

CANON BONITA RANCH

— 5,580± ACRES | WAGON MOUND, NM —

