

# Elk Run Ranch

12.64 Acres | Mora County, NM | \$475,000



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## Activities & Amenities

ATV/Off Road  
Equestrian/Horse Property  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game, Turkey  
Outbuilding/Barn/Shed/Shop  
Wooded  
State Hunting Unit: 48

## Land Details

Address: 283 County Road C009,  
Ocate, New Mexico 87734, USA  
Closest Town: Ocate  
Total Acres: 12.64  
Deeded Acres: 12.64  
Elevation: 6,600  
Estimated Taxes: \$1,571 - 2024  
Source of lot size: Survey

## Building Details

Homes: 1  
Homes: Stick built  
Style of Home(s): Ranch  
Finished Sq. Ft.: 1,200  
Stories: 1  
Bedrooms: 2 | Full Bathrooms: 2  
Basement: None  
Parking Types: Driveway  
Outbuildings: 2  
Types of Outbuildings:  
12'x18' Bunkhouse  
8'x15' Metal Shed  
Heating Systems: Forced Air  
Foundations: Cement  
Appliances: Dishwasher, Garbage  
Disposal, Dryer, Refrigerator, Hot Water  
Heater, Microwave, Oven, Washer  
Flooring: Carpet & Tile  
Siding: Log  
Roofing: Metal  
View: Mountain





## Property Summary

A turnkey  $\pm 12.6$ -acre escape, Elk Run Ranch offers a 2BR/2BA log cabin, bunkhouse, RV accommodations, and full utilities in a peaceful northern NM setting. Close to skiing, mountain biking, and fishing, it's a ready-to-enjoy getaway with consistent wildlife activity and has historically received an EPLUS elk tag each year.

## Land

Elk Run Ranch consists of  $\pm 12.6$  acres of mixed pine, oak, and open meadow positioned in a quiet valley north of NM-120. The land transitions smoothly from level grassland into light timber along the northern boundary, giving the property a balanced blend of usable ground and natural cover. The terrain is flat to gently rolling, making the acreage fully accessible. Wildlife presence is consistent, with elk using the property as part of a natural travel corridor between larger watering areas on neighboring ranches.







## Improvements

The ±21,200 sq ft, 2 bedroom, 2 bath log cabin is in turnkey condition and fully capable of serving as either a primary residence or a weekend getaway. Built with an open-concept layout, it includes a wood burning fireplace, a practical kitchen with a center island, and a Dutch-style split front door. The master suite features an ensuite bath. The second bedroom connects to a jack-and-jill bathroom, and a dedicated laundry room provides full-time convenience. Positioned along the edge of the timber, it features a full-length covered porch with a porch swing and outdoor dining area overlooking the meadow and the surrounding foothills.

A finished bunkhouse (12' x 18'9") with a large Trex and wood deck (20'x18'9") featuring both open and covered sections sits just behind the cabin. This insulated, powered space can serve as a guest area, office, playroom, or hobby space.

An 8'x15' metal storage building includes a roll-up door and plenty of storage area for ATVs, UTVs, tools, and equipment. A dedicated RV parking area with its own entrance and 50-amp hookup enhances hosting flexibility.

The property is fully fenced, with a split-rail section around the homesite. The layout also offers a natural location for developing a wildlife water hole or dirt tank if desired. Utilities include a private well, septic system, electricity, and propane.

The property will convey mostly furnished, excluding the Seller's personal items.

**\*\*Buyer to verify all listing information and data.**





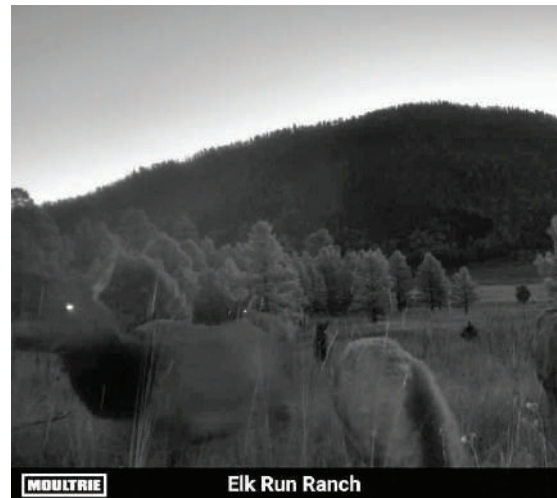
## Recreation

Elk Run Ranch is well-positioned near some of New Mexico's best locations for year-round recreation.

