



# Lago Vista Ranch

15,750 Acres

San Miguel County, NM

\$17,280,500

HAYDEN  OUTDOORS.



# Lago Vista Ranch

TOTAL ACRES:  
15,750.00

PRICE:  
\$17,280,500

COUNTY:  
San Miguel County

CLOSEST TOWN:  
Conchas, NM

*Presented by*



## Robert Espinoza Sr.

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**HAYDEN OUTDOORS.**  
**REAL ESTATE**







### About This Property

Lago Vista Ranch presents a rare opportunity to own a versatile property that serves as both a productive cattle ranch, an exceptional recreational retreat. The ranch offers strong grazing potential, with added upside for lake-shore development. Ideal for waterfowl, quail, & Big Game hunting, the property also features historic ruins & ; expansive open country, making it well-suited for ranching, recreation, or a long-term legacy investment.





## Land Details

Address: NM Hwy 104, Conchas , New Mexico  
88416, USA

Closest Town: Tucumcari

Total Acres: 15,750.00

Elevation: 4200

Topography: rolling hills, mesa tops, open  
meadows

Vegetation: grama and galleta grasses, cholla  
cactus, with piñon and juniper trees

Timber Land Acres: 3750

Pasture Acres: 13000

Include Business?: Yes

## Building Details

Price: \$17,280,500

Basement: None

Water Provider: well

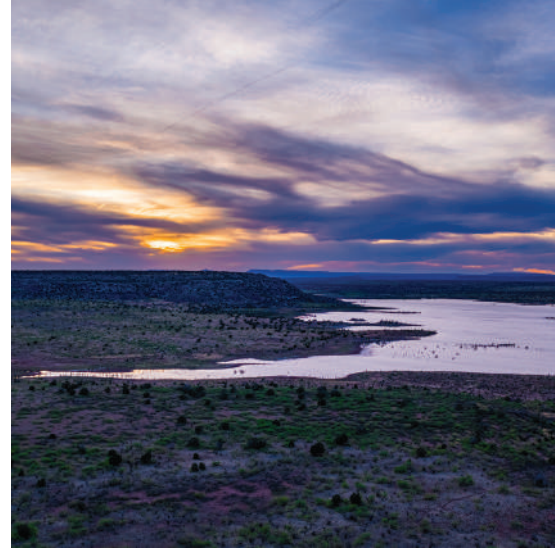
Types of Outbuildings:

Abandoned 1940's homestead

Waterfront Features:

3 miles of shoreline on Conchas Lake





## Land

Lago Vista Ranch encompasses approximately 15,750 total acres, including  $\pm 13,442$  deeded acres, 1,648 acres of State Trust lease, and 660 acres of BLM lease. The ranch includes a unique blend of land and lake frontage, with roughly 1,000 acres submerged when Conchas Lake is at full pool. During irrigation drawdowns, much of this acreage becomes exposed and provides excellent seasonal grazing for livestock.

Lago Vista Ranch features diverse and visually striking topography, ranging from sheltered coves and hidden canyons to elevated plateaus and scenic mesas with commanding views of Conchas Lake. The landscape transitions naturally into rolling grasslands and open meadows dotted with piñon and juniper trees. Native vegetation includes productive grama and galleta grasses, cholla cactus, and other local forage species, providing excellent grazing conditions for cattle while enhancing the ranch's scenic appeal and overall land quality.

**Shoreline & Improvements:** A major asset is approximately three miles of Conchas Lake shoreline, offering exceptional homesite potential or the opportunity to develop lakefront lots as an income-generating venture.

**Cattle Operations:** The ranch is currently operated as a cow-calf or yearling operation and is divided into six well-managed pastures with a regular rotation system to promote healthy grass growth. Under current management, the ranch supports approximately 400–600 head of cattle year-round, depending on rainfall, forage conditions, and class of livestock. The ranch is efficiently designed and well laid out, allowing a single ranch hand to operate and manage the property, with cattle typically checked a few times per week. The current owner describes the ranch as highly self-sufficient and easy to maintain, making it well-suited for both owner-operators and absentee ownership.

