

Black Mountain Retreat

80.00 Acres | Cibola County, NM | \$739,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Campground
Cycling/Mountain Biking
Equestrian/Horse Property
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game, Predator/Varmint
Income Producing
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Recreational Business
State Hunting Unit: 12

Land Details

Address: 30 Bobcat Lane, Pie Town,
New Mexico 87827, USA
Subdivision: Top of the World
Closest Town: Pietown, NM
Total Acres: 80.00
Deeded Acres: 80.00
Vegetation: Pinon, Juniper and Blue Gramma
Include Business? Yes

Building Details

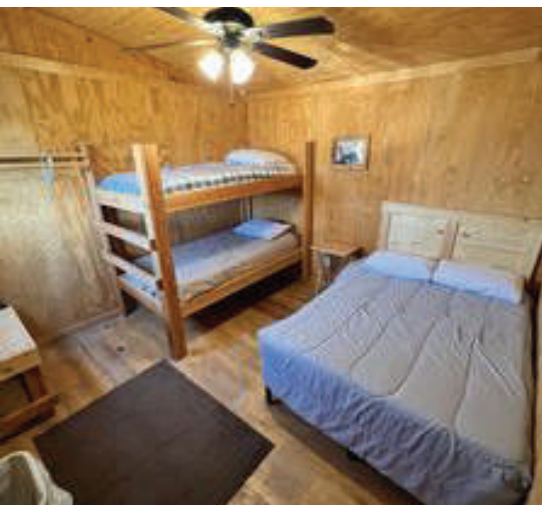
Style of Home(s): Lodge
Finished Sq. Ft.: 2,000
Bedrooms: 17
Full Bathrooms: 5
Basement: None
Outbuildings: 6



Property Summary

Welcome to this unique property just outside of Pie Town, NM, a hidden gem that has served as both an outfitter operation and a tranquil retreat. Nestled amidst the stunning New Mexico landscape, this expansive estate offers a rare blend of rustic charm and modern comfort, making it an ideal investment opportunity or a personal sanctuary. A main lodge with many sleeping quarters and a commercial kitchen make this property turnkey for anything.





Land

Approximately 80 acres adjacent to public lands. These lots have some heavy stands of ancient piñon and juniper trees, with open fields of blue grama grass, perfect for horses. The topography is also diverse, with shale ridges, high viewpoints, and secluded low areas. Sensible covenants are in effect. A community well and electric service are available, and telephone and DSL broadband Internet service are installed to every lot line.

The surrounding area offers excellent hunting, fishing, hiking and cattle ranching. There are also historic Indian ruins, cliff dwellings, and national forests nearby, and Continental Divide Trail is adjacent to the development. Serene meadows, streams and lakes provide unlimited recreational opportunities and habitat for the local wildlife, which includes deer, antelope, bear, elk, bobcat, and wild turkey.

Improvements

Main lodge (constructed of steel) 2000 sq ft (40×50) with 16 ft ceilings with partial second story (494 additional sq ft). This building is comprised of 390 sq ft of kitchen/dining area, 260 sq ft second story bedroom, 234 sq ft second story loft/office, 1,320 sq ft great room, 113 sq ft bathroom, with a 400 sq ft covered front porch area. Just behind the main lodge is a 12×12 storage building.

There are four sleeping cabins (12×24 each divided into 2 rooms) each room is 131 sq ft. Each room has one bunk bed and one full bed. There are 8 rooms total between all four cabins.

There is a 12×24 bathroom house with four full bathrooms. Each bathroom is 65 sq ft and each has a stand up shower. There is an onsite laundry facility that is 10×11 – 110 sq ft laundry room with 3 washers and 3 dryers.

The 40×85 barn has a loft and storage. It is 2 stories and 40x 50 of it is enclosed. Building has a 300 sq ft bunk room with 6 beds, 8 individual rooms 60 sq ft each with 1 bed each, 183 sq ft loft with 6 beds, horse stall of 136 sq ft, 136 sq ft wet room/kitchen/dry storage, 190 sq ft game cleaning room enclosed, and 288 sq ft covered outdoor game cleaning area.

- 12 RV hookups each with their own 30 amp service
- 1 fully functional well with 1500 gallons of water storage.
- 10×10 covered gazebo for shooting range



Recreation

Experience the unparalleled outdoor recreation opportunities in Pie Town, NM, a haven for nature lovers and adventure enthusiasts alike. Nestled in the captivating landscapes of the high desert, this area boasts a diverse array of activities that cater to all interests and skill levels.

