

# Ellistancia 17

17.62 Acres | Sandoval County, NM | \$65,000



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## Activities & Amenities

ATV/Off Road

Development Potential

Equestrian/Horse Property

Farm/Crops/Ag

Food Plots

Hiking/Climbing

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

State Hunting Unit: 6A

## Land Details

Address: NSN Eureka Mesa Road,  
Cuba, New Mexico 87013, USA

Closest Town: Cuba

Total Acres: 17.62

Elevation: 7160

Source of lot size: Assessor/Tax Data





### About This Property

Ellistancia 17 offers ±17.62 fenced acres in the foothills of the Jemez Mountains in NM GMU 6A. With a strong elk and deer presence in the area, convenient paved year-round access, and expansive views, this parcel along the Continental Divide Trail near Cuba, NM is perfect for a hunting basecamp or building your weekend retreat. Out here, the only traffic you'll have to deal with is the four-legged kind!







## Land

Ellistancia 17 is a beautiful piece of ground featuring rolling terrain, open skies, and natural draws. The ±17.62 deeded acres lie just off the paved Eureka Mesa Road in Sandoval County.

The landscape is primarily covered in healthy piñon-juniper woodland, with a few acres of open pasture near the road. Two narrow arroyos run through the property—one of which includes a newly constructed dirt tank that enhances wildlife habitat and seasonal water collection. Elevation sits at approximately 7,160 feet.

The west side of the property offers excellent building spots with expansive views of the San Pedro Parks Wilderness and surrounding mesas. With nearby access to electric and cable, the property is well suited for a cabin, off-grid getaway, or future homesite.

## Improvements

The property is partially fenced with three and four strand wire, and has a gated entrance along Eureka Mesa Road.

## Recreation

Located in New Mexico's Game Management Unit 6A, this property sees regular elk and deer movement. Trail camera photos confirm consistent wildlife presence, and the unit is known for strong elk and deer populations and quality habitat. Over-the-counter private land mule deer tags are available in this unit, and the landscape lends itself well to spot-and-stalk hunting. The property may qualify for landowner elk tag eligibility under the EPLUS system with additional habitat improvements such as food plots or permanent water (always check with NMDGF for the latest regulations!).







## Recreation

The property also borders the Continental Divide Trail, a nationally recognized long-distance route. This section of the CDT near Cuba is open to mountain bikes and dogs where it follows existing dirt roads—offering additional trail-based recreation right from the property. Motorized bikes (dirt bikes) are not permitted on the official CDT, but can use nearby forest roads.

## Region & Climate

Ellistancia 17 lies in the rolling foothills of the Jemez Mountains, just southwest of the Valles Caldera. The property sits at approximately 7,160 feet elevation and enjoys a semi-arid, mountain-influenced climate with clear seasonal shifts. Summers are warm and sunny, with highs in the upper 80s to low 90s, while winters bring crisp days, cold nights, and occasional snowfall.

Annual precipitation averages around 12 inches, with the majority falling during the summer monsoon season from July through mid-September. The area sees over 300 days of sunshine each year, and the high-desert elevation provides excellent air clarity, cool evenings, and a long stretch of peaceful, dry weather.







## Location

Ellistancia 17 is located just a few miles east of Cuba, NM via Eureka Mesa Road and Highway 126. Despite its quiet, rural setting, the property offers reliable year-round access and is surprisingly well-connected.

### Driving times:

- Albuquerque, NM ~1 hr 45 min
- Santa Fe, NM ~2 hr 30 min
- Durango, CO ~2 hr 45 min
- Flagstaff, AZ ~6 hr

### Nearest airports:

- Albuquerque International Sunport (ABQ) – full-service airport with nationwide connections (~1 hr 45 min drive)
- Durango–La Plata County Airport (DRO) – regional airport with service to Denver, Dallas, and Phoenix (~2 hr 45 min drive)