The ranch is currently being filmed to air on our Hayden Outdoors TV Show *Life on the Land*.







## Improvements

**Water & Improvements:** The ranch is well equipped with a reliable and diverse water system, including three solar-powered wells, three windmills, and two electric submersible wells. Additional water infrastructure includes two large storage tanks, underground piping to additional storage tanks and water structures, and approximately fourteen earthen tanks strategically located throughout the property. Seasonal water is also available along creek and arroyo bottoms, providing supplemental water sources for livestock.

Multiple sets of corrals are conveniently positioned across the ranch and offer excellent access to paved roads, allowing for efficient handling and transport of cattle during shipping and weaning. The ranch currently has no occupied residence, offering buyers the flexibility to develop housing to suit their needs. On the southern end of the property are an older, abandoned ranch house and remnants of a historic homestead. This area has both power and water available and would serve as an ideal location for a ranch hand headquarters or mobile home setup.

## Recreation

Lago Vista Ranch is located along a 25-mile-long reservoir spanning approximately 11 miles along the Conchas River and 14 miles along the South Canadian River in eastern New Mexico. The ranch features a diverse and scenic shoreline with secluded coves, canyons, sandy beaches, and abundant wildlife. Private water access and underwater acreage add significant recreational value. The property is well-suited for waterfowl and quail hunting and offers excellent potential for future lakefront development.

There is an abundance of recreational opportunities; however, the lake has become a haven for waterfowl and quail hunting, with some of the best fishing in the Southwest. The lake is stocked by the NM Department of Game & Fish with bluegill, channel catfish, crappie, largemouth bass, and walleye. The lake is open all year to fishing. Other







activities include camping, fishing, boating, canoeing, kayaking, water skiing, wind surfing, sailing, picnicking, hiking, biking, horseback riding, stargazing, and photography. This area is well preserved and filled with an abundance of wildlife.

Wildlife found on the ranch are Mule Deer, Antelope, Quail, Dove, and the occasional Elk along with many species of waterfowl. Also, coyote, bobcat, cougar, rabbits, and other species of smaller animals are on the ranch

The property is located within New Mexico Game and Fish Unit 42, making it ideal for outdoor and hunting enthusiasts.

## **Agriculture**

With a long-standing history as a working cattle ranch, the property reflects generations of Cattle Operations:

