

7102 Ifield SW
Albuquerque, NM 87105

Equestrian property with history



Type: Multiple
structures
and horse

Land Size: 10.85 acres

Price: \$1,495,000

Zoning: County A-1

Additional resources

Register for More Information and property tour: www.nmapartment.com/riverview

Seller Concession to Buyer: NMAA-2573102

Virtual Tour www.nmapartment.com/Horse3d



For Sale - Rare Equestrian Property overlooking Albuquerque and North America's largest bosque forest

Welcome to 7102 Ilfield SW, a 10.85± acre irrigated riverfront property in Albuquerque's historic South Valley. The land is shaded by magnificent mature Cottonwoods and carries a meaningful equestrian legacy alongside valuable existing improvements—offering immediate usability or thoughtful redevelopment potential.

The property was once home to notable racehorses, including Bright Eyes, an American Quarter Horse Association Hall of Fame inductee that was lauded by the Association as “the first horse ever to sprint the quarter mile in less than 22 seconds,” perhaps making her the fastest horse that had ever lived up to that point. This rare provenance adds a unique sense of pride and story to the estate—something truly special for its next steward.

A 3,000± square-foot metal building provides flexible utility for equipment storage, feed, workshop use, or customized barn development. A covered riding arena allows for year-round training and riding, while pipe-fenced holding pens and open turnout areas support equine or livestock operations with practical functionality already in place.

A 1,400± square-foot mobile home sits on the property as well—ideal for a caretaker, trainer, farm hand, or on-site oversight during future improvements or construction.

The acreage itself is flat, irrigated, and highly usable, well-suited for pastures, barns, expanded arenas, farming, or the creation of a private custom riverfront residence. While the property offers the quiet, agricultural atmosphere and deep-rooted culture the South Valley is known for, it also maintains convenience with quick access to Coors, Rio Bravo, services, shopping, and Interstate 25.

Do not wait, do not miss out, the Albuquerque area has a severe housing shortage.



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Property Equestrian History



She stood 15 hands, weighed about 1,120 pounds, had a blazed face and one blue eye, and loved to suck eggs dry, without even destroying the shells. Her name was Maddon's Bright Eyes, and she was loved by her owner, named C.L. "Tess" Maddon of Albuquerque, New Mexico.

Even before she became the first horse to sprint the quarter-mile in less than 22 seconds, [Melville Haskell](#) wrote in 1950 that the mare was "in a

class by herself at the top of the list, and obviously the horse to beat in any race she entered." - **American Quarter Horse Association** -

<https://www.aqha.com/-/maddon-s-bright-eyes>

<https://www.facebook.com/OldAmericanLife/photos/-75-years-ago-today-maddons-bright-eyes-makes-history-on-july-2-1949-hall-of-fam/700677359521887/>



The Ilfeld a family story

Charles, in 1874, bought out Adolph Letcher's share of their business for the sum of \$36,000 and established The Charles Ilfeld Company, which became one of the largest mercantile firms in New

Mexico ... Ludwig was an avid outdoorsman and renowned horseman. His love for horses led Ludwig to establish a **close friendship with Theodore Roosevelt, when he came to Las Vegas to attend a "Rough Riders" Reunion in 1899. Ludwig loaned Roosevelt his horse "Maude" to ride in the Rough Riders** parade. Later, Roosevelt returned the favor by inviting Ludwig to his 1904 presidential inauguration in Washington D.C. Ludwig also attended the 1909 inauguration of President-elect Taft as an honored guest, this time on behalf of the governor of New Mexico. As Ludwig related to an interview conducted by Alonzo McCain, he wore a rented colonel's uniform to the event. (The Bloom Southwest Jewish Archives would like to thank Dr. Frederic Ilfeld for donating the original photographs of his family to our offices. Some of these photographs are published in this issue of the newsletter).

<https://swja.arizona.edu/content/ilfelds-family-story>



Maddon's Bright Eyes

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From Wikipedia, the free encyclopedia

Maddon's Bright Eyes (1946–1958) was a [Quarter Horse](#) mare who was a [racehorse](#) on the Quarter [tracks](#) during around 1950.