Fishing opportunities are abundant. Eagle Nest Lake offers trout and salmon fisheries and excellent ice fishing. The Cimarron River, flowing east from Eagle Nest Dam through Cimarron Canyon State Park, provides several miles of accessible public trout water. Coyote Creek State Park offers additional creek fishing to the south.

The property has historically received an EPLUS elk tag each year. Elk use the ranch as part of a travel corridor between large dirt tanks on neighboring ranches, and its location in GMU 48 allows for either private-land-only or unit-wide tag choices (always check regulations!). Deer, turkey, and bear tags are available over-the-counter to landowners in this unit.

The town of Angel Fire lies to the northwest of the property and offers one of New Mexico's most complete four-season resorts, with downhill skiing, night skiing, tubing, golf, and a premier lift-served mountain bike park. For advanced terrain, the world-famous Taos Ski Valley provides steep, high-elevation skiing and hiking beneath 13,167' Wheeler Peak, New Mexico's highest point.



MOULTRE

Elk Run Ranch



MOULTRE

Elk Run Ranch







## Water/Mineral Rights & Natural Resources

The property is supported by a private well. The seller will convey any water and mineral rights they currently own, if any. All water and mineral rights will be verified by title.

## Region & Climate

Elk Run Ranch sits in northern Mora County at roughly 7,600 feet, where open valleys meet the timbered foothills of the Sangre de Cristo Mountains and the Ocate volcanic field. Annual rainfall averages about 17–20 inches, which predominately arrives in the late summer monsoon season. Snowfall typically ranges from 36-40 inches per year, with heavier accumulations at higher elevations.

Summer highs are generally in the 70s to low 80s with cool nights in the 40s and 50s. Winters bring crisp days and cold nights, commonly ranging from the 20s into the 40s.

## Location

Elk Run Ranch is located approximately 2.8 miles north of NM-120 on County Road C009, a county-maintained gravel road offering dependable year-round access. The ranch sits between Wagon Mound (~30 miles) and Angel Fire (~25 miles) on NM-120, and north of Mora (~33 miles) and Las Vegas (~52 miles) on NM-442 offering privacy with easy travel in multiple directions.

Accessible from Wagon Mound, I-25 is the major north-south thoroughfare in NM, allowing for easy access to the ranch from Colorado as well as Las Vegas, Santa Fe, Albuquerque, and points further south.

Angel Fire is the nearest full-service mountain town with dining and groceries. From Angel Fire, US-64 heads west for another ~24 miles over Palo Flechado Pass into Taos, where full services, dining, and access to Taos Ski Valley are available.

Las Vegas, NM, a full-service college town with medical facilities, groceries, and dining, is also within comfortable reach. Day-to-day needs are easily handled in Angel Fire and Mora, with expanded services in Taos, Las Vegas, and Santa Fe.

For air travel, Angel Fire Airport and Taos Regional Airport both support private and charter aviation. Santa Fe Regional Airport (~2 hours) offers commercial service and is easily reached via I-25. Albuquerque International Sunport (~2 hours 45 mins) is the nearest international airport and the state's primary commercial gateway.

