

Sunshine Valley 558

558.03 Acres

Taos County, NM

\$275,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
State Hunting Unit: 53

Land Details

Address: NSN Sunshine Valley Rd,
Costilla, New Mexico 87524, USA
Closest Town: Sunshine Valley
Total Acres: 558.03
Deeded Acres: 558.03
Elevation: 7500
Source of lot size: Assessor/Tax Data
Fence Type: Barbed Wire



Property Summary

Sunshine Valley 558 features ±558 acres of wide-open views and high desert solitude between Questa and Costilla, NM. With dramatic views of multiple mountain ranges and proximity to the Rio Grande and public land, it offers endless hunting, fishing, and is a prime spot for an off-grid home, small ranch, or recreational retreat. Located in a federally designated Opportunity Zone—this is your chance to invest where your vision and incentives align!





Land

The Sunshine Valley 558 encompasses approximately 558 contiguous acres of gently rolling high-desert terrain at an elevation of around 7,400 feet. The property features broad, open expanses with panoramic views in every direction—from the Sangre de Cristo Mountains to the east to Ute Mountain and the volcanic peaks of the Taos Plateau to the west. The landscape is classic northern New Mexico basin floor: dry, level, and sparsely vegetated with native sagebrush, rabbitbrush, and pockets of salt-tolerant grasses like alkali sacaton.

Soils in this region are primarily sandy loam and caliche-based, typical of the Taos Plateau, and provide well-drained conditions suitable for off-grid development or limited grazing. Neighboring properties have successfully cleared sage and installed center-pivot irrigation systems for hay and crop production, signaling agricultural potential with the appropriate infrastructure and water.

The property is accessed via a dirt county road and includes established two-track roads that cross the tract, aiding access and layout planning. The land is undeveloped but offers a clean slate for a variety of uses—whether you're looking to establish a solar-powered homestead, seasonal basecamp, or small agricultural operation.

The terrain and vegetation provide good visibility and solar exposure, along with privacy, peace, and excellent habitat for local wildlife, including mule deer and elk that move through the valley. With large neighboring tracts and minimal development nearby, this parcel offers rare scale and seclusion in a region known for its raw beauty and open space.

Sunshine Valley 558 is located within a Federally Designated Opportunity Zone, a program established to encourage long-term investment and economic development in targeted areas. This designation may offer significant tax advantages for qualifying investors, including potential deferral or reduction of capital gains taxes. Interested buyers should consult with their tax advisor or legal counsel to determine how these benefits may apply to their specific situation.





Improvements

The property is partially fenced with three-strand wire fencing.

Recreation

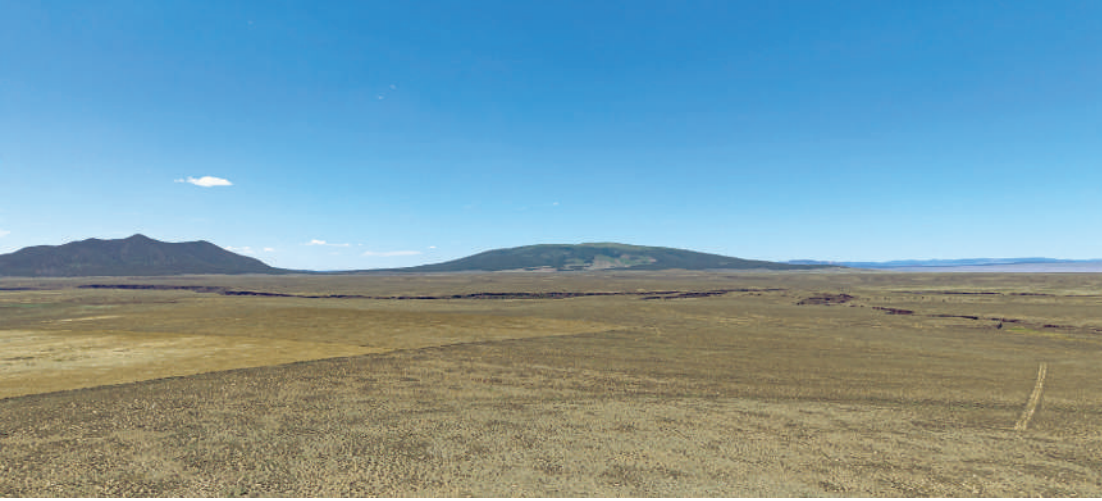
Sunshine Valley 558 offers outstanding year-round outdoor recreation in one of New Mexico's most scenic and least-developed regions. Located in Game Management Unit (GMU) 53, the property sits within an active migration corridor for elk and mule deer moving between the Sangre de Cristo Mountains and the Rio Grande Gorge. Wildlife activity is especially prominent near irrigated ag lands, and several neighboring parcels have qualified for private land elk authorizations through the New Mexico EPLUS program. With selective sagebrush clearing, strategically placed food plots and/or feeders, and the construction of dirt tanks along the natural drainage points of the property, a future owner could meaningfully enhance wildlife habitat and increase the property's potential for holding game and obtaining private land tags.

