

# Wilderness Ranch

1,010.00 Acres

Rio Arriba County, NM

\$2,990,000



HAYDEN  OUTDOORS.



# Wilderness Ranch

TOTAL ACRES:

1,010.00

PRICE:

\$2,990,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Regina, NM

## Activities & Amenities:

ATV/Off Road  
Development Potential  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Pond/Lake  
State Hunting Unit: 6A

## Land Details:

**Address:** TBD Hwy 96 and Hwy 595,  
Regina, New Mexico 87017, USA  
**Closest Town:** Regina  
**Total Acres:** 1,010.00  
**Deeded Acres:** 1,010.00  
**Zoning:** Ag  
**Elevation:** 7,400  
**Topography:** Flat, rolling  
**Vegetation:** Timber pockets, natural  
sage meadows, food plots, 9 ponds  
**Estimated Taxes:** \$135 - 2024

## Property Summary

Nestled between and bordering the +/- 1.6 million acres of the Santa Fe National Forest on one side and just a few miles from the incredibly managed +/- 1,000,000 acres of Jicarilla Apache Reservation, lies the Wilderness Ranch, the perfect recreational hunting ranch consisting of +/- 1010 acres. Located just below the Continental Divide, the Mountain Views are breathtaking.

## Land

Fronted on a paved, state-maintained highway, Wilderness Ranch's +/- 1010 acres carries the perfect balance of edge, timber pockets, natural sage meadows interspersed with food plots and 9 ponds for today's discriminating sportsman who loves to manage their game.

Located +/- 20 minutes from the fabulous restaurants, grocery store, fuel and hardware stores of Cuba NM and +/- 90 minutes from the Albuquerque International Airport, +/- 120 minutes to Santa Fe, and 2 hours to the Quality Waters of the San Juan River, averaging over 30,000 trout per mile and said to be the some of the best trophy trout fishing in the United States today.

## Improvements

The ranch has electric power, a permitted water well with power and a water meter/hookup with Regina Rural Water Company. With an agricultural tax status, the taxes for this +/- 1010 acres were \$132.00 for 2024. You're not paying for another's mega mansion dream since the improvements are limited to 2 small buildings, which are excellent for storage, and a 35x60 metal storage building with power that is ideally located for RV/Trailer/Motorhome, a modular or building site.







## Recreation

### Hunting

Rio Arriba County, New Mexico has produced more record-book Boone & Crockett Mule Deer than any county in North America, including Sonora, Mexico, every decade since 1960. Unit 6A has unlimited, over-the-counter private land mule deer tags and this area carries one of the highest density elk herds with year-round resident herds, and a large migration herd as the snow starts to hit the higher elevations. The ranch has qualified for 2 to 4 elk tags annually (always check regulations) as New Mexico Fish & Game rewards well-managed properties with bonus incentive tags for good stewardship and the Wilderness Ranch has applied for bonus levels. With New Mexico's legal game feeders and food plots in close proximity to millions of acres of National Forest and Reservation, it's been very easy to keep +/-60 to 100 head of elk on the ranch most of the time.

### History

With years required to draw tags, and Covid steering over 3 million first time hunters to the woods, is it time for you to purchase your very own land investment with a rewarding dividend of landowner deer and elk tags annually? If so, call or email today for more info and your qualified showing on the +/- 1010 acres of Wilderness Ranch!

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



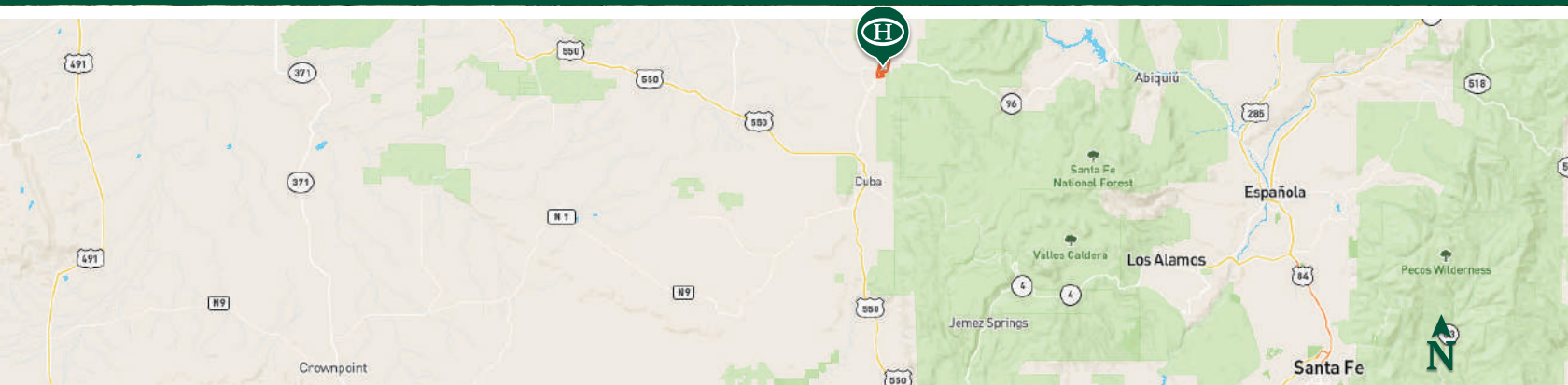




 Boundary

#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Greg Liddle

 Broker Partner, Licensed in CO & NM

 [Greg@HaydenOutdoors.com](mailto:Greg@HaydenOutdoors.com)

 970.946.0374

  
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