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# Hayden Outdoors

## *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.

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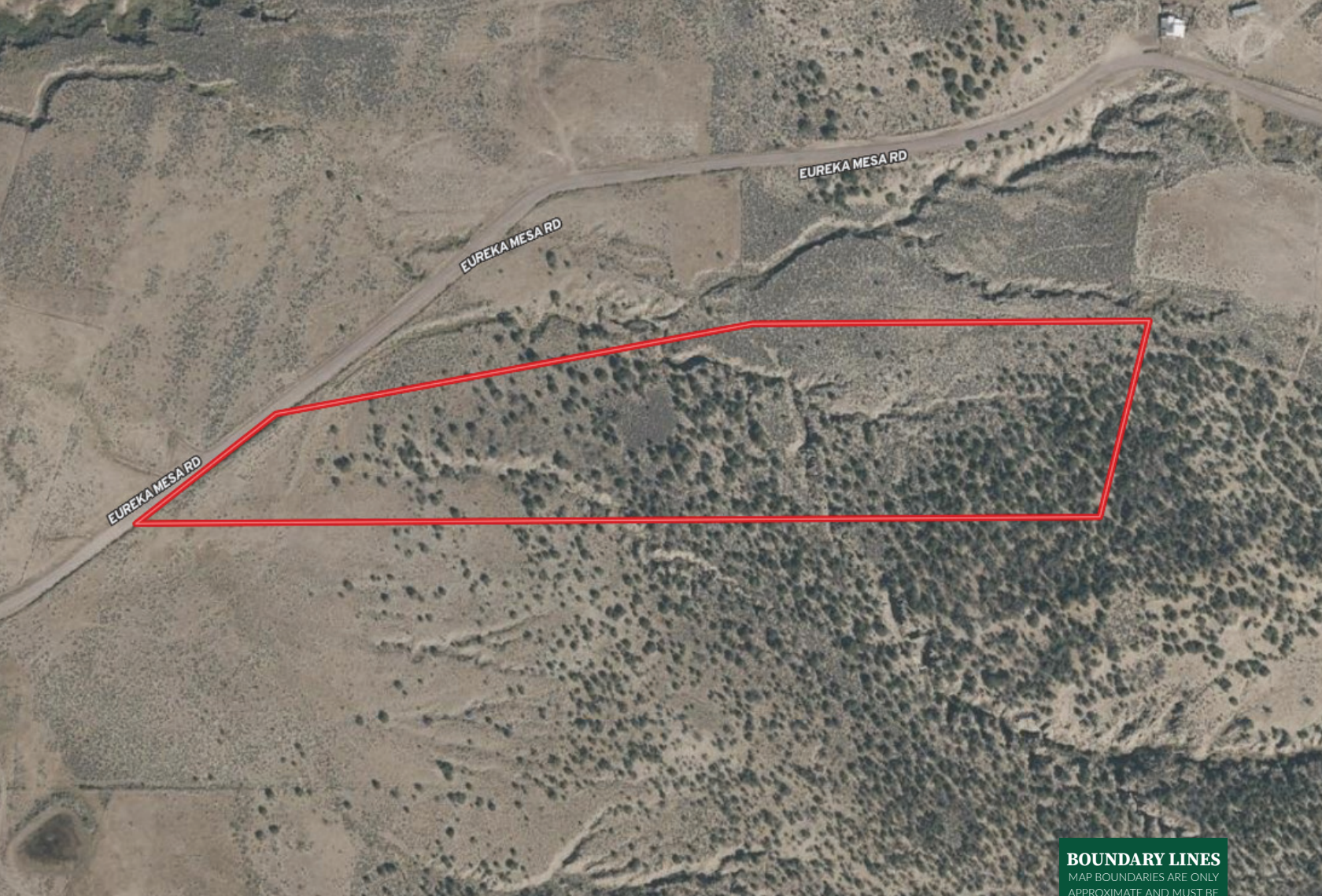
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*


*- RICK STEINER, SELLER/BUYER*

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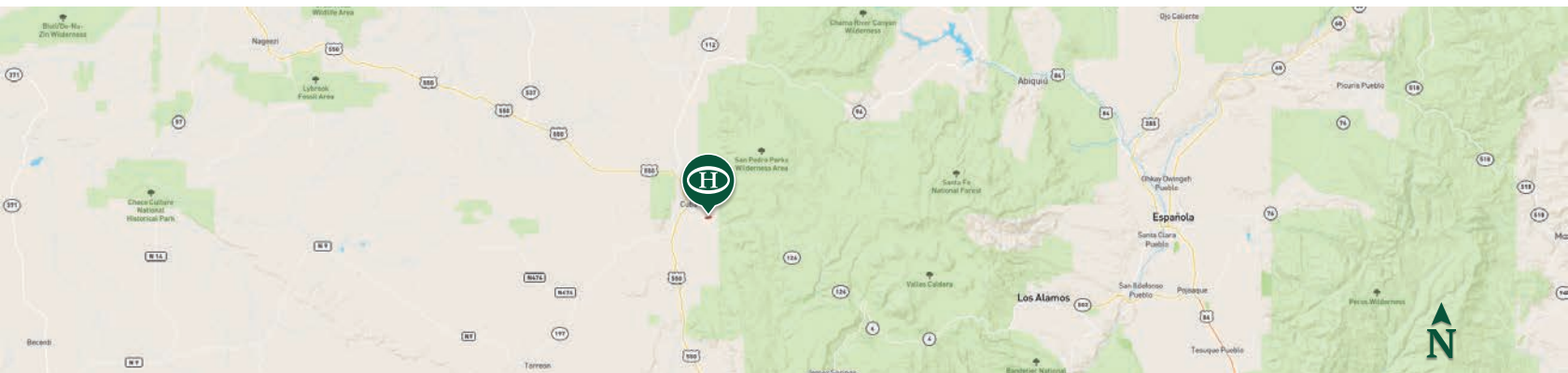




 Boundary

#### BOUNDARY LINES

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



## HAYDEN OUTDOORS



FARM, RANCH & RECREATIONAL REAL ESTATE



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