

San Miguel 700

706.40 Acres | San Miguel County, NM | \$999,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Borders Public Lands
Campground
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Off Grid Power
Outfitting/Guide Service
Recreational Business
Skiing/Snowmobiling/Snow Sports
Solar
Timber
Water Access
Wind/Energy
Wooded

Land Details

Address: County Road B28A, Bernal,
New Mexico 87569, USA

Subdivision:

Closest Town: Las Vegas NM

Total Acres: 706.40

Deeded Acres: 706.40

Elevation: 6150

Topography: Rolling hills & Mesa Tops

Vegetation: Pinon & juniper

Estimated Taxes: \$32 - 2025

Source of lot size: Unknown

Building Details

Other Improvements: 500 foot
well, with solar array and pump

Fence Type: Barbed Wire



Property Summary

Exceptional private ranch bordering the Santa Fe National Forest, just 3 miles west of I-25 and about an hour from Santa Fe. Features dramatic views, rock outcroppings, native grasslands, a scenic mesa, and views of Starvation Peak. A permitted 500-foot well produces 15+ GPM and is solar-powered. Improvements include fencing and an unfinished metal outbuilding. Excellent for recreation, wildlife viewing, hunting, and dark-sky stargazing.





Land

Offering 706.4 +/- acres of deeded land, this exceptional ranch presents a rare opportunity to own a substantial tract of private property adjoining more than 26,000 acres of Santa Fe National Forest. With the national forest forming the southern boundary and the property being the last private tract on the road before entering the forest, the ranch provides an extraordinary combination of privacy, recreation, and accessibility.

Located approximately two miles southwest of Interstate 25 and about one hour from Santa Fe, the property encompasses a diverse and scenic landscape of dramatic canyons, towering rock formations, rolling native grasslands, and a prominent mesa with panoramic views, including Starvation Peak. The expansive acreage offers exceptional opportunities for hiking, horseback riding, ATV recreation, hunting, camping, wildlife viewing, and world-class dark-sky stargazing.

A permitted 500-foot private well produces more than 15 gallons per minute of excellent-quality water and is equipped with a solar-powered pump and array. Electricity is available through the local rural electric cooperative, with utility poles located on neighboring properties to the north. Portions of the ranch feature south-facing slopes, offering excellent potential for a future solar-power system.

The property appears largely untouched by recent development, providing a rare opportunity to create a private retreat or custom ranch estate from the ground up. Numerous potential building sites take advantage of the varied terrain and expansive views. Remnants of historic structures and livestock corrals remain throughout the property, adding character and a sense of history.





The mesa top offers spectacular, seemingly endless views across the surrounding New Mexico landscape. Several exceptional homesites are positioned along the ridgeline, each offering an opportunity to capture the property's elevation, privacy, and panoramic scenery. If unobstructed views are what you are looking for, San Miguel 700 will overdeliver. As evening approaches, the ridgeline becomes an ideal vantage point for enjoying breathtaking New Mexico sunsets stretching across the western horizon.

Given its substantial acreage, scenic terrain, proximity to Santa Fe, and direct access to the national forest, the property may also offer potential for future subdivision or development into multiple high-end residential parcels, subject to applicable zoning, subdivision regulations, water rights, and governmental approvals.

This is a truly exceptional offering for those seeking a private ranch, recreational retreat, legacy property, or potential development opportunity in one of Northern New Mexico's most desirable natural settings.

With exceptional opportunities for hunting, hiking, camping, ATV recreation, wildlife viewing, and world-class dark-sky stargazing, this is a truly unique recreational ranch and private retreat.





Improvements

Private permitted well, approximately 500 feet deep.

- Produces 15+ gallons per minute.
- Excellent-quality water.
- Solar-powered pump and solar array.
- One newer unfinished wood-framed building with metal siding and roof.
- Perimeter fencing in mixed (fair to good) condition.
- No utility power connected; power poles on adjacent property to the north.
- No septic system on the property; several local contractors in the area that install septic systems
- No internet; Starlink is the best option in the area.

Recreation

The ranch's expansive acreage, open terrain, and exceptionally low-density surroundings create ideal conditions for stargazing, with remarkably dark skies and unobstructed views of the night sky.