- **Hiking and Biking:** Explore miles of scenic trails that wind through dramatic canyons, rolling hills, and open meadows. The terrain offers both leisurely walks and challenging hikes, providing breathtaking views of the surrounding mountains and the vibrant New Mexico sunset. Mountain biking enthusiasts can also enjoy trails that vary in difficulty, making it an ideal destination for exploring on two wheels.
- **Fishing:** The nearby waters are teeming with trout, making Pie Town a prime spot for anglers. Whether you prefer tranquil streams or larger lakes, you'll find the perfect location to cast your line and enjoy a day of fishing while surrounded by serene natural beauty.
- **Wildlife Viewing:** Pie Town is home to an abundance of wildlife. Bird watchers can delight in spotting many species, while those with a keen eye might catch glimpses of deer, elk, and other local fauna. The area's diverse ecosystems create a thriving habitat for various creatures, making every outdoor adventure an opportunity for discovery.
- **Stargazing:** Known for its clear night skies and minimal light pollution, Pie Town is a stargazer's paradise. Lay back and marvel at the celestial wonders, from the Milky Way to shooting stars, as you immerse yourself in the tranquility of the night.
- **Horseback Riding:** Experience the rugged terrain on horseback, with options for guided rides or the chance to bring your own horse. There are plenty of trails and open spaces that provide a unique perspective of the stunning landscapes.

Whether you're seeking adrenaline-pumping activities or peaceful retreats into nature, Pie Town, NM, offers something for everyone. Embrace the great outdoors and create unforgettable memories in this beautiful part of New Mexico.





General Operations

Historically this property has been used as a rental property for family retreats and gatherings as well as an outfitter operation.

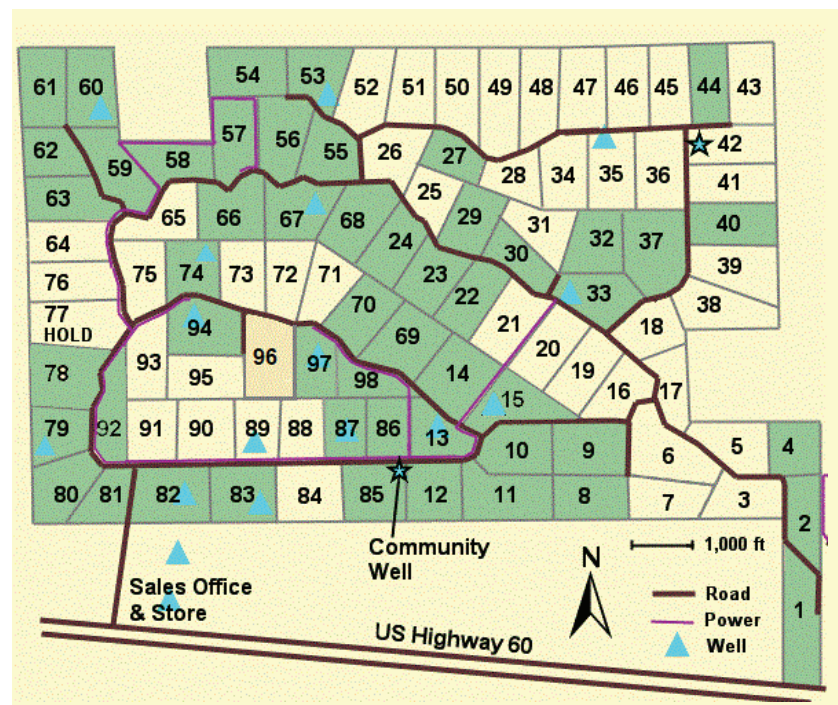
Location

Grants-Milan Municipal Airport (GNT): Located about 50 miles (approximately 80 kilometers) to the north of Pie Town, this airport offers limited commercial flights and is primarily used for general aviation.

For more extensive flight options, travelers might consider flying into larger airports such as **Albuquerque International Sunport (ABQ)***, which is about 130 miles (around 209 kilometers) northeast of Pie Town. This airport offers a wide range of domestic and some international flights.

While Pie Town is not directly served by major airports, these nearby options facilitate access to the community for visitors.

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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."

