

Chromo Mountain Elk, Land and Cattle Ranch

2,410.00 Acres | Rio Arriba County, NM | \$10,800,000



HAYDEN  OUTDOORS.

Chromo Mountain Elk, Land and Cattle Ranch

TOTAL ACRES:

2,410.00

PRICE:

\$10,800,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Chama, NM

Presented by



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Property Summary

Just 31 miles south of Pagosa Springs, CO and less than 2 miles into Rio Arriba County, NM, one will find the gates to the breathtaking +/-2410 deeded acres of Chromo Mountain Elk, Land & Cattle Ranch! With 9 substantial water holdings, 17 landowner elk tags and 100% draw on Unit 4 Mule Deer tags, it offers the very best of the best - beautiful Southern Colorado access, scenery and location, with New Mexico's awesome big game landowner tags.





Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game, Turkey
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Solar
State Hunting Unit: Unit 4

Land Details

Address: TBD US Highway 84, Chama,
New Mexico 87520, USA
Closest Town: Chama
Total Acres: 2,410.00
Zoning: Ag
Elevation: 8500
Topography: Rolling hills, meadows, mountains
Vegetation: Aspen, Ponderosa Pine, Grasses
Estimated Taxes: \$2,600 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Cabin
Stories: 1
Bedrooms: 2
Full Bathrooms: 2
Basement: None
Electricity Provider: Solar
Gas Provider: Propane
Water Provider: Spring fed water line
Parking Types: Detached Garage
Outbuildings: 4
Types of Outbuildings:
2 Garages, 1 Tack Shed, 1 Shed



Land

With a midlevel average elevation of +/-7800' – 9200', Chromo Mountain Ranch carries an incredible resident population of game that only increases further into the season as the adjacent South San Juan Mountain range (10,000' to 12,000') starts getting their September to December snowfalls.





Improvements

The Cabin – Hidden away from the world, about 4 miles into the ranch, lies a natural grass meadow framed by a gorgeous stand of aspens and peppered with monster Ponderosas Pines that can easily be 6 ft. wide at the base. Here you'll find the off-grid 2 bedroom/2 bath custom-built log cabin with a loft and complete with a gas range, 2 wood-burning stoves and a gorgeous stone fireplace. A gas kitchen, walk-in pantry, dining area and great room have provided wonderful experiences for 10+ guests at a time. The well-maintained but dated cabin offers an unparalleled front porch, a mud room and a metal roof for the best sleeping in the world during a gentle mountain rain. Ideal for the new Starlink internet, one can enjoy unparalleled privacy yet have high speed connection to the world. Warning: Sleeping can be marginal from late August through October due to the incredible elk bugling in the basin. The water source is a newly completed spring-fed water line directly to the cabin.

There's a +/-40 ft. wide open-sided garage with concrete floor for that side-by-side and other equipment. There's also a game cleaning rack and meat hanging shed. Hunting camps generally are known for some of the best food in the world and Chromo Mountain Ranch has an outside covered pole barn perfect for BBQ'ing those briskets and the ideal place for that Blackstone.





Recreation

With no timber wolves, grizzly bears or winter kill, this ranch has historically received an elk tag for every +/-140 to +/-170 acres (always check regulations).

The 4 either-sex archery elk tags and 13 rifle elk tags (5 cow, 8 bull) awarded to the ranch annually by the New Mexico Fish & Game demonstrates the incredible game-rich habitat that Chromo Mountain Ranch offers for today's discriminating landowner who wishes to manage their game for family generations to enjoy.

Rio Arriba County, New Mexico has been the # 1 Boone & Crockett Mule Deer producing county in North America every decade since 1960 and as long as one applies annually for their Unit 4 Landowner Mule Deer Tag by the mid-March deadline it has historically been 100% draw.

Black bear tags are over-the-counter until the quota is filled and in New Mexico the Landowner Mountain Lion Season is 12 months, with the limit of 2. Chromo Mountain Ranch also carries a nice population of Merriam's Turkeys, blue grouse, and offers excellent small game and predator hunting as well.

There's a rainbow trout-stocked pond hidden up in a stand of aspens, where one can easily enjoy the evening hatch while waiting for that big bull elk or monster mule deer to drop in.... The Quality Waters of the San Juan River, northern New Mexico's holy grail of trout fishing, hosting +/-20,000 trout per mile, is a hundred minute drive!

