other end.