For anglers, the area offers exceptional opportunities. The nearby Rio Grande and its tributaries support populations of wild brown and rainbow trout. To the northeast, the Rio Costilla provides some of the finest high-country trout fishing in New Mexico, particularly in the cool summer months. Also within reach is Vermejo Park Ranch, a world-renowned private preserve known for its pristine waters and trophy hunting and fishing opportunities.

In winter, the region transforms into a destination for snow sports. Red River Ski & Summer Area, Taos Ski Valley, and Angel Fire Resort are all within 60 to 90 minutes of the property, offering alpine skiing, snowboarding, snowshoeing, and a variety of family-friendly mountain activities. In summer, these same resorts host festivals, mountain biking, disc golf, and scenic lift rides through alpine terrain.

Additionally, the nearby Rio Grande del Norte National Monument and Wild Rivers Recreation Area provide a public lands playground with opportunities for hiking, rafting, rock climbing, and wildlife viewing. With its proximity to both rugged wilderness and mountain resort towns, Sunshine Valley 558 is an excellent base for anyone seeking a mix of solitude, recreation, and natural beauty in northern New Mexico.





Region & Climate

Sunshine Valley is located in northern Taos County, New Mexico, in a high desert basin flanked by the Sangre de Cristo Mountains to the east and the volcanic peaks of the Taos Plateau to the west. The property sits at an elevation of approximately 7,500 feet, offering a four-season climate with abundant sunshine, low humidity, and dramatic skies year-round.

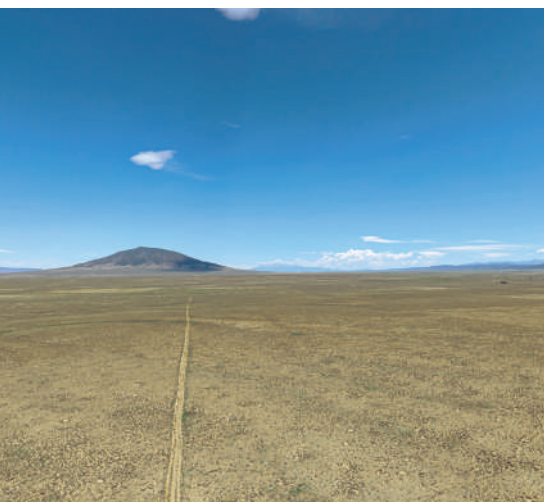
Summers are warm and dry, with daytime highs typically ranging from the upper 70s to mid-80s °F and cooler nights in the 40s and 50s. Afternoon monsoon rains in July and August bring moisture to the region, supporting native grasses and wildlife. Winters are cold but generally sunny, with daytime highs in the 30s and 40s and overnight lows often dipping below freezing. Annual snowfall can range from 30 to 50 inches, with considerably more accumulation in the nearby mountains.

The area receives approximately 10 to 14 inches of precipitation per year, primarily from summer thunderstorms and winter snow. Wind can be common in spring, a typical feature of the open high desert.

Location

Sunshine Valley 558 is located in northern Taos County at the end of Sunshine Valley Road, between the towns of Questa and Costilla, New Mexico. The property lies just west of State Highway 522, offering year-round access via maintained county roads. Questa, approximately 15 miles south, provides basic amenities and Red River, a popular mountain resort town known for its skiing, hiking, dining, and year-round activities is approximately 20 miles southeast of the property. Taos is about 30 miles south and offers a full range of services including restaurants, grocery stores, art galleries, medical care, and the Taos Regional Airport, which provides general aviation and seasonal commercial flights. Additional commercial air service is available at Alamosa, Colorado (approximately 63 miles north), Santa Fe (about 100 miles south), and Albuquerque International Sunport (roughly 160 miles southwest). Despite its secluded setting, the property is well-positioned for access to nearby towns, outdoor recreation on the Rio Grande del Norte National Monument, the Rio Grande River, and other public lands, and travel corridors throughout the region.

*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

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 regard 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