Water/Mineral Rights & Natural Resources

With 2026 being the driest year in recent history, the Chromo Mountain Ranch carries excellent water retention (probably due to its history of being a working cattle ranch) with 5 year-round substantial water sources, numerous springs and additional seasonal dirt tanks.





History

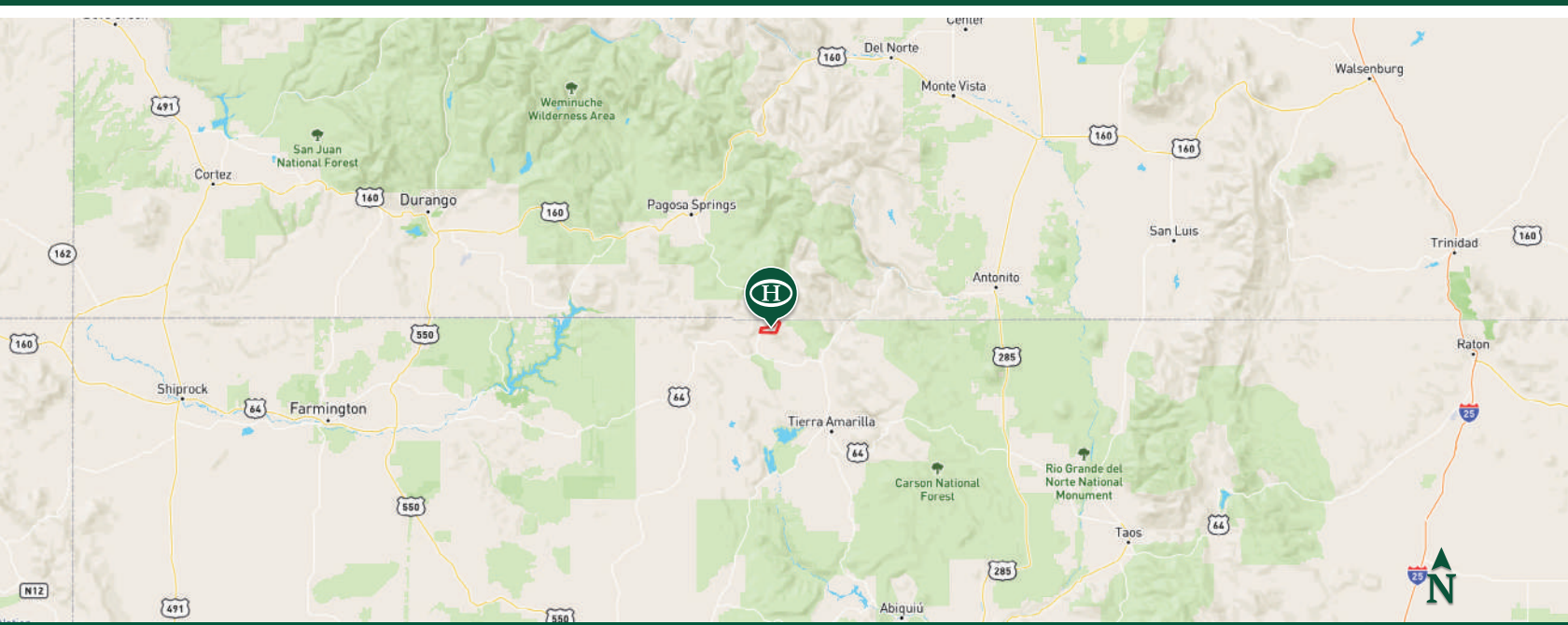
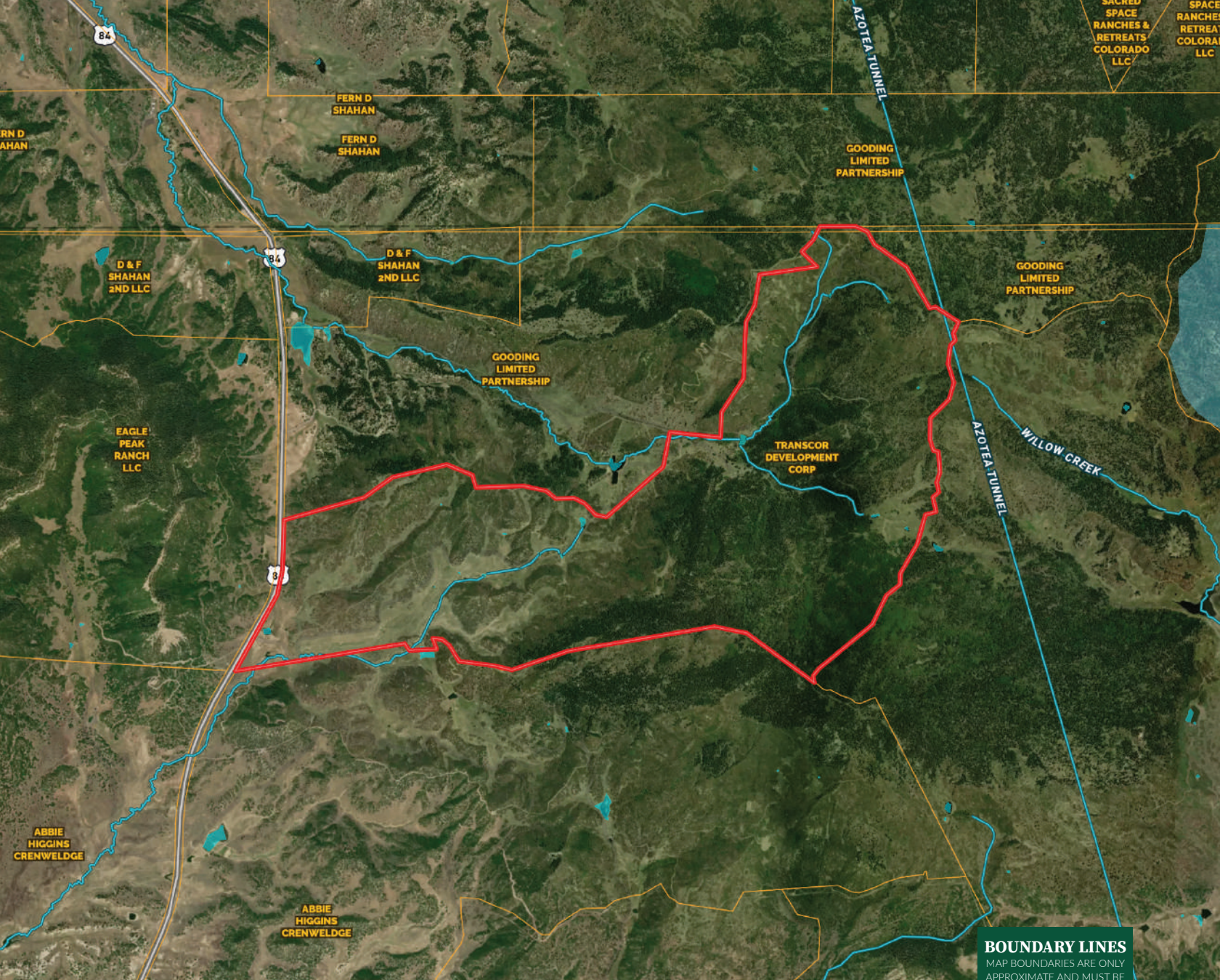
Chromo Mountain Ranch has been a family recreational holding for years with no commercial hunting and kept in ag tax status with property taxes in the +/- \$2600 range annually. The ranch was previously a working cattle ranch for generations and still includes the welded shipping pens. The improved gravel, all-weather road to the headquarters is complemented by approximately 15 miles of two-track roads and trails, making for an ATV, side-by-side or hiking or horseback riders mecca.

Location

The town of Pagosa Springs, Colorado, a previous top 2 choice by Outdoor Magazine, is surrounded by +/- 1.8 million acres of the San Juan National Forest, hosts over 30 restaurants, a new hospital, a Walmart, excellent galleries and a G5/Continental Express capable airport and is located a quick 30 minutes to Chromo Mountain Ranch. Wolf Creek Ski Mountain is 30 minutes further up the pass for Colorado's most annual snowfall and excellent for the powder enthusiasts! Durango's commercial airport, galleries and 100+ restaurants is 90 minutes. In +/- 2 hours you can be in Santa Fe and/or Taos and Albuquerque International airport is +/- 3 hours.

With most outfitters booked up through the end of the decade, and it taking years and years to draw a quality elk or mule deer tag, is it time for you to reward that lifetime of work and invest in a family legacy ranch?

Co brokers welcome.





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.

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

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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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