

Zuni Mountains Seclusion

40.95 Acres

Cibola County, NM

\$118,900



HAYDEN  OUTDOORS.

Zuni Mountains Seclusion

TOTAL ACRES:

40.95

PRICE:

\$118,900

COUNTY:

Cibola County

CLOSEST TOWN:

Bluewater, NM

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Development Potential
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint, Small Game, Turkey
Mineral Rights
Off Grid Power
Outfitting/Guide Service
Propane
Solar
Timber
Water Access
Wooded
State Hunting Unit: 10

Land Details

Address: 35 Wild Iris Rd, Bluewater,
New Mexico 87005, USA
Closest Town: Grants
Total Acres: 40.95
Deeded Acres: 40.95
Elevation: 7,750 to 7,870
Topography: Agua Fria Creek flows from
February to June each year, Rock Bluffs
Rocky outcroppings, Man Made pond
with features. Home sits in a small valley,
which runs mostly north and south along
the length of the property. Ridgetops
turn into mostly flats mesa tops.
Pasture Acres: 38
Riverbottom Acres: 3
Mineral Rights: Yes, all that is
transferable to be determined
Estimated Taxes: \$235.94 - 2024
Waterfront Features: Agua Fria Creek
runs through the south end of the property

Property Summary

Discover Zuni Mountains Seclusion, a 40.95+/- acre off-grid sanctuary in the Zuni Mountains. Nestled among the tall pines of the Zuni Mountains, along the banks of the Agua Fria Creek,

Land

Zuni Mountains Seclusion consists of 40.95+/- acres of vacant land. Nestled among the tall pines of the Zuni Mountains, along the banks of the Agua Fria Creek, this property is perfect to build your dream home off-grid and away from the neighbors but close enough to the community of Grants and to major airports and local shopping for all your needs. Zuni Mountains Seclusion borders on its east boundary to Agua Fria Retreat. The owners have decided to list this additional property to offer additional acreage to the new owners that will add an additional level of seclusion. The owners has indicated that if the two properties are combined into one transaction that a discounted price may be negotiated.

Recreation

Zuni Mountains Seclusion offers the perfect off-grid retreat, surrounded by 1.6 million acres of Cibola National Forest and rich in cultural, historic, and recreational attractions. Located near Grants, NM, and just a short drive from iconic destinations like Chaco Canyon, Mesa Verde, Four Corners, and El Morro National Monument, the property provides easy access to world-class skiing, hot springs, ancient pueblos, and national parks. Situated in Game Management Unit 10, the ranch is eligible for an elk permit through NMDGF, with trophy-class elk, mule deer, and Merriam turkeys frequently seen on or near the property. With both a main house and guest house, it's an ideal setup for a hunting lodge or peaceful getaway, while the nearby San Juan River offers legendary trout fishing just under two hours away. Hiking, camping, and ATV riding are all right out the door, making this a prime spot for outdoor adventure and solitude alike.

Agriculture

With a bit of work, a fence and/or corrals could be installed to hold a few heads of cattle, horses, sheep, or goats. The property may then be viewed as agricultural, which could conceivably lower the property taxes. The new owner may wish to explore this.

Water/Mineral Rights & Natural Resources

All Mineral rights that are included in the sale of the property, will be conveyed at closing per title company discovery



General Operations

Vacant land with tall pines

Region & Climate

Cibola County, New Mexico, has a warm, dry climate with hot summers in the 90s and mild winters ranging from the mid-40s to 70 degrees. Spring and fall are generally mild, and the area averages just 13 inches of rain and 23 inches of snow annually. With around 278 sunny days each year, it sees significantly more sunshine than the national average. While conditions can be dry, there's typically enough moisture to support local vegetation. The property sits at a higher elevation, offering slightly cooler temperatures than the county average.

History

The area is rich in history, from the Native American tribes to the early Spanish settlers who called it home. Zuni, Navajo, Hopi, Apache reservations, Acoma, and Laguna Pueblos are all in the area.

Please call or email today for more information on this unique ranch to answer any questions and schedule a qualified showing. Financial verification is required prior to all showings Co brokers welcome