Starvation Peak, a prominent Northern New Mexico landmark, is approximately one mile west of the property. Rich in regional history, the peak served as an important landmark along the historic Santa Fe Trail.

The nearby community of Bernal offers a glimpse of rural New Mexico character, with a community center and charming historic church. The former Bernal Store also remains an interesting local landmark.

With the Santa Fe National Forest directly bordering the property's southern boundary, owners have immediate access to over 26,000 acres of public lands for hiking, horseback riding, off-road recreation, camping, hunting, and exploration. Another portion of the Santa Fe National Forest and Pecos Wilderness are also within a short drive.



The surrounding region offers outstanding recreational opportunities, including fishing on the Pecos, San Juan, and Rio Chama Rivers, as well as numerous nearby lakes. Winter recreation is equally impressive, with Ski Santa Fe, Taos Ski Valley, Wolf Creek, and Purgatory all within a few hours driving distance.

Northern New Mexico is renowned for its art, culture, history, and outdoor recreation. Museums, galleries, historic communities, national parks, and monuments are abundant throughout the region, offering virtually endless opportunities for exploration.

Wildlife is abundant throughout the ranch, with elk, mule deer, coyotes, bobcats, rabbits, and a variety of other native species frequently observed across the property. Elk are especially active during the fall rut, when they utilize the ranch extensively. Numerous rubs found throughout the property provide clear evidence of consistent seasonal elk activity and further highlight the ranch's value as quality wildlife habitat.

The property is located within New Mexico Game & Fish Game Management Unit 43. The ranch appears to be in the Secondary Management Zone, which is an area within the state where no specific elk management goals are set, and licenses are available over-the-counter to hunters who possess a Ranch Code from a landowner who is registered with the department.

Private-land deer tags may also be available on the ranch via the NMDGF website.

The current owner has not previously applied for elk permits through the NMDGF EPLUS program; therefore, there is no established history of potential permit allocation for the property. The new owner would need to apply directly with NMDGF to determine eligibility and applicable requirements. . Buyers should consult current NMDGF regulations and hunting publications for the most accurate and up-to-date information.



Agriculture

Vegetation: Native grasses, juniper, piñon pine, oak brush, and ponderosa pine.

General Operations

The property has remained largely vacant and undisturbed, with no recent livestock use by the owner or significant human activity, preserving its natural character, privacy, and sense of seclusion.

Region & Climate

Bernal, NM, has a mild, dry, semi-arid continental climate characterized by abundant sunshine, low humidity, significant temperature swings between day and night, and a summer-focused precipitation pattern from thunderstorms. Temperatures vary greatly by elevation and time of year, with hot summers, cold winters, and a relatively short, 120-160 day frost-free period.

The region receives light precipitation, averaging about 12-16 inches annually, with a distinct peak during the summer months due to thunderstorms.

The climate is marked by abundant sunshine and low relative humidity, which contributes to the large diurnal (daily) temperature range.

Summers have temperatures frequently rising averaging 89°F, while winters average temperatures dropping to around 40°F.

Characterized by abundant sunshine, low humidity, temperature swings between day and night, and a summer-focused precipitation pattern from thunderstorms. Temperatures vary greatly by elevation and time of year, with mild to hot summers and cold winters. The region receives light precipitation, averaging about 12-16 inches annually, with a distinct peak during the summer months due to thunderstorms.



History

With its rich history, Starvation Peak served as a major landmark along the Santa Fe Trail.

A short 50 Miles from the famous square in Santa Fe

Both Santa Fe and Albuquerque have major airports to serve with both domestic and international flights.

Please call or email today for more information on this unique property, to answer any questions you might have, and to schedule a qualified showing. Financial verification is required prior to all showings. Co-brokers welcome

Location

- A short 50 Miles from the famous square in Santa Fe
- A short 17 miles from Las Vegas, NM along Interstate 40, which has fuel, groceries, motels and other necessities.
- Area communities driving distance
- Las Vegas New Mexico: 17 miles
- Santa Fe, New Mexico: 50 miles
- Albuquerque: 100 miles
- Santa Fe Ski Area 70 miles
- Albuquerque has a major airport to serve with both domestic and international flights.