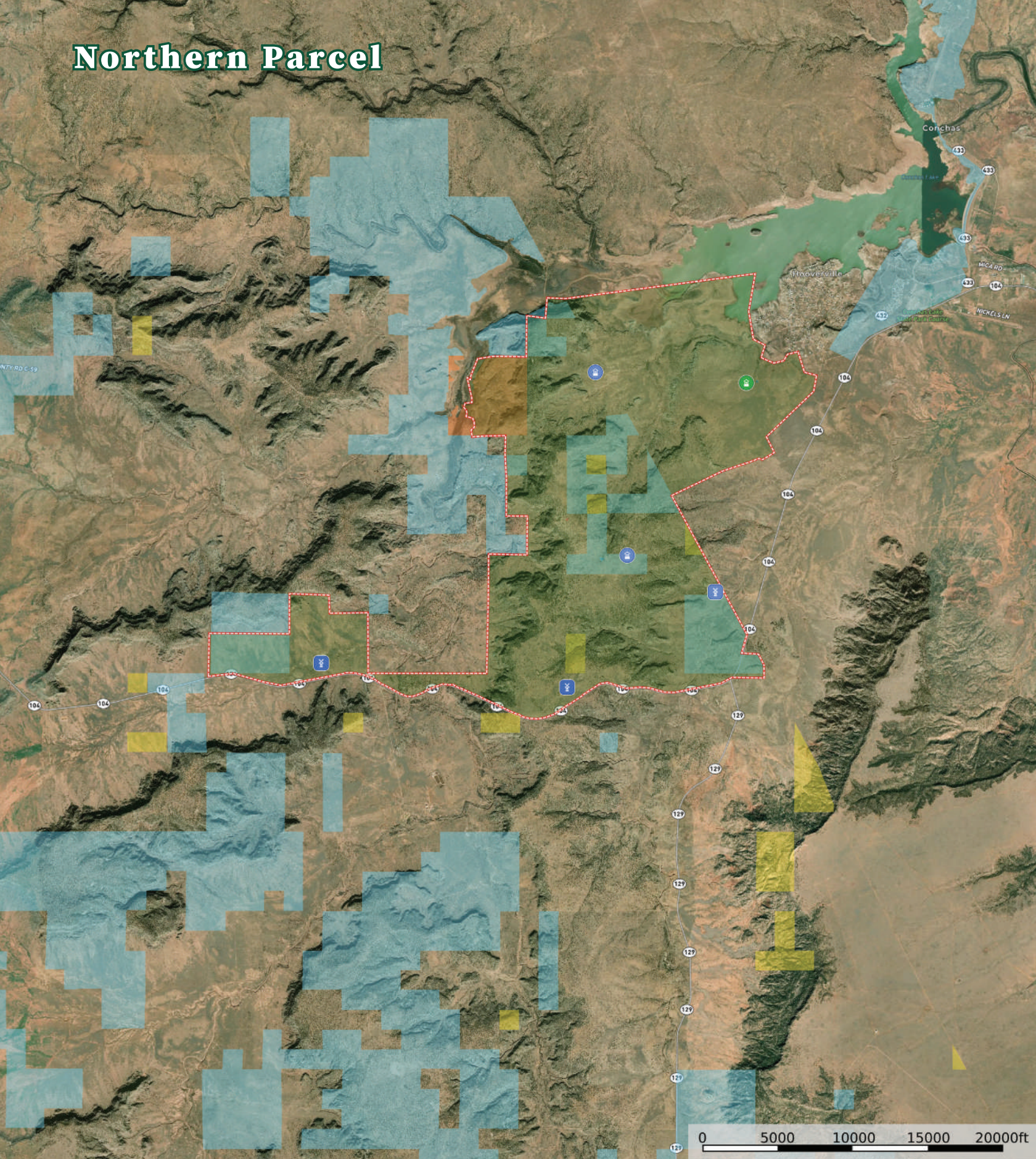
The ranch is operated as a productive cow-calf and/or yearling cattle operation with an emphasis on sound range management and long-term forage sustainability. The property is divided into six well-managed pastures designed to facilitate an effective rotational grazing program that promotes optimal grass utilization, root development, and overall rangeland health. Depending on annual rainfall, forage production, and livestock class, the ranch currently supports approximately 400–600 head of cattle year-round.

The layout of the ranch reflects practical agricultural design, with efficient pasture configuration and water distribution that allow for low-overhead management. Under the current program, the operation is structured so that a single ranch hand can oversee daily activities, with livestock typically checked several times per week. The ranch's self-sufficient infrastructure and ease of operation make it well-suited for both hands-on owner-operators and absentee owners seeking a manageable, income-producing agricultural asset.





# Northern Parcel



- Windmill 3
- Submersible pump with
- Solar Well 2
- Solar Well 1
- Windmill 2 1
- Windmill 1 1
- Fiberglass Storage Tank
- Pond / Tank
- BLM
- Local Government
- Other
- Forest Service
- State Land
- Fish and Wildlife
- National

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





### **Water & Improvements:**

Water infrastructure is a key strength of the ranch and is designed to support consistent livestock distribution across all pastures. The system includes three solar-powered wells, three windmills, and two electric submersible wells, providing reliable and diversified water sources. Two large storage tanks, along with underground pipeline systems feeding additional storage tanks and troughs, ensure dependable water delivery throughout the property.