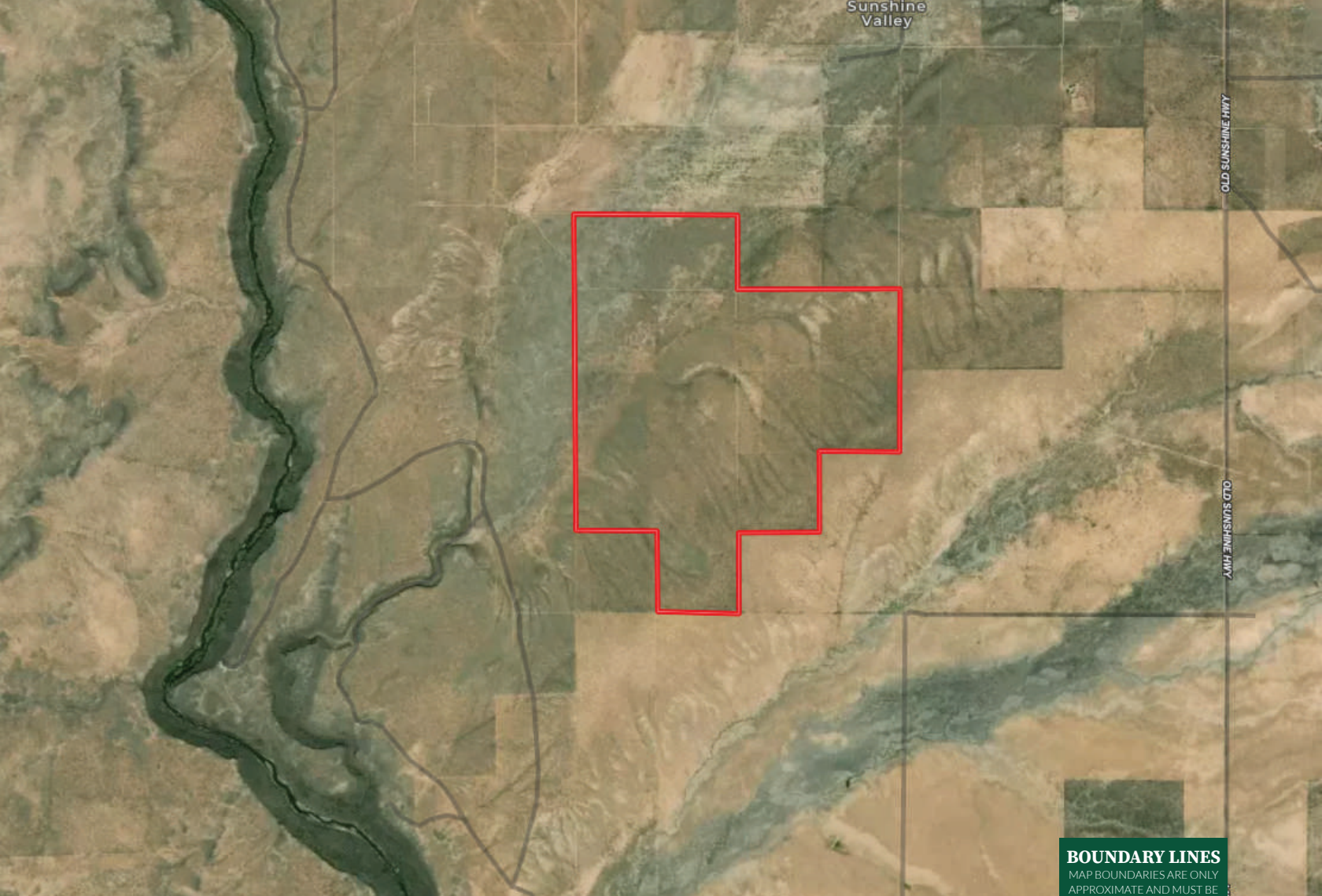


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

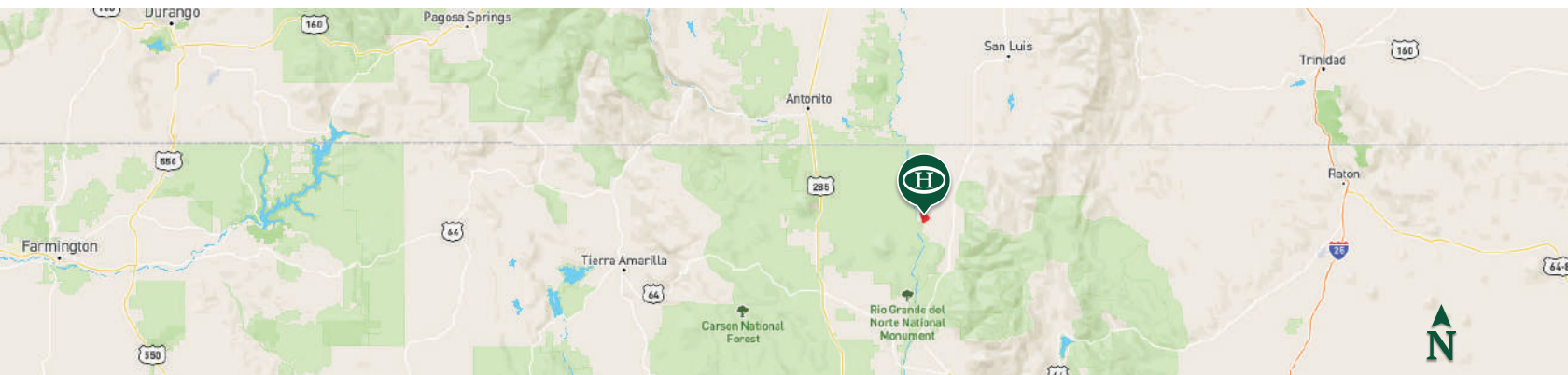
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testimonials





 Boundary

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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