

Brazos River Crossing

1,989.57 Acres

Rio Arriba County, NM

\$14,900,000



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Activities & Amenities

ATV/Off Road

Cattle/Ranch

Development Potential

Hiking/Climbing

House/Cabin

Hunting - Big Game, Predator/
Varmint, Small Game & Turkey

Income Producing

Off Grid Power

Outbuilding/Barn/Shed/Shop

Pond/Lake

Stream/River

Water Access

Water View

Waterfront

State Hunting Unit: 4

Land Details

Address: TBA , Tierra Amarilla,
New Mexico 87551, USA

Closest Town: Chama

Total Acres: 1,989.57

Deeded Acres: 1,989.57

Zoning: Ag

Elevation: 10000

Topography: Rolling

Vegetation: Aspen mixed with stands of
blue spruce, native grass meadows.

Source of lot size: Assessor/Tax Data

Building Details

Homes: 2

Style of Home(s): 2 off-grid cabins



About This Property

Yellowstone in New Mexico!

This +/-2000 acres of pristine New Mexico high country, located at the top of coveted Rio Arriba County, is approximately 12 miles south of the Colorado border! With 100% draw on private landowner mule deer, monster pronghorns and a dozen rocky mountain landowner elk tags annually, the ranch is complimented by a mile plus of rainbows and brook trout on BOTH sides of the Brazos River Bottoms!





Land

Big Game Unit 4

Upon viewing the +/-1989.57 pristine and breathtaking acres bordering both sides of the Brazos River, one could easily conclude that it should belong in a state or national park! Brazos River Crossing has been in the same family ownership in excess of 20+ years and is NOT encumbered by any conservation easements, bordered exclusively by larger private ranch holdings (no public lands adjoining) and zero public access. The elevation is +/-10,000 ft., topping out at Brazos Peak at 11,400 ft. Vegetation is aspen mixed with stands of blue spruce, complimented by native grass meadows.

Brazos River Crossing has been solely utilized for private recreation, hosting the same long-term hunting clients for over a decade. There's also an active, long-term tenant that seasonally cattle grazes the property which allows for ag tax status and very low taxes.

Ranch access is limited in winter months and would require a snowmobile or tracked vehicles.

Improvements

While the ranch is not representing improvement value, 2 off-grid cabins making up a fully functional hunting camp and are incredible representations of history, one from the 1800's and one from the 1940's. One of the cabins has a new roof and a new floor and is used primarily for storage. Propane gas is driven in.

The camp's has a solar system and is wired for a back-up generator. Drinking water is hauled in and water from creek pond is pumped into the house.





Recreation

Fly Fishing and Hunting

In the past, fly fishing guides that have leased the ranch represented that this stretch of the Brazos River offers some of the finest fly fishing water available. Period! There's an additional +/- 1 mile of Farley Creek, an incredible brook/trout fishery, the perfect piece of paradise to soak that elk hair caddis with your favorite 2 weight for a wonderful afternoon delight after filling that morning bull elk tag!

The elk breed and birth here, with large herds of resident elk calling the ranch home and the valley literally lit up with bugles starting in mid-August. The ranch has historically received +/- 12 annual landowner elk authorizations, 6 mature bull, 3 archery and 3 antlerless (always check regs). Rio Arriba County has been the number one producer of B&C entries for Mule Deer every decade since 1960 and Brazos River Crossing holds some timberline bruisers.... The World Record Mundy Buck was harvested within 10 miles. As long as the landowner applies by mid-March, the mule deer tags have been 100%, as have pronghorn antelope tags. Surprisingly, the Brazos River Crossing Ranch has historically harvested a few nice antelope bucks annually, mainly with muzzleloader. The hunting experience on Brazos River Crossing Ranch has been such that in over 10 years, the ranch has never advertised hunts and the return clientele almost 100%.





Water/Mineral Rights & Natural Resources

The ranch is being conveyed as is, where is (no mineral survey has been conducted) but all solar, mineral (surface & subsurface), timber and wind rights that are owned will convey.

History

Rare riverfront properties in the west, such as Brazos River Crossing Ranch, are so rare that it's difficult to believe it exists. Options are endless, from legacy family ranch ownership set up in a trust for following generations to the incredible corporate or family retreat. The ranch would be an ideal candidate for Conservation Easement enrollment, an option that is attractive to today's tax conscious investor.

