



La Estancia de Cieneguilla

\$4,600,000

KNOWING SANTA FE

34 & 64 Via de los Romero

“A piece of heaven” is how this historic ranch and farm property is quite often described. Located at the end of a private road just south of Santa Fe, at the base of a spectacular, petroglyph-laden black basalt mesa, lies this one-of-a-kind rural estate known as La Estancia de Cieneguilla. Spanning approximately 45+/- acres of vibrant and varied terrain — irrigated pastures, rocky hills, and an extensive bosque - it includes both sides of the Santa Fe River for nearly a full mile. This traditional northern New Mexican ranch and farm, originally established in 1695, is truly without peer. For livestock and irrigation, there are three windmills, several ponds and stock watering tanks. Adjacent to an ancient Indian pueblo, it is bordered by nearly 50,000 acres of public land, which is well protected from future development by an Act of Congress signed by the President in 2004. A charming, inviting, and warm two-bedroom residence and a caretaker’s home or farm office are on-site, as are various utilitarian structures, including a stable and corral. Properties such as this only rarely become available and substantial water rights are included in the sale.

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Sotheby’s
 INTERNATIONAL REALTY

property summary

bedrooms	3
bathrooms	2 full / 1 three-quarter / 1 half
square footage	3792 ft ²
acreage	45.79 acres
mls number	201002869

Property

La Estancia is an estate steeped in history. The farm borders the lands of the area's ancient indigenous tribes, who depended on the fertile soil and water from the river and springs to grow their crops and raise their livestock.

In 1598, Don Juan de Onate traveled into New Mexico on El Camino Real, the "royal road" leading north to Santa Fe from Mexico City; portions of that historic thoroughfare run through the estancia. The acres that make up the farm today are part of the original La Cieneguilla land grant, which the king of Spain conferred to Francisco de Anaya de Almazan in 1695.



Property

The current owners have nobly maintained La Estancia de Cieneguilla as a working traditional farm to carry on agricultural traditions, protect and conserve natural resources for future generations, improve water quality and riparian areas, reduce erosion, and provide a secure habitat for local wildlife. Private ownership has protected the land from the encroachment of surrounding developments.

The result is a breathtakingly idyllic and peaceful setting unmatched in the area. Native grasses, shrubs, and stalwart mature trees grow alongside the riverbank, while the river rambles by, singing a serene rippling tune, toward la boca del canon (the mouth of the canyon).



House

At the heart of the estancia is a warm, welcoming, utterly livable residence with two bedrooms and two baths on two levels. The highlight of the home is open living, dining, and kitchen area with a soaring chalet-style pitched ceiling, brilliant natural light, and an undeniably inviting ambience. Carpeted stairs climb to a shady loft area, a cool carpeted aerie that overlooks the main room and adjoins the private master suite. Most spaces benefit from the abundant natural light that streams in through numerous windows. Outside, the extensive wraparound portal provides a shady spot for appreciating the sweet surroundings at any time of day or in any season.



Caretaker's House / Farm Office

This charming structure could serve several purposes—as caretaker's quarters, a guest-house, or a farm office. A small kitchen and dining nook with breakfast bar are among the many conveniences included; a comfortable living area, a private bedroom, and a full bath with a tub shower are also offered.

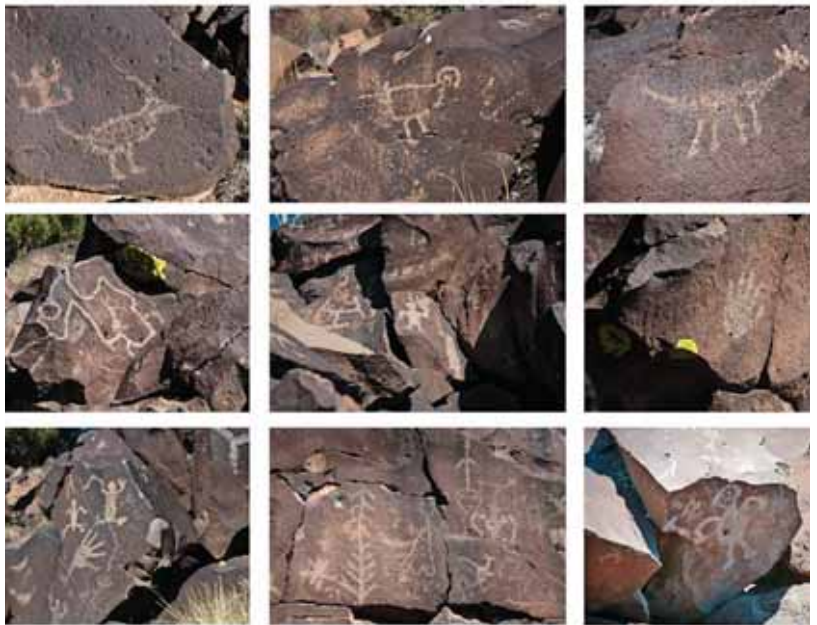


Stable and Corral



Petroglyphs

In the rugged westerly hills that shelter the farm, thousands of petroglyphs are carved into the rock; potsherds and other artifacts can still be found in the hills and fields throughout the estancia.



Crops

Further off, the hills are dotted with cacti. Crops of corn, chile, squash, and apples thrive in irrigated pastures and orchards.

Roosters crow at the break of dawn, and cattle can be heard lowing in the distance. Hawks and ravens often soar overhead, ducks and geese take refuge in the ponds, and the occasional blue heron or eagle stops by.