In addition to developed water sources, approximately fourteen strategically placed earthen tanks capture and hold surface runoff, enhancing drought resilience and grazing flexibility. Seasonal water flow along creek and arroyo bottoms further supplements livestock water availability during wetter periods.

Multiple sets of working corrals are positioned for practical access and efficient livestock handling. Their proximity to paved roads allows for convenient cattle movement, shipping, and weaning operations. While the ranch currently has no occupied residence, utilities—including electricity and water—are available at the site of an older homestead on the southern portion of the property. This location offers an excellent opportunity for the development of a ranch headquarters, manager's residence, or mobile home setup to support ongoing agricultural operations, agricultural use and stewardship.







## **Water/Mineral Rights & Natural Resources**

To be conveyed to the new owner if any are associated with the current deed

## **General Operations**

With a long-standing history as a working cattle ranch, the property reflects generations of practical stewardship and agricultural use.

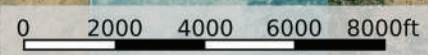
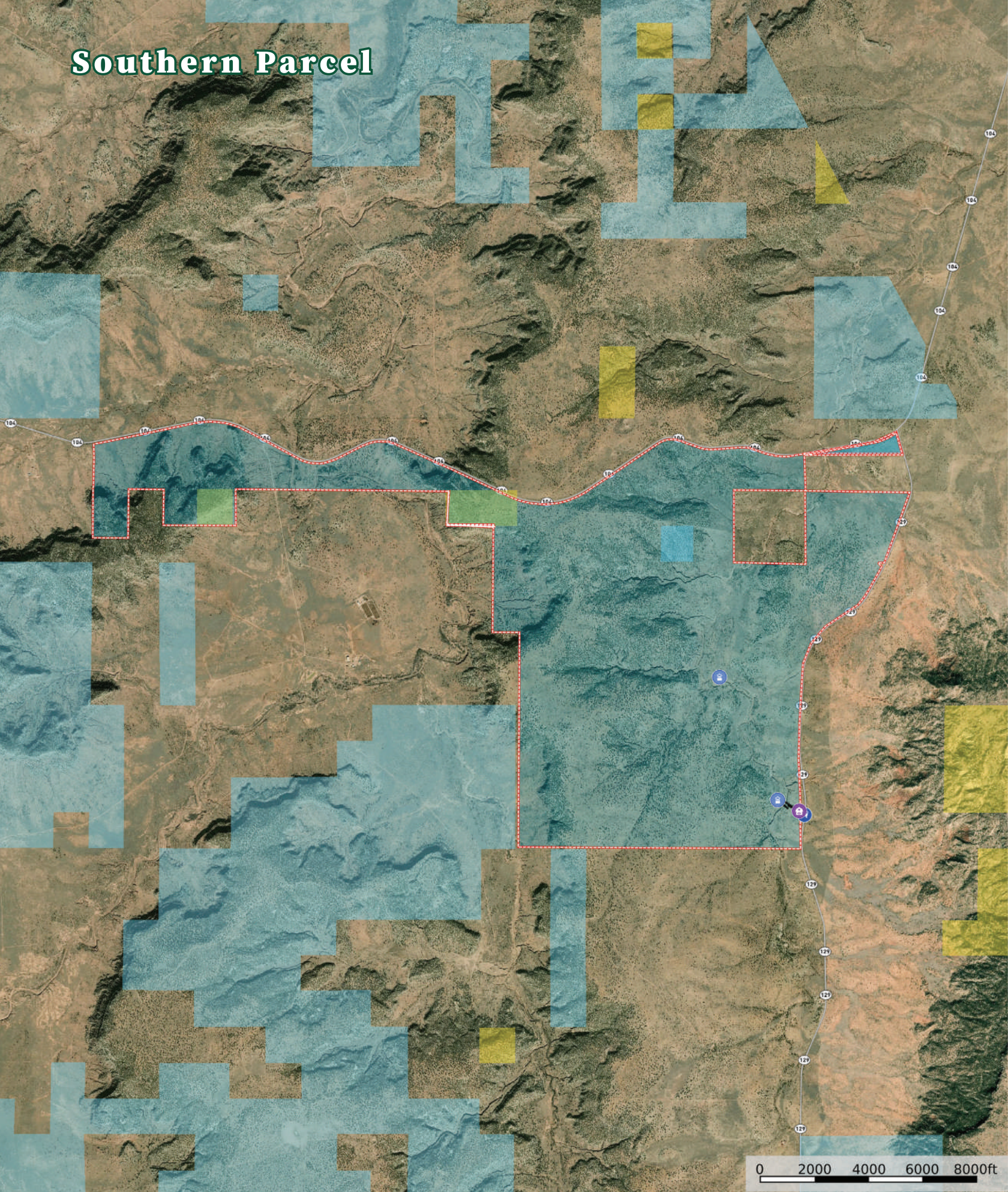
The ranch is currently operated as a cow-calf and/or yearling cattle operation, with stocking rates that typically support approximately 400–600 head of cattle year-round, depending on rainfall, forage availability, and class of livestock. The operation is designed with efficiency in mind, featuring a well-planned pasture layout and reliable water distribution that contribute to consistent livestock performance and responsible range management.

