

Mundy Ranch and Mountain Estate

2,879.92 Acres

Rio Arriba County, NM

\$21,900,000



HAYDEN  OUTDOORS

Mundy Ranch and Mountain Estate

TOTAL ACRES:

2,879.92

PRICE:

\$21,900,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Chama, NM

Presented by



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HAYDEN OUTDOORS[®]
REAL ESTATE





Property Summary

Legacy Mule Deer never die, they just get larger as the story is passed from generation to generation. Not sure how much larger the widest buck ever entered into the Boone & Crocket (49.5 inches) can get, but the story surrounding this incredible +/-2880 acres ranch (Chama, NM) is certainly one for the record book!

Land

If one looks between Canada and Mexico, it would be very difficult to find a more strikingly beautiful, well-watered, big game mecca than the Mundy Ranch & Mountain Estate! This incredible, diverse holding, located about 10 minutes south of Chama and about 2 hours north of Santa Fe, New Mexico, could easily star in its very own historic documentary.

The terrain varies from a mild +/-7500 ft. to 9000 ft., with staggered benches of Gambel oak and massive Ponderosa pine-lined meadows that step up to stands of sub-alpine aspens. If water is the gold, then the Mundy Ranch is Ft Knox, with over a dozen bodies of water and several stocked with year-round aerators supporting rainbows up to 5 pounds. Don't forget that fly rod!

There's paved highway and front-gate access, along with exclusive mid-ranch access for the Mundy Ranch owner through the neighboring Ticonderoga ranch.

The Buck

The Mundy Buck, 300+ inches, holder of four world records, including the widest ever (49.5 inches), longest main frame, largest main frame at 246, and by the water displacement method (Burkett System), number 1 in the world, is back with the ranch as of August 2024! (See attached story.) The seller felt the Mundy Buck belonged with the ranch and is proud to convey the buck with the ownership! There has never been a copy or duplicate made of the Mundy Buck.

Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Turkey
Pond/Lake
Propane
Water Rights
State Hunting Unit: 4

Land Details

Address: 000 SR 512, Chama,
New Mexico 87575, USA
Closest Town: Chama
Total Acres: 2,879.92
Deeded Acres: 2,879.92
Leased Acres: 0.00
Zoning: Agricultural
Elevation: 8,000
Topography: Rolling hills to mountains
Vegetation: Ponderosa Pine, Gamel Oak,
Aspens, Douglas Fir, Blue Spruce
Water Rights: Yes
Unknown
Mineral Rights: Yes
Unknown
Estimated Taxes: \$7,060 - 2025
Source of lot size: Assessor/Tax Data
HOA Dues: \$1,700

Building Details

Homes: 2
Style of Home(s): 2 story Mountain
Estate, Hunters Cabin
Finished Sq. Ft.: 4500
Bedrooms: 5
Full Bathrooms: 4
Basement: None
Parking Types:
Attached Garage
Total # of Spaces: 2
Outbuildings: 0



Improvements

Hunters Cabin

Located mid-ranch, as to allow one to wake up with the animals, is the total off-grid hunters cabin, complete with indoor plumbing, solar system, and back up generator. Serviced by propane and solar, the furnished cabin features a brand new solar system, kitchen, a full bath and an outdoor porch with grill. Providing absolute stealth, located on the edge of a large meadow and several water holes, the Hunters Cabin is perfect for “s’mores camping experience” for generations to come from grandparents to grandkids.





Mundy Mountain Estate

Miles of ranch roads access the ranch, allowing for incredible hiking, mountain biking, ATV/UTV and snowmobile riding in the winter months.

Years ago, originally split off from the Mundy Ranch, the +/- 3000 acres of the adjacent Ticonderoga Ranch was developed into mountain estates, complete with electric gated access and underground power. Parcels were as little as 2 acres up to 35 acres. Three of these mountain estates were secured by the owner, located about 700 yds. from a private gate accessing midway into the Mundy Ranch, about halfway up the mountain, providing access to the very heart of the ranch, and miles of ranch access roads without interfering with any of the game bedding or feeding areas.

Along with the 360 degree views, the recently remodeled +/-4000 sq. ft. Mundy Mountain Estate offers +/-4 bedrooms, 3 baths, a 2 car garage, three-sided decks, granite kitchen with stainless appliances and is mostly furnished. Road maintenance, including snow removal and electric gate access, is included in the annual HOA dues of +/- \$1700.