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 Fair 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 1990s, 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!**

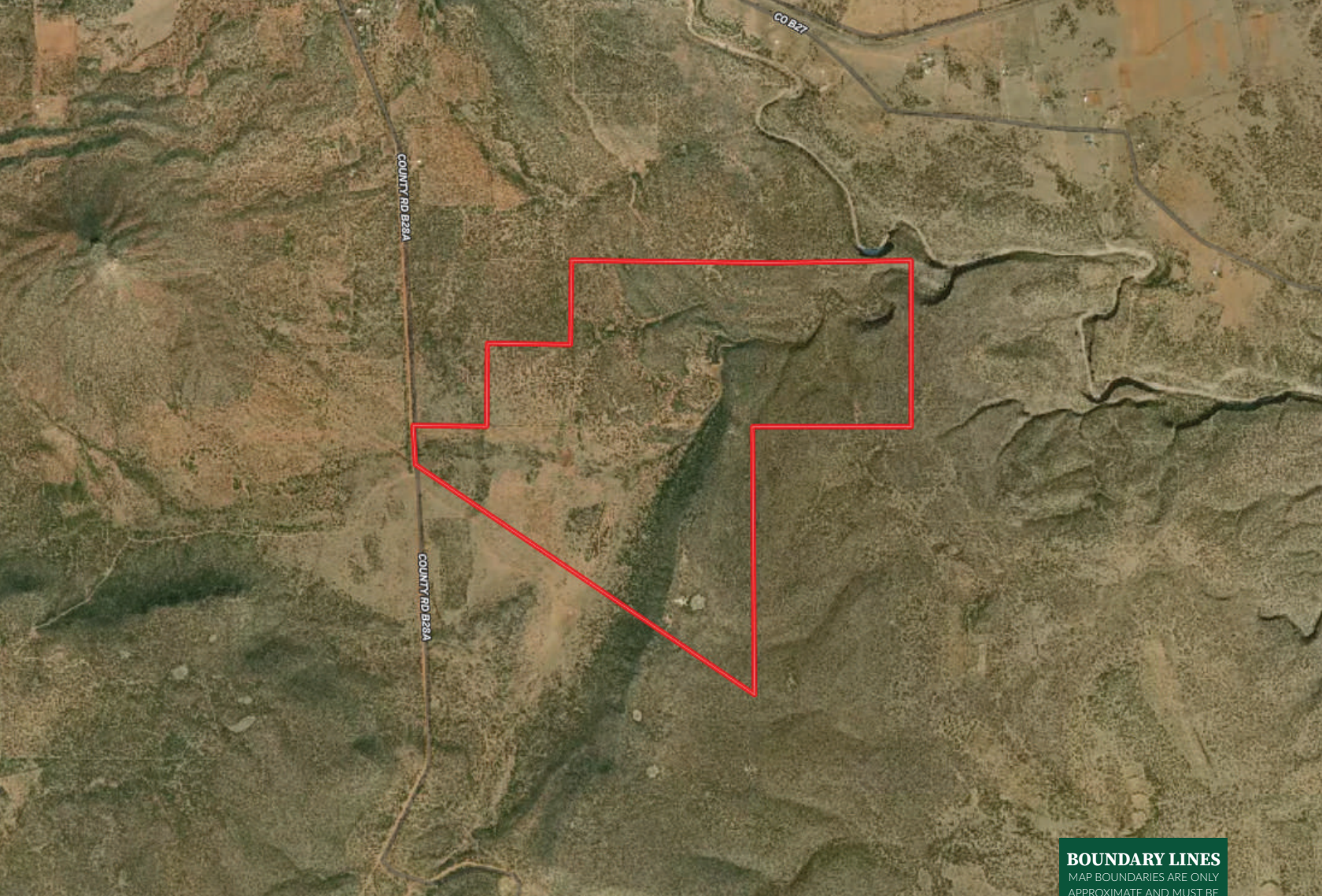
We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

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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 Boundary

BOUNDARY LINES

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



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