

Ocate Mesa Hunting Camp

120.00 Acres

Colfax County, NM

\$695,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game, & Turkey
Natural Spring
Outfitting/Guide Service
Stream/River
Wooded
State Hunting Unit: 48

Land Details

Address: 506 County Road C009,
Ocate, New Mexico 87734, USA
Closest Town: Ocate
Total Acres: 120.00
Deeded Acres: 120.00
Zoning: AG
Elevation: 7500-8300
Income Type: Surface lease
Estimated Taxes: \$57.92 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Cabin
Finished Sq. Ft.: 850
Bedrooms: 1
Basement: None
Parking Types: Attached Garage
Heating Systems: Electric
Heaters & Wood Stove



Property Summary

Ocate Mesa Hunting Camp has it all: acreage, cabin, utilities, and great hunting! At the end of a county road with year-round springs, a seasonal creek, and mature ponderosa forest, this secluded +/-120-acre property features a turnkey 1-bed, 1-bath cabin with garage, well, power, and septic. A private big game haven that punches well above its class—this one won't last long!





Land

The Ocate Mesa Hunting Camp encompasses +/- 120 acres of richly varied mountain terrain in northeastern New Mexico's Sangre de Cristo foothills at an elevation of approximately 8000 feet. This secluded property sits at the end of a county-maintained road, blending quiet privacy with year-round accessibility.

The land features a mix of broad mesa benches, gently rolling hills, and steeper wooded draws. A seasonal creek traverses the southwest corner, fed by multiple seeps and springs that provide reliable water sources on the property—sources that hold wildlife on the property year-round.

Vegetation is dominated by mature ponderosa pine, with a healthy understory of Gambel oak, mountain mahogany, and mixed conifers including spruce and Douglas fir. In protected north slopes and drainages, you'll even find widely scattered aspen. The diversity of plant life supports a rich wildlife habitat—well-suited to elk, mule deer, black bear, turkey, and other native species. The property lies in NM Game Management Unit 48, a unit with over-the-counter tags for most species and a strong track record of qualifying for private land elk authorizations under the EPLUS private land hunting program.

Soils are primarily loamy and well-drained, derived from basaltic volcanic material typical of the Ocate volcanic field. Red sandstone outcroppings are visible in several areas, and surface textures range from grassy flats to forest duff and shallow rocky slopes.

The elevation and dense canopy provide cool summer temperatures, excellent cover, and a true high-country feel. With its mix of terrain, reliable water, lush meadows, and mature timber, Ocate Mesa Hunting Camp is a classic northern New Mexico recreational tract—primed for hunting, wildlife stewardship, or weekend retreat use.





Improvements

Ocate Mesa Hunting Camp features a functional and comfortable 1-bedroom, 1-bath hunting cabin with approximately 850 square feet of enclosed, finished living space. The interior includes a full kitchen, living area, bathroom, and sleeping quarters—ideal for hunters, weekenders, or seasonal use. Heating is provided by a wood-burning stove and space heaters, making it a cozy and efficient retreat year-round.

The structure is topped with a durable metal roof and includes a covered front porch, offering a sheltered spot to relax and enjoy the quiet setting. In addition to the enclosed interior, the cabin offers roughly 500 square feet of roof-covered open space—used for a carport, firewood storage, and additional gear staging. Total roof-covered footprint is approximately 1,350 square feet.

A network of well-established cat roads traverses the property, providing access to elevated benches, springs, meadows, and hunting locations by ATV or 4WD. These roads are thoughtfully cut, clearly visible in aerial imagery, and make game retrieval, property maintenance, and exploration efficient and enjoyable.

Turnkey and ready to use, the improvements on Ocate Mesa Hunting Camp offer a rare balance of utility, comfort, and seclusion.

**Buyer to verify all information and measurements*

Recreation

Ocate Mesa Hunting Camp, in northern New Mexico's high country (GMU 48), offers year-round recreation with prime big game hunting for elk, mule deer, black bear, and Merriam's turkey, plus one private land elk authorization through the EPLUS program. Nearby rivers and lakes—including the Cimarron River, Morphy Lake, and Eagle Nest Lake—provide excellent trout fishing along with opportunities for northern pike and perch. On-site, cat roads and game trails invite hiking, horseback riding, ATV use, and wildlife viewing, while winter brings cross-country skiing and snowshoeing. The property is within easy reach of Angel Fire, Sipapu, and Taos Ski Valley for downhill skiing, snowboarding, mountain biking, golf, and more. With its mix of timber, meadows, springs, and varied terrain, Ocate Mesa is a peaceful, private basecamp for four-season adventure.

***Historic tag allocation does not guarantee continued tags — buyer should verify with NMDGF.*





General Operations

The current owner has a small surface lease with a local rancher to allow for an agricultural tax exemption. This lease is negotiable, and can be transferred to the new owner if desired.

Region & Climate

Ocate Mesa Hunting Camp sits at approximately 8000 feet elevation in the Sangre de Cristo foothills of Colfax County, New Mexico. The area experiences a four-season mountain climate with average summer highs in the upper 70s to low 80s and overnight lows in the 40s. Winters are cold, with daytime highs in the 30s to 40s and regular snowfall. Annual precipitation averages 20 to 24 inches, with the majority falling during the summer monsoon season from July through early September. Snowfall ranges from 40 to 60 inches per year, supporting winter recreation without typically limiting access. The region is rural and lightly developed, with essential services available in nearby Mora, and Angel Fire. Larger towns such as Las Vegas and Taos provide additional amenities within 60 to 90 minutes.