Recreation

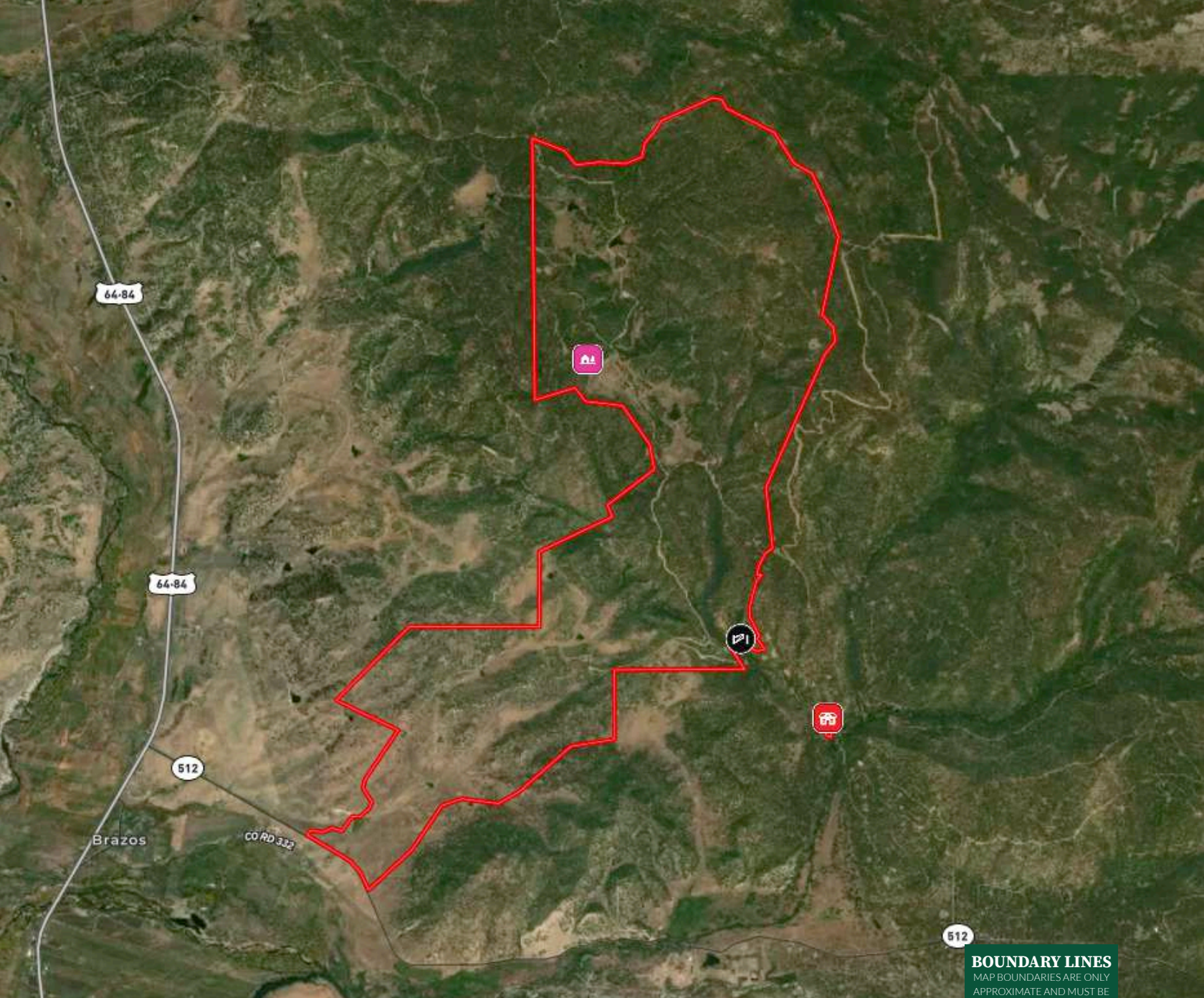
Located in the prime heart of Big Game Unit 4, documented as one of the highest density elk herds in the country, the Mundy Ranch has experienced very little hunting the last 2 years – only one bull elk harvested as the owner has been too busy to utilize the property. The ranch is absolutely flush with mature bulls and bucks... All hunting rights convey for 2025.

In a recent New Mexico Chapter of the Dallas Safari Club Gala, held in Albuquerque, there were 39 world-class trophy mule deer bucks displayed, called the New Mexico Trophy Wall of Fame. Eleven of those bucks were reported to have come from the Mundy Ranch!

The Mundy Ranch has been meticulously managed for trophy big game the last decade, and hardly hunted the last 2 years due to the owners business schedule. 180" to 200" mule deer are seen annually, 300+ bull elk and the ranch manager has reported elk in the 360+ range.