Life [\[edit\]](#)

Maddon's Bright Eyes was foaled on May 12, 1946, in [Albuquerque, New Mexico](#).^[1] On both her sire's side and her dam's side, she traced to King Plaudit (TB) and [Peter McCue](#).^[2]

Racing career [\[edit\]](#)

Maddon's Bright Eyes raced from 1948 to 1952 before suffering a career-ending injury in her last race, which she finished on three legs in second place.^[1] Her record over those five years was twenty-five starts, eighteen wins, and five seconds. She finished off the board only twice. Her earnings were \$16,576 with a top [speed rating](#) of AAA.^[3] She was retired after injuring herself in the August 29, 1952, Championship Dash at Centennial Park. She broke so fast from the gate that she ripped a tendon off her [stifle joint](#), and although she came in second, she was hobbling after the race. She retired holding three mare world records: at 300, 250 and 220 yards.^[4]

One of Maddon's Bright Eyes' peculiarities was that she liked raw eggs, and she was fed a dozen a day when she was training at the track. She was also known to chase hens off their eggs in order to eat them.^[5]

Death and honors [\[edit\]](#)

After producing four [foals](#), Maddon's Bright Eyes became paralyzed in her hindquarters and was humanely put down on June 29, 1958.^[1] Two of her foals earned their Race Register of Merit – Bright Bar and Me Bright.^[3]

Maddon's Bright Eyes was inducted into the [AQHA Hall of Fame](#) in 1997.^[6]

Maddon's Bright Eyes

Breed	Quarter Horse
Discipline	Racing
Sire	Gold Mount
Grandsire	Brush Mount
Dam	Plaudette
Maternal grandsire	King Plaudit (TB)
Sex	Mare
Foaled	1946
Country	United States
Color	Bay
Breeder	Charles Shoemaker

Record

25 starts: 18-5-0
[speed rating](#) AAA

Earnings

\$16,577.00

Awards

1949 World Champion Quarter Running Horse
1951 World Co-Champion Quarter Running Horse

Honors

[American Quarter Horse Hall of Fame](#)