Location

Ocate Mesa Hunting Camp is located in rural Colfax County, New Mexico, accessed via a well-maintained county road that terminates at the property. The nearest small towns are Wagon Mound (≈25 miles east) and Mora (≈30 miles south), where you'll find essential services—fuel, general stores, post office, K-12 schools, and a rural clinic. For broader amenities, including grocery selections, hardware supplies, medical specialists, and restaurants, Las Vegas, NM is about 50 miles southwest, and Taos is roughly 50 miles west.

The closest aviation access points include:

- Angel Fire Airport – a public county airport approximately 60 miles west, with an 8,900-foot paved runway capable of handling mid-size corporate or charter aircraft.
- Commercial air service is available from Taos Regional Airport (TSM) and Santa Fe Regional Airport (SAF) (≈50 miles and ≈110 miles away, respectively), while larger national flights operate out of Albuquerque International Sunport (ABQ) (≈170 miles).

*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.



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Buyer Process

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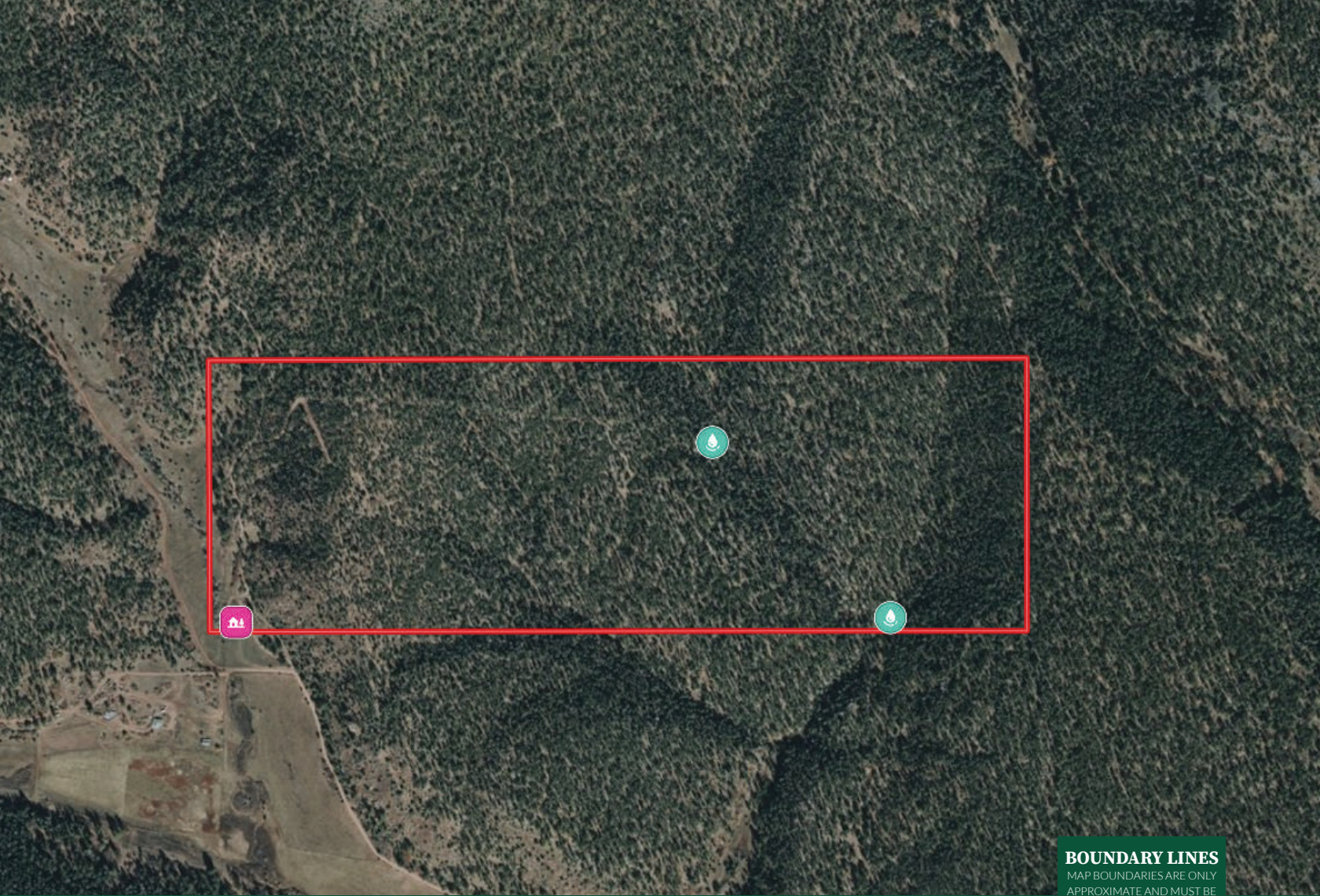


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- RICK STEINER, SELLER/BUYER

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



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