Mundy Ranch for 2025 has been enrolled into the New Mexico Landowner Incentive Mule Deer tag program. (Normally two late season tags, but always check regs.) Unit 4 has historically reported 100% draw on regular season landowner mule deer tags, noting the application deadline is mid March each year. B&C mule deer are seen on the Mundy ranch annually, with Rio Arriba County, NM documenting more entries in the Boone & Crockett Mule Deer Record Book than any county in North America every decade since 1960! The ranch has historically drawn up to 18 landowner elk tags annually with typically 1/3 mature bull elk, 1/3 either sex archery and 1/3 cow elk tags. Tags convey for 2025 season.

The ranch also supports a healthy Merriams turkey population, black bear (all 4 color phases), blue grouse and small game population, with over-the-counter tags. If trophy mule deer or mature bull elk are one of your requirements, this area is sought after as one of the most desirable areas in the country, carrying one of the highest elk and mule deer densities as there are NO timber wolves (or plans to release them), NO winter kill and NO grizzly bears to affect your landowner big game tag allotment. The ranch has been managed exclusively for trophy mule deer and mature bull elk with habitat improvements such as food plots and feeders. Two brand new Polaris 1500 Ranger Extremes, Northstar Crew Cabs, will convey with the ranch at closing.



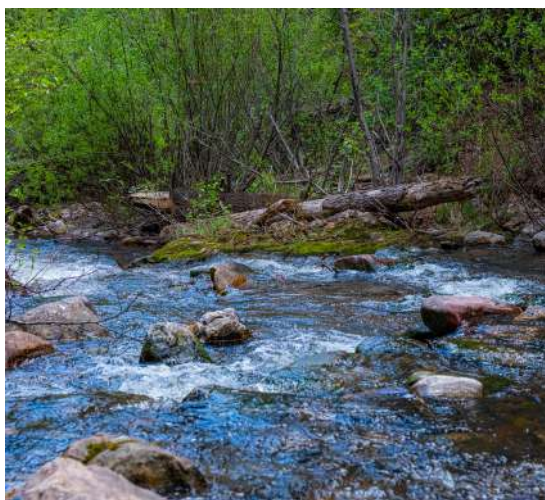
 Boundary

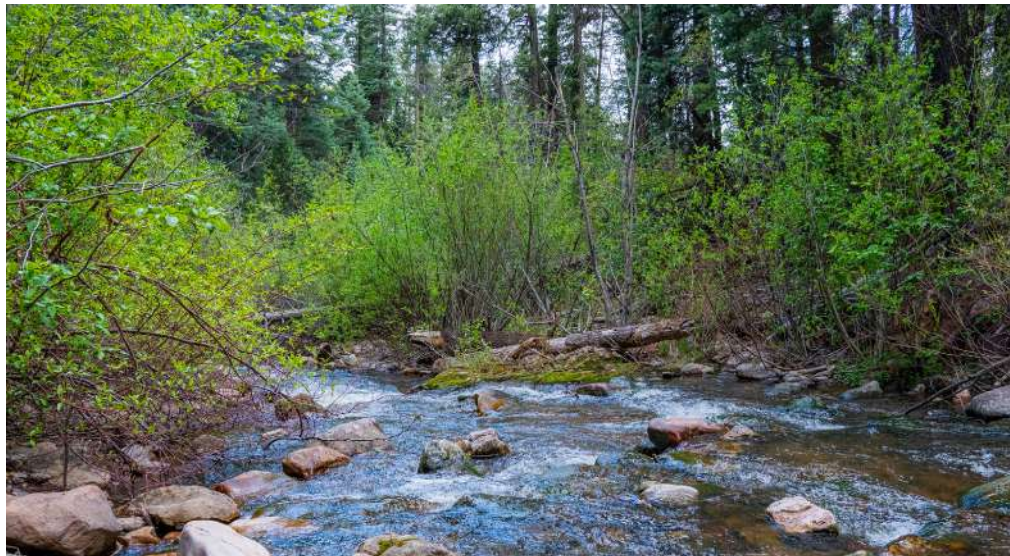




Fishing

With several of the small lakes and ponds on wind and solar aeration, these trout-stocked ponds carry the trout even through the winter. Trout up to 5 pounds are stocked in the ponds allowing for an incredible day with family, friends and VIP guests. Also part of the ranch has full recreational rights to the adjacent +/-3000 acre Ticonderoga Ranch with numerous stocked ponds and the most desirable two miles of Chavez Creek with incredible live-water fishing that easily provides for forty fishing days.