Site Diagram showing houses, structures, fencing, corrals



Adjoining subdivision sales

PLAT OF HIDDEN RIVER RANCH

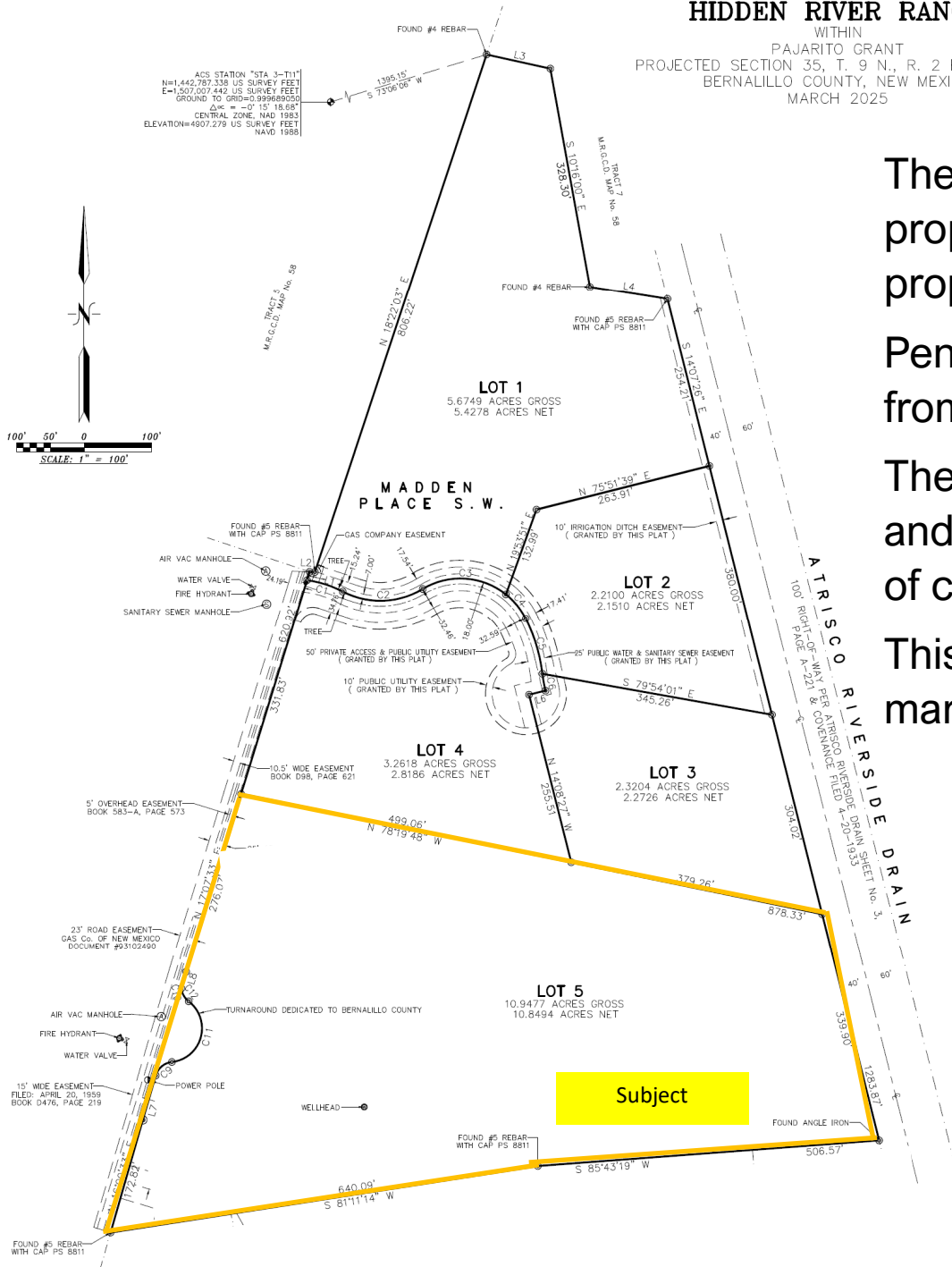
WITHIN
PAJARITO GRANT
PROJECTED SECTION 35, T. 9 N., R. 2 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

The same owner has subdivided the property due north of the subject property into 4 estate size lots.

Pending sales in this subdivision range from \$275,000 to \$375,000 per lot.

These lots were offered quietly, off market and not through MLS to an exclusive list of clientele and/or locals via sign calls.

This flyer is the first exposure to the wider market for the remaining parcel.



Aerial photo showing proximity to the River & Interstate 25



Virtual Tour



www.nmapartment.com/Horse3d



Site Photos



Site Photos



Drone Photos



Reasons to invest in Albuquerque, NM

Albuquerque is home to

Three of the six F.A.A.N.G. tech companies:



Facebook

Data Center

A



Distribution center under construction—announced 1,000 new jobs

A

Apple

N



announced \$1 Billion of new programming

G

Google

Due to Sandia and Los Alamos National (nuclear) Laboratories - New Mexico has more PhDs per capita than any other state.

#3rd place in United States for Film and TV

The city has made a major investment in its transportation corridor - along historic Route 66 the new A.R.T. or Albuquerque Rapid Transit has been installed - a \$130M investment and upgrade into this transit corridor. Did you know that apartment communities in the top 10% of walk, bike or transit scores achieve 25% higher rents?

Albuquerque offers over 300 days of sunshine, ski and golf in the same day, hundreds of miles of biking/hiking trails, more parks/open space per person and North America's largest bosque forest.



