

Latir Mountain Ranch

1,301.00 Acres | Taos County, NM | \$3,750,000



HAYDEN  OUTDOORS.

Latir Mountain Ranch

TOTAL ACRES:

1,301.00

PRICE:

\$3,750,000

COUNTY:

Taos County

CLOSEST TOWN:

Questa, NM

Presented by



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About This Property

Set in a beautiful location beneath Latir Peak, the $\pm 1,301$ -acre Latir Mountain Ranch offers multiple residences, livestock facilities, a well-appointed shop and ± 200 acre-feet of senior water rights. With a stocked pond along with private-land elk authorizations, OTC mule deer hunting, and a heavy year-round wildlife presence, this property delivers a rare blend of exceptional mountain recreation and scenery with true ranch capability.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game & Turkey
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Wooded
Water Rights
State Hunting Unit: 53

Land Details

Address: 3402 State Highway 522, Questa, New Mexico 87556, USA
Closest Town: Questa
Total Acres: 1,301.00
Deeded Acres: 661.00
Leased Acres: 640.00
Irrigated Acres: 91
Water Rights: Yes
+/-200 acre feet of water rights associated with +/-91 acres
Estimated Taxes: \$4,412.76 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 3
Stories: 2
Bedrooms: 2
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage & Driveway
Outbuildings: 3
Fence Type: Barbed Wire
Heating Systems: Forced Air, Radiant & Wood Stove
Appliances: Dishwasher, Garbage Disposal, Dryer, Refrigerator, Hot Water Heater, Microwave, Oven & Washer
Flooring: Carpet, Hardwood & Tile
Siding: Stucco & Wood
Roofing: Flat, Metal
View: Mountain, Pond, Private, Scenic & Wooded



Land

Latir Mountain Ranch includes ± 661 deeded acres plus a ± 640 -acre New Mexico State Land lease, forming a contiguous $\pm 1,301$ -acre holding at the base of northern New Mexico's Latir Peak. Sharing a border with the Urraca Wildlife Management Area to the north and the Latir Peak Wilderness to the east, this ranch offers the feeling of a quiet, wildlife-filled sanctuary only 10 minutes from Questa.

Easily accessed directly off of NM Highway 522, the ranch's terrain transitions from sage and native grass covered meadows to rolling piñon-juniper foothills with expansive views of Latir Peak and the surrounding high country of the Latir Peak Wilderness to the east, Ute Mountain and the Rio Grand Valley to the West, and the towering 14,350 foot Blanca Peak to the north.





Improvements

Latir Mountain Ranch features a host of structures in a layout that is designed for functionality and privacy, all connected by a well-maintained network of gravel roads and dirt two-tracks allowing access from the gated entrance to the highest points on the property.

The main residence is a custom 2-bedroom, 2-bath Northern New Mexico-style home featuring hardwood floors, radiant in-floor heat, a wood-burning stove in the living room, and a top-floor master suite with soaking tub and separate shower. A newly-installed composite deck off the master suite captures unobstructed views of the ranch and surrounding landscapes. An atrium, complete with waterfall feature, mature vegetation, and Koi pond adds to the ambiance of the home. Just east of the main residence is a stocked pond which is designed to add to the natural beauty of the property while also serving as a functional holding reservoir for both irrigation and livestock water for the property.

The second home is a three-bedroom, two-bath manufactured home. It is finished with log siding, tile countertops, a mixture of tile and carpeted floors, and a wood-burning stove in the living room.

The third home is a four-bedroom two-bathroom adobe-style residence. This comfortable home features custom kitchen cabinetry, tile and carpeted floors, and a recently upgraded forced-air heat/AC system. This home is currently occupied by the ranch manager.

The custom-designed shop is well-insulated and heated, and sports two high-bay overhead doors, a bathroom with shower, an office area, and a recessed oil-change pit. Originally designed for off-grid capability, the shop also houses a battery array and other infrastructure for nearby solar panels and a large diesel backup generator. Outside of the shop are a detached walk-in meat cooler with processing rack and a pump station for the permitted underground diesel and gas storage tanks.

The horse barn is configured with three stalls, each with an outdoor turnout, and a tack room. There is room for four additional stalls; this area is currently used for hay and feed storage. The barn has electricity and a frost-free hydrant.

A large greenhouse, currently utilized as an equipment storage shed, also includes a studio apartment with a half bath and kitchenette.



Boasting ±200 acre-feet of pre-1907 adjudicated water rights, Latir Mountain Ranch makes use of extensive water-related infrastructure and improvements. A recently-installed seven-tower center pivot irrigates approximately 64 acres, while another pasture is flood irrigated via gated pipe.

Recreation

The ranch's location, bordering both the 20,000+ acre Latir Peak Wilderness and 13,000+ acre Urraca Wildlife Management Area, and along a natural elk and deer migration corridor between the high country and lower Rio Grand basin practically guarantees exceptional year-round wildlife activity—this is the honey-hole you've been looking for!

Herds of elk, trophy-class mule deer, turkey, and even the occasional bighorn sheep are drawn in by the numerous wildlife-specific habitat improvements on the property, including two automatic feeders, multiple large food plots, and well-distributed water. Four strategically placed hunting blinds, including two elevated Redneck Blinds, ensure that hunters can take advantage of this wildlife presence.

Latir Mountain Ranch is situated in GMU 53, where landowners have access to over-the-counter private-land mule deer tags. The ranch receives multiple elk authorizations annually through New Mexico's EPLUS private land elk management system. In 2025, it received a total of 6 elk authorizations – 3 mature bull, 1 either-sex archery, and 2 antlerless.