\*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 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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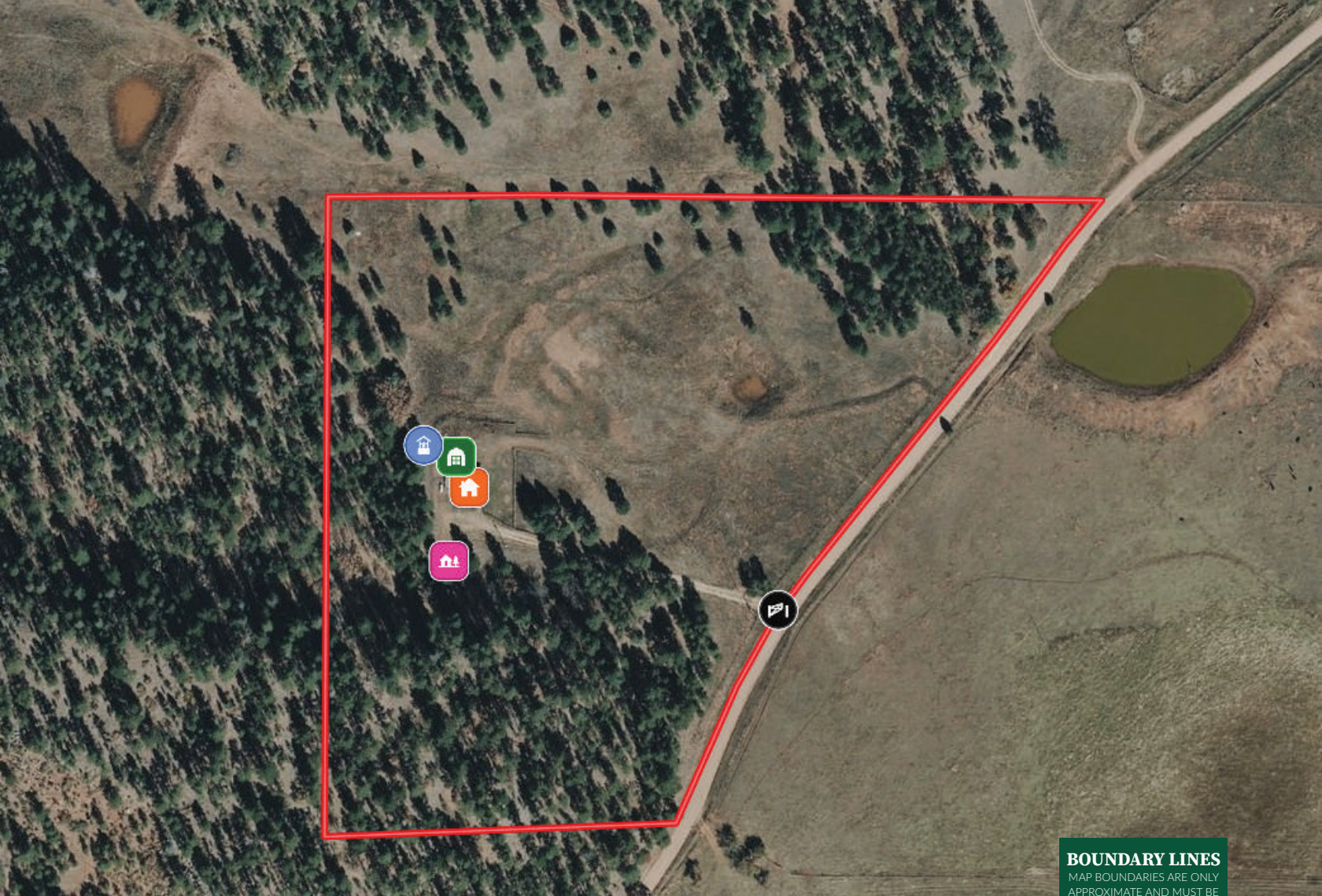
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*- RICK STEINER, SELLER/BUYER*

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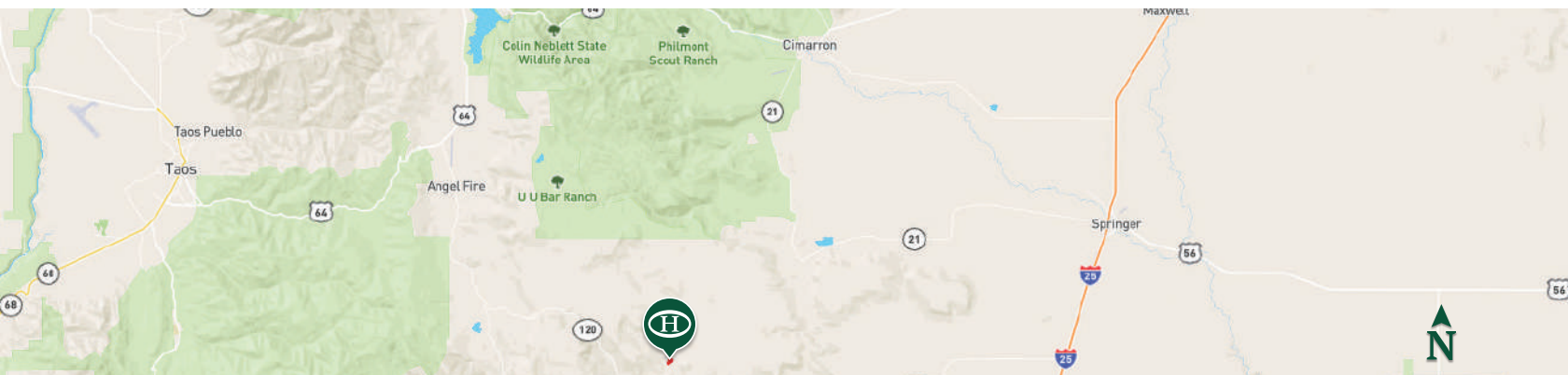




 Boundary

#### BOUNDARY LINES

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



## HAYDEN OUTDOORS



FARM, RANCH & RECREATIONAL REAL ESTATE



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