Albuquerque, New Mexico in the news

- ☑ **9th best mid-sized city of the Future**
Foreign Direct Investment magazine—03/2015
- ☑ **6th best city to travel to for food snobs**
Travel+Leisure—03/2015
- ☑ **America's best city for Global Trade for Skilled Workforce**
- ☑ **3rd best city for rent growth**
All Property Management as reported in ABQ Journal—
- ☑ **6th best city in US for connecting workers to jobs using Public Transportation**
Brookings Institute—July 2012
- ☑ **One of the 10 best park systems in the nation**
Trust for Public Land—2012
- ☑ **3rd most fittest city**
Men's Fitness Magazine— 2012
- ☑ **3rd best city to make movies**
Moviemaker.com— June 2012
- ☑ **Top 25 best places to Retire**
CNNMoney.com—Sept. 2011
- ☑ **15th best city in Bloomberg's Business Week (best cities)**
Bloomberg's Business Week—2011
- ☑ **#17th best bike friendly city**
Bicycling Magazine—2010
- ☑ **Top Ten for Being a Healthy Community**
Outside Magazine—#6—August 2009
- ☑ **One of the Best Cities in the Nation**
Kiplinger Magazine—#2—July 2009
- ☑ **Top 10 places to Live**
U.S. News & World Report—June 2009
- ☑ **AAA rates Albuquerque 2nd in vacation affordability**
American Automobile Association—June 2008
- ☑ **UNM Anderson School Ranked in Global 100**
Aspen Institute, October 2007

Kiplinger

Millionaires in America 2020: All 50 States Ranked | Slide 9 of 52

44. New Mexico



MILLIONAIRE HOUSEHOLDS: 40,450

TOTAL HOUSEHOLDS: 813,135

Concentration of Millionaires: 4.97%

RANK: 44 (+1 from last year)

MEDIAN INCOME FOR ALL HOUSEHOLDS: \$47,169

MEDIAN HOME VALUE: \$174,700

New Mexico is a land of stark contrasts when it comes to its millionaire population. Los Alamos, New Mexico – best known for the world-famous Los Alamos National Laboratory – seems like an unlikely place to find a lot of millionaires. **But at 13.2%, it has the second-highest concentration of millionaires per capita of any city in the U.S.**

In addition to medicine, top-paying jobs are found in general internal medicine, engineering management and psychiatry.

Yet outside of Los Alamos, the state's concentration of millionaires puts it in the bottom 10 in the U.S. Fewer than 1 in 20 households claiming investable assets of \$1 million or more.

Albuquerque is an underserved market that needs 46,269 more additional single family residences and is experiencing phenomenal rent growth from all of the new Netflix, Facebook, Amazon and other jobs

EDITORIAL

HOUSING CRISIS

More inventory the real key to tackling soaring rents

There's a housing crisis in Albuquerque, and it doesn't just involve those living on the streets or in their cars.

Out of sight but top of mind for untold thousands of New Mexicans are soaring rental costs. According to Rent.com, the average monthly rent for a one-bedroom apartment in the Duke City has gone up 42% during the pandemic. Mayor Tim Keller says rent in Albuquerque has increased an average of 22% just this year.

Renters of one-bedroom apartments in Albuquerque are paying an average monthly rent of \$1,155. That's up from \$1,064 a year ago and \$812 at the outset of the pandemic.

According to Albuquerque leaders, half of all renters in the city are paying more than 30% of their monthly income for housing — in addition to higher prices for everything else amid the worst inflation in 40 years. That's unsustainable.

The New Mexico Supreme Court in 2020 placed a moratorium on eviction cases related to nonpayment of rent. It was a necessary pandemic safeguard, but the moratorium was phased out this spring and now many Albuquerque residents are seeing their monthly rental costs increase by more than \$200.

A lot of renters are making hard choices, such as Albuquerque's Mia Augustson, who told a Journal reporter she and her spouse have given up their car, put off some health care and called off a planned 20th anniversary celebration after their landlord raised their rent earlier this year by more than \$200.

And while the idea of rent control emerged in Albuquerque as a remedy, it's a seeming short-term fix with long-term negative consequences. It bears pointing out that efforts at rent control in major cities across the U.S. have failed to address the need for more, and more affordable, housing inventory while creating an underground subleasing market.