Call or email today for more information and your qualified showing of Brazos River Crossing!

Co brokers welcome !

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Buyer Process

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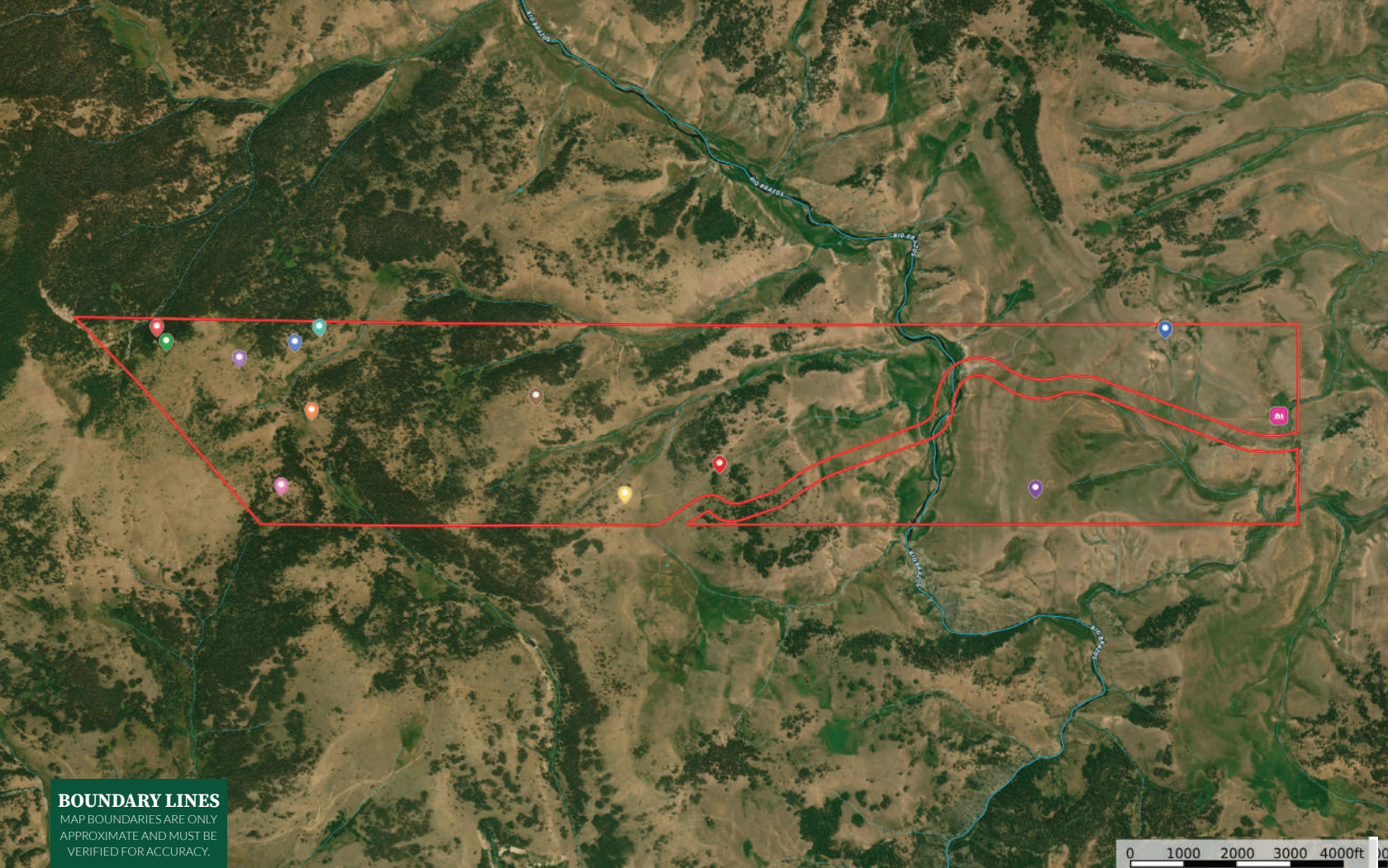


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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