Orchards



Bosque

An extensive bosque running alongside the Santa Fe River for nearly a full mile — this traditional northern New Mexican farm is truly without peer.



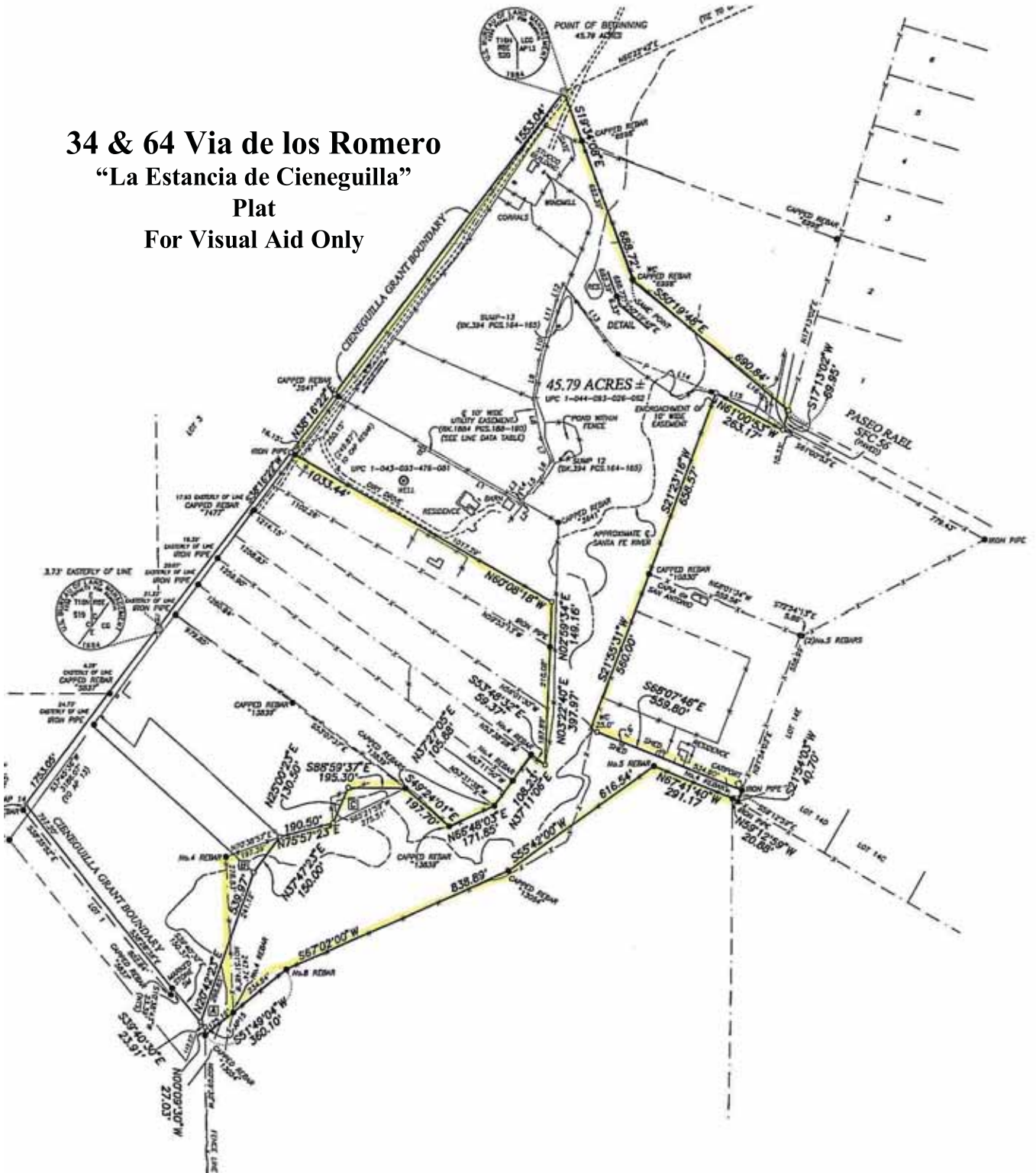
La Estancia de Cieneguilla

Water Rights

- I.
 - A. Well with windmill and tank at bunkhouse; 3 acre feet adjudicated, for livestock and domestic use.
 - B. Well with submersible pump at bunkhouse; 3 acre feet adjudicated, for domestic use.
 - C. Well with windmill and tank in middle pasture; 3 acre feet permitted, for livestock use.
 - D. Well with windmill and tank in house pasture; 3 acre feet permitted, for livestock use.
 - E. Well with submersible pump in house pasture; 3 acre feet permitted, for domestic use.

- II.
 - A. Irrigation Ponds (spring fed) adjudicated 48 acre feet to irrigate 16 acres.
 - B. Livestock watering pond, permitted (run-off).
 - C. Irrigation ditch and reservoir, adjudicated; for sub-irrigation (Santa Fe River).

34 & 64 Via de los Romero
“La Estancia de Cienguilla”
Plat
For Visual Aid Only



Property Detail

acreage	45.79 acres
main house square footage	2,592 ft ²
bedrooms	2
bathrooms	1 full 1 three-quarter 1 half
garage	2
caretaker's house / farm office square footage	1,200 ft ²
bedrooms	1
baths	1 full
year built	2001 - main house unknown - caretaker's
construction	frame, stucco
roof	metal (corrugated)
style	North New Mexico
heating	baseboard, radiant
heating system	propane
cooling	forced air
cooling system	refrigerative
waste water	septic well (private, other)
taxes	\$2,572 in 2011
subdivision	La Cieneguilla

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