In fact, local commercial developers and apartment managers say that even the words "rent control" have a chilling effect on expanding housing stock. The last thing the city needs is to put up a "closed for business" sign to investors and developers when the Albuquerque area needs between 13,000 and 33,000 more units. The City Council was correct to overwhelmingly reject a rent control resolution last month by a 7-2 vote.

So what should be done?

The Keller administration has proposed a Housing Forward ABQ initiative that could help with what the mayor calls the "low-hanging fruit" of converting hotels/motels into apartments. If successful, the effort could increase some housing stock in the short term, revitalize blighted areas, keep private properties on the tax rolls and ramp up housing and construction jobs through training programs.

It's an interesting proposition because the city has had real successes converting problem and underutilized properties.

For example, the Metro Redevelopment Agency in 2016 purchased and rehabilitated the blighted El Vado motel into a boutique hotel with commercial tenants.

The El Vado Place apartments have 32 units, 24 of which are affordable.

A similar development is underway for the Imperial Inn in East Downtown. It is a mixed-use development with 16 residential suites, 52 guest rooms, and more than 4,000 square feet of rentable commercial space for retail and restaurants. And the Sundowner was formerly a 110-room motor-court motel on Route 66 that was rehabilitated in 2014 into 71 mixed-income rental units, 60 of which are affordable.

All were vacant or run-down before their conversions, and all are public-private partnerships.

The aim of the city's Housing Forward ABQ initiative is to create 5,000 new housing units by 2025 above what the private housing market will provide. Two years ago, a study found Albuquerque was shy 15,500 affordably priced units to meet the need of its poorest residents. Albuquerque officials say that gap has only widened, and Keller recently said "this is a massive problem structurally."

The initiative also includes converting commercial and office buildings into apartments, and modifications of the city's Integrated Development Ordinance to allow for more "casitas" on single-family properties and to adjust parking requirements to promote higher-density housing. It makes sense to update the IDO to allow more flexibility, such as not requiring full kitchen facilities in converted housing units. For many, a microwave and toaster oven suffice in place of a full oven and stove.

And there is clearly a need. The City Council has appropriated \$15 million for housing vouchers, but city leaders say it's often difficult for voucher recipients to find rental properties that accept them. Meanwhile, city leaders estimate there are 22,000 unhoused households needing permanent supportive housing.

Keller says about 40 new people move into the Albuquerque area every day. Todd Clark of New Mexico Apartment Advisers points out jobs from Netflix, Amazon, Facebook and Intel are great, but they also create pressure on the housing market. "The reason we have double-digit rent growth and 30% appreciation in single-family (units) is because we have all these phenomenal new jobs that our economy hasn't seen in well over a decade," he said.

And a housing shortage makes it more difficult to create and attract jobs.

Albuquerque, like many other cities in New Mexico, has underutilized commercial and office properties. Downtowns are struggling all over the state and need revitalization. And the housing crisis needs to be addressed to meet immediate housing needs — from perennially expensive Santa Fe to the currently booming oil patch.

Albuquerque's effort at public-private property conversions could fill in the immediate gaps and work as a template for other communities. Only through boosting the housing inventory will skyrocketing rental costs stabilize and ensure more people have a steady place to live.