Location

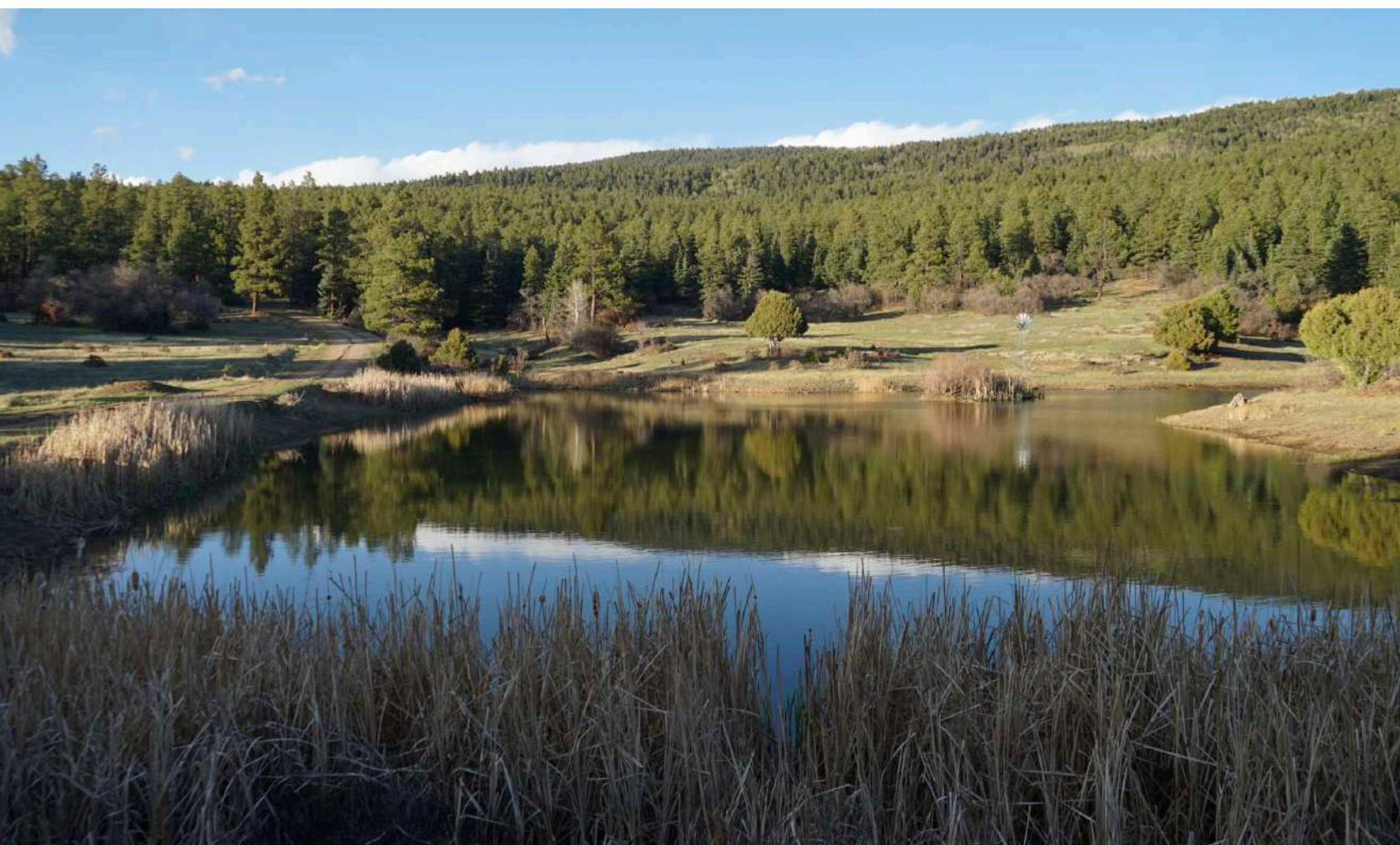
With G5 jet-capable airport (Pagosa Springs), there's a hospital, a Walmart and over 30 restaurants an hour away. Wolf Creek Ski Mountain is +/- 90 minutes and Taos is +/- 2 hours.

Turn-key properties such as the historic Mundy Ranch, with over 10 years of trophy mule deer and mature bull elk management in place, complete with a furnished Mountain Estate, the world-record Mundy Buck, along with two brand-new Polaris Ranger Extreme 1500 Northstars, stand unmatched. There's simply nothing else comparable.

As an additional complement for the Mundy Ranch, please see my listing for the Burns Family Farm and Ranch on the Chama River, which offers +/- a mile of private river frontage on the Chama River.

Call or email today for more information and your qualified showing,

Co brokers welcome.



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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- RICK STEINER, SELLER/BUYER

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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