The pond is stocked with trout and provides year-round fishing and enhances the ranch's recreational appeal. The Special Trout Waters of Costilla Creek are less than 30 minutes from the property and offer Rio Grande Cutthroat, rainbow, and brown trout.

With its direct access to the Latir Peak Wilderness, the property offers outstanding opportunities for hiking, horseback riding, backcountry exploration, and high-country recreation in an area known for its rugged high-altitude peaks, including seven peaks over 12,000 feet, and its diverse landscape featuring forested slopes, wildflower-filled meadows, and alpine lakes. Latir Creek originates high in the wilderness and flows just beyond the southeast corner of the state lease land.





Agriculture

The ranch's agricultural infrastructure supports efficient hay and livestock production. The center pivot and flood-irrigated portions of the ranch allow for hay production as a supplement to the native grass and sage-covered pastures.

The property is fully fenced and cross-fenced, making it suitable for horses or a small cattle operation. Fencing is extensive and well maintained, with 10 individual pastures available on the deeded acreage and five additional pastures on the state lease. Livestock working facilities include corrals, a loading chute, and multiple livestock waterers fed by frost-free water hydrants.

Water/Mineral Rights & Natural Resources

The property is served by three wells providing irrigation, residential, and livestock water. Approximately ± 200 acre-feet of pre-1907 adjudicated water rights tied to roughly 91 irrigated acres convey with the sale. Mineral rights, if any, will convey as owned.

General Operations

Latir Mountain Ranch benefits from experienced ranch management already in place, providing year-round oversight of livestock operations, irrigation systems, pasture rotation, property maintenance, and hunting. The ranch manager has taken care of this ranch for over 7 years and is interested in staying on with new ownership, if desired.





Region & Climate

The Latir Valley experiences four-season mountain conditions, with mild summers, crisp autumns, and winter snowfall that supports excellent recreation across the region. Sitting at roughly 7,800 feet, the area offers cool mountain air, abundant sunshine, and dramatic views of the surrounding peaks.

Outdoor enthusiasts enjoy easy access to Taos Ski Valley, Red River Ski Area, and Angel Fire Resort, all within a short drive and offering downhill skiing, snowboarding, snowmobiling, and extensive cross-country trails. Summer and fall bring exceptional hiking, backpacking, horseback riding, and mountain biking opportunities in the surrounding national forest and wilderness.

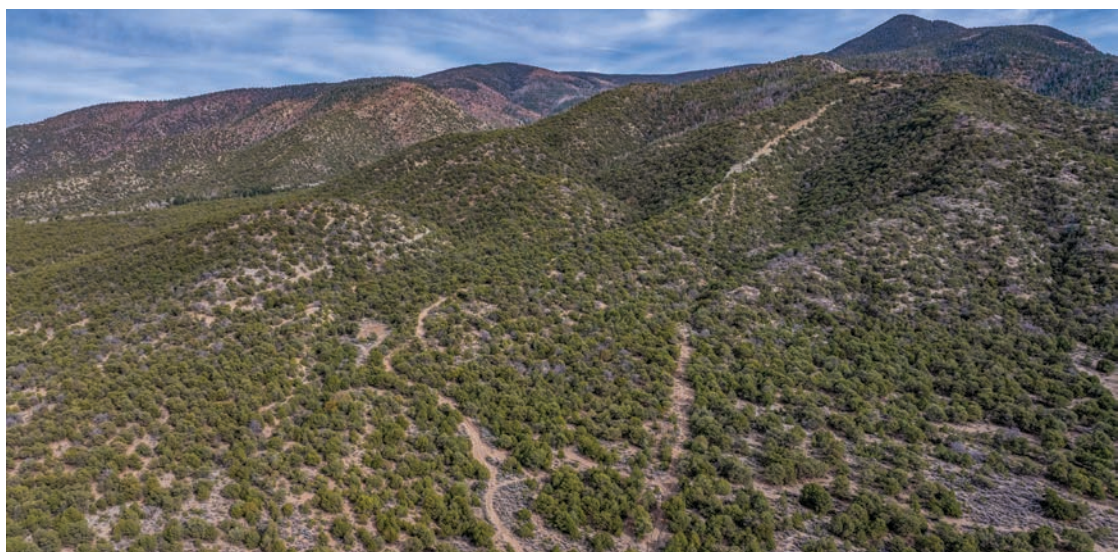
This part of northern New Mexico was once encompassed by historic land grants, and the landscape still reflects that legacy with its open spaces, ranching culture, and deep connection to the region's high-country terrain.

Location

The ranch lies approximately 9 miles north of Questa, NM and roughly 11 miles south of Costilla, NM, with direct, year-round access from NM Highway 522. The Colorado state line is approximately 12 miles north, reached in about 15 minutes.

Taos is approximately 35 minutes south, Red River about 25–30 minutes southeast, Angel Fire roughly 1 hour to the southeast, Santa Fe is about 2 hours to the south. Alamosa, Colorado is about 1 hour 35 minutes to the north. Regional airports in Alamosa and Santa Fe offer commercial flights, while Taos Regional Airport accommodates private aviation.

Questa and Red River offer most amenities including restaurants, groceries, and hardware stores. Full amenities, shopping and medical care are available in Taos, Santa Fe and Alamosa.







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.

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- RICK STEINER, SELLER/BUYER

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