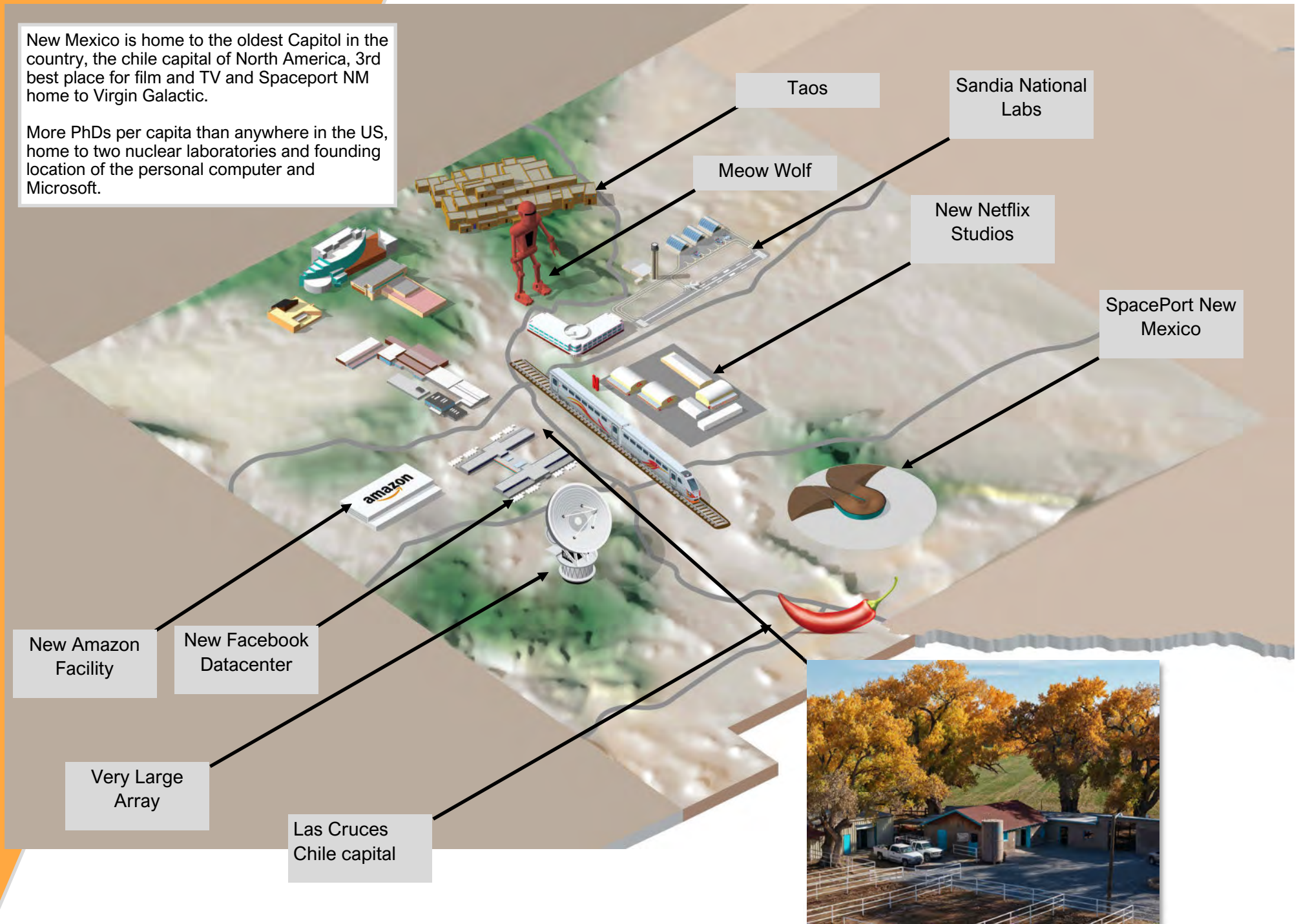
EBA For Albuquerque Area

EBA For Albuquerque Area	9/26/2025						
	# of new jobs	Basic	Basic Jobs (for NM)	Non Basic Jobs	Total Jobs	Year built	Jobs start Year
F.A.A.(I).N.G effect							
Facebook Data Center Operations	35	Y	35		35		
Fidelity Investments	240	S	106	134	240		
Amazon Fulfillment Center - Project Chico	1,500	N			-		
Amazon Sortation Center - Project Nico	200	N			-		
Amazon Los Lunas - Project Charlie	600	N			-		
Amazon Airport	?						
Intel Construction		N					
Intel Expansion		Y					
Intel reduction?	(227)		(227)		(227)		
NBC Universal Studio	330	Y	330		330		
NetFlix Production	1,500	Y	1,500		1,500		Hiring underway
Lanes Industries	70	Y	70		70		
LQ Digital	100	Y	100		100		
Blue Halo additional jobs (over 260)	64	Y	64		64		
MTX Group Inc (Downtown)	250	Y	250		250		
Manna Capital LL	950	Y	950		950		
Cuila	270	Y	270		270		
Vexus Fiber Optic	200	N		200	200		
Belen - WindTurbine Manufacturer		Y	-		-		
Maxeon Solar at Mesa Del Sol - \$1B		Y	-		-		2026
Bright Green Grants Expansion							
Mtex Antenna Tech (Germany)	62	Y	62		62	Q2-2024	Q2-2025
Kairos Power	25	Y	25		25		
Kairos Power signs lease with Google							
Australia based hydrogen company- Star Scientific Ltd.	200	Y	200		200		
New Westside Film Studio/Sound Stage/Mill (Mesa Studios)						2025	2026
UNM Hospital Critical Care Tower	700	N	700		700		2025 Complete?
Array Solar HQ -- \$50M		Y	300		300		
CineLease \$95M expansion	12	Y	12		12		
Wind farm on 9 acres on west Central - Sun Lasso - \$205M		Y	-		-		
Spring Oaks Capital LLC	200	N		200	200		
SolAero RocketLab - Semiconductors	100	Y	100		100		
Jabil lets go of 130 out of 400 employees	(130)	Y	(130)		(130)		2024
Ebon Solar at Mesa Del Sol		Y	-		-		
Ebon Solar at Mesa Del Sol - Construction		N		2,500	2,500	2025	2026
Tradeport NM -							
NM Nexius International HUB	1,500	?		1,500	1,500		
ABB	150	Y	150		150		
Sandia Labs/LANL - Boom (New Yorker)							
Sandia Labs - Power facility \$400M	1,000	Y	1,000		1,000		
KAFB - Defense Threat Reduction Agency	300	N	150	150	300		
KAFB Space Force- Delta 11 - 2025 (updated by colonel							
- now 1,000 new jobs for next decade	775	Y	775		775		