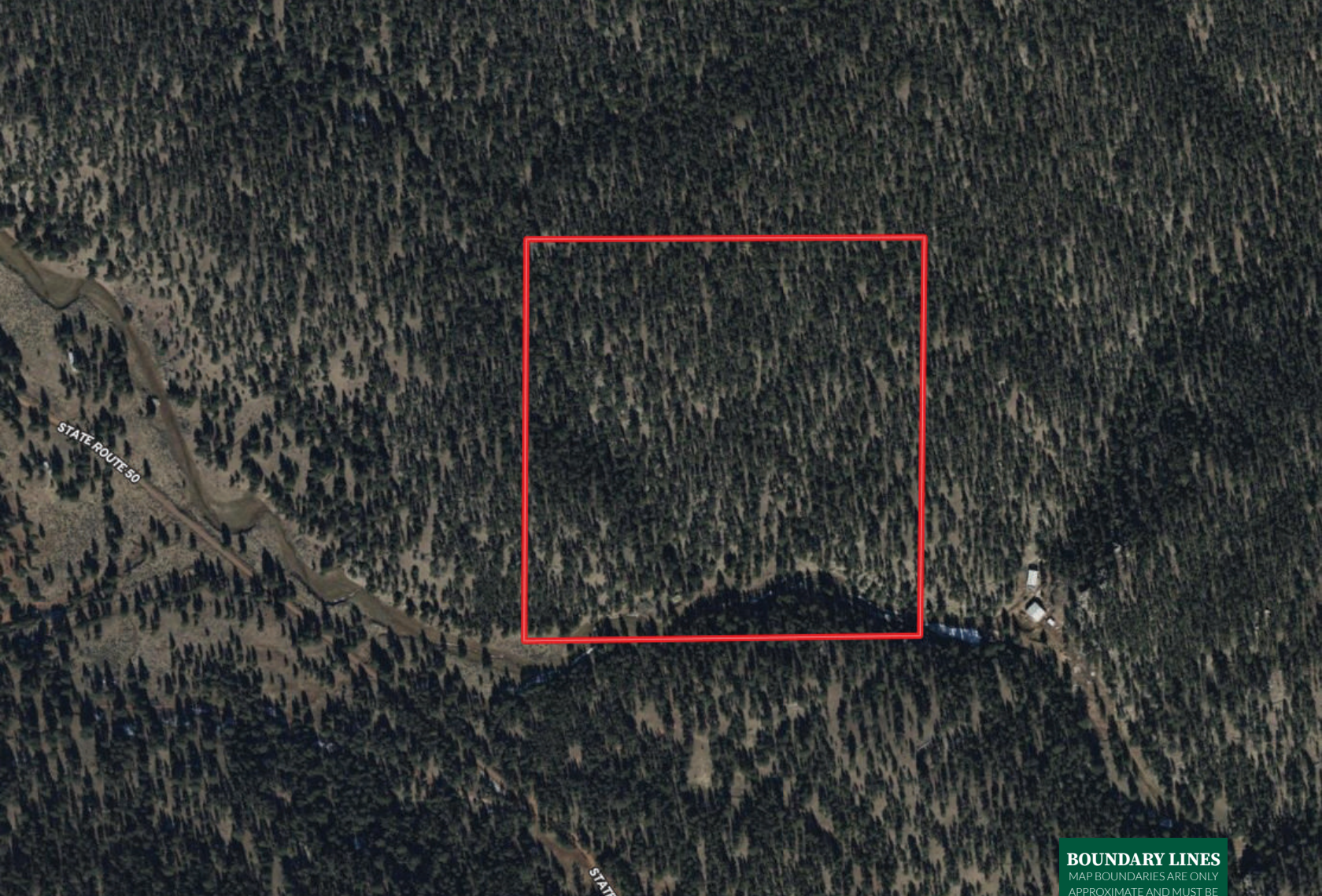
Location

Area communities driving distance

- Grants, New Mexico: 20 miles a 45 +/- minute drive
- Albuquerque New Mexico: 100 miles a 2 +/- hour's drive
- Farmington New Mexico: 150 miles a 3 +/- hour's drive
- Gallup New Mexico: 80 miles a 1 1/2 +/- hour's drive
- Durango Colorado: 210 miles a 4 +/- hour's drive
- Santa Fe: 150 miles a 3 +/- hour's drive
- Navajo Reservoir/ San Juan River: 200 miles 3 1/2 +/- hour's drive
- Wolf Creek Ski Area: 250 miles 5 +/- hour's drive
- Purgatory Ski Area: 250 miles 4 1/2 +/- hour's drive
- Chaco Canyon New Mexico: 130 miles a 2 1/2 +/- hour's drive
- Mesa Verde National Park: 230 miles a 3 1/2 +/- hour's drive

*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.

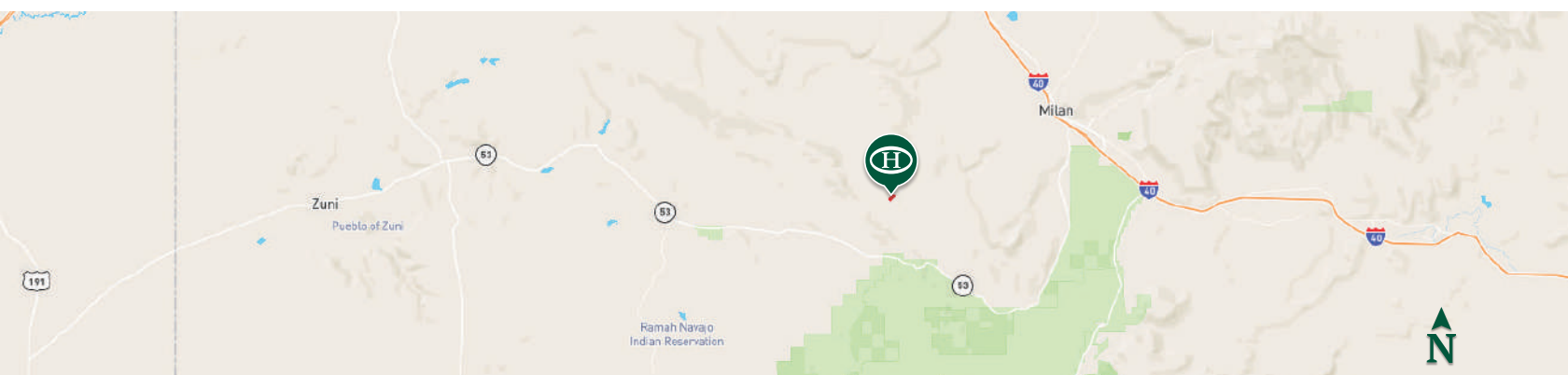




 Boundary

BOUNDARY LINES

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



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