Daily operations are straightforward and streamlined, allowing a single ranch hand to effectively manage the property under the current program. Cattle are routinely checked several times per week, and the ranch's infrastructure supports low-overhead, practical management. Overall, the property offers a balanced combination of productivity, functionality, and ease of operation, making it suitable for both owner-operators and absentee investors seeking a dependable agricultural asset.





# Southern Parcel



- Water Storing Tank
- Solar Well 3
- Well
- Barn
- Southern parcel
- Southern parcel
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government





### **Region & Climate**

Lago Vista Ranch is located in northeastern New Mexico at an elevation of approximately 4,253 feet. The area enjoys a favorable high-desert climate with hot, dry summers and mild winters. Summer temperatures typically range from the 80s to 90s, with occasional triple-digit days, while winters bring light, occasional snowfall. Spring and fall offer moderate temperatures ideal for ranching and outdoor recreation. The area averages approximately 16 inches of annual rainfall, 11 inches of snowfall, and enjoys nearly 273 sunny days per year.

### **History**

The ranch holds deep historical significance, with a portion of the northeast parcel originally part of the historic Pablo Montoya Land Grant. The Canadian River corridor has long been inhabited by Native American tribes, and the area remains rich in cultural history, with artifacts still found across the property. Numerous old sheep herder camps constructed from native stone and mud mortar remain on the ranch, reflecting its early New Mexico ranching roots and contributing to the property's unique character and strong sense of place.

Please call or email today for additional information on this truly unique offering or to schedule a qualified showing. Financial verification is required prior to all showings. Co-brokers welcome.







## Location

The ranch is ideally located in northeastern New Mexico, centrally positioned between Las Vegas, Tucumcari, and Santa Rosa. Situated off Highway 104 on the south side of Conchas Lake, the property offers a desirable balance of privacy and accessibility.

A nearby business district provides convenient services, including a country store, post office, and a recently improved public airport with a 4,800-foot runway. A Four million plus dollar upgrade just a few years back, was undertaken at the airport. Tucumcari, approximately 30 minutes away, is the closest full-service town and offers fuel, groceries, medical care, and dining. Las Vegas and Santa Rosa are each within a one-hour drive, while Albuquerque, NM and Amarillo, TX are approximately two hours away and provide regional airports with direct flights to major U.S. cities.







# 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 regards 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







THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### Hayden Outdoors Real Estate

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