KAFB Space Force- Delta 11 - 2025 (updated by colonel							
- now 1,000 new jobs for next decade	225	Y	112	113	225		
NewSpace at Max-Q	1,000	Y	1,000		1,000		
ABQ Lands Fusion \$1B project	200	Y	200		200		
Permian Basins has impact of \$119B - 8/3/2025							
Project Solis	200	Y	200		200		
Project Ranger in Sandoval Couty - \$500M	416	Y	416		416		
	13,017	-	8,720	4,797	13,517		
EBM (Bernalillo County)	7.84 in 2018 pre covid		8.93	1.00	2023 is 9.93		
Total New Jobs			77,866	4,797	82,663		
P/E Ratio =					2.17		
Total New People					179,380		
# of persons per household					2.52		
Total New Households					71,182		
% that own					63%		
# of new single family residences needed					46,269		

New Mexico is on the international map

New Mexico is home to the oldest Capitol in the country, the chile capital of North America, 3rd best place for film and TV and Spaceport NM home to Virgin Galactic.

More PhDs per capita than anywhere in the US, home to two nuclear laboratories and founding location of the personal computer and Microsoft.



For Sale - Rare Equestrian Property overlooking Albuquerque and Noth America's largest bosque forest

Located 9.0 miles west of Albuquerque's downtown core and adjacent to the Rio Grande River, this is a rare opportunity to own a large history rich equestrian property that can be used to build a world class facility and manor, or upside in subdividing into smaller lots.

Property tours and offering memorandum available to qualified investors may register for at www.nmapartment.com/riverview

Old Town
Downtown
Uptown
UNM
CNM
Airport

10 minutes to downtown ABQ

NETFLIX

MAESTAS REAL ESTATE SERVICES

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Is the Seller offering a credit for a buyer to self represent or paying a fee for a buyer's broker?
NM Apartment Advisors has created a mechanism, where you can email 24/7 to discover what compensation/credit a seller is offering by sending an Email to compensation@nmapartment.com with the subject: NMAA-2573102
To receive a document confirming buyer's broker compensation and/or buyer's credit from the seller for this listing.