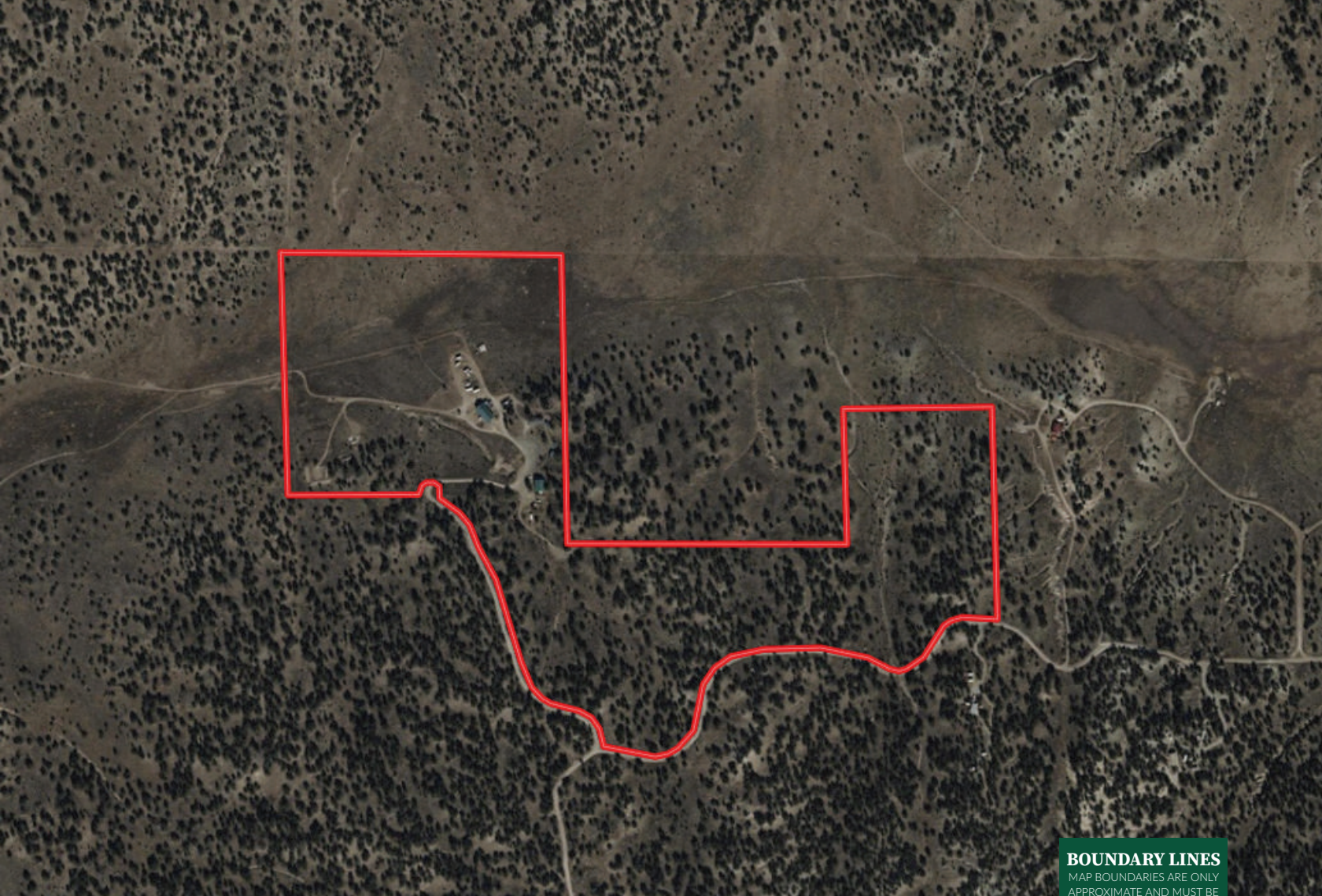


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

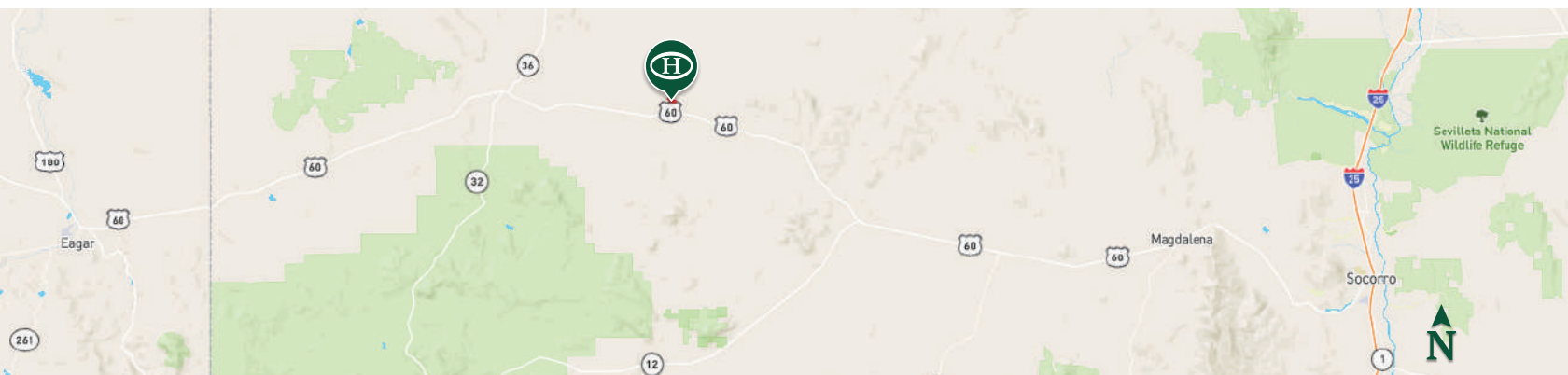




 Boundary

BOUNDARY LINES

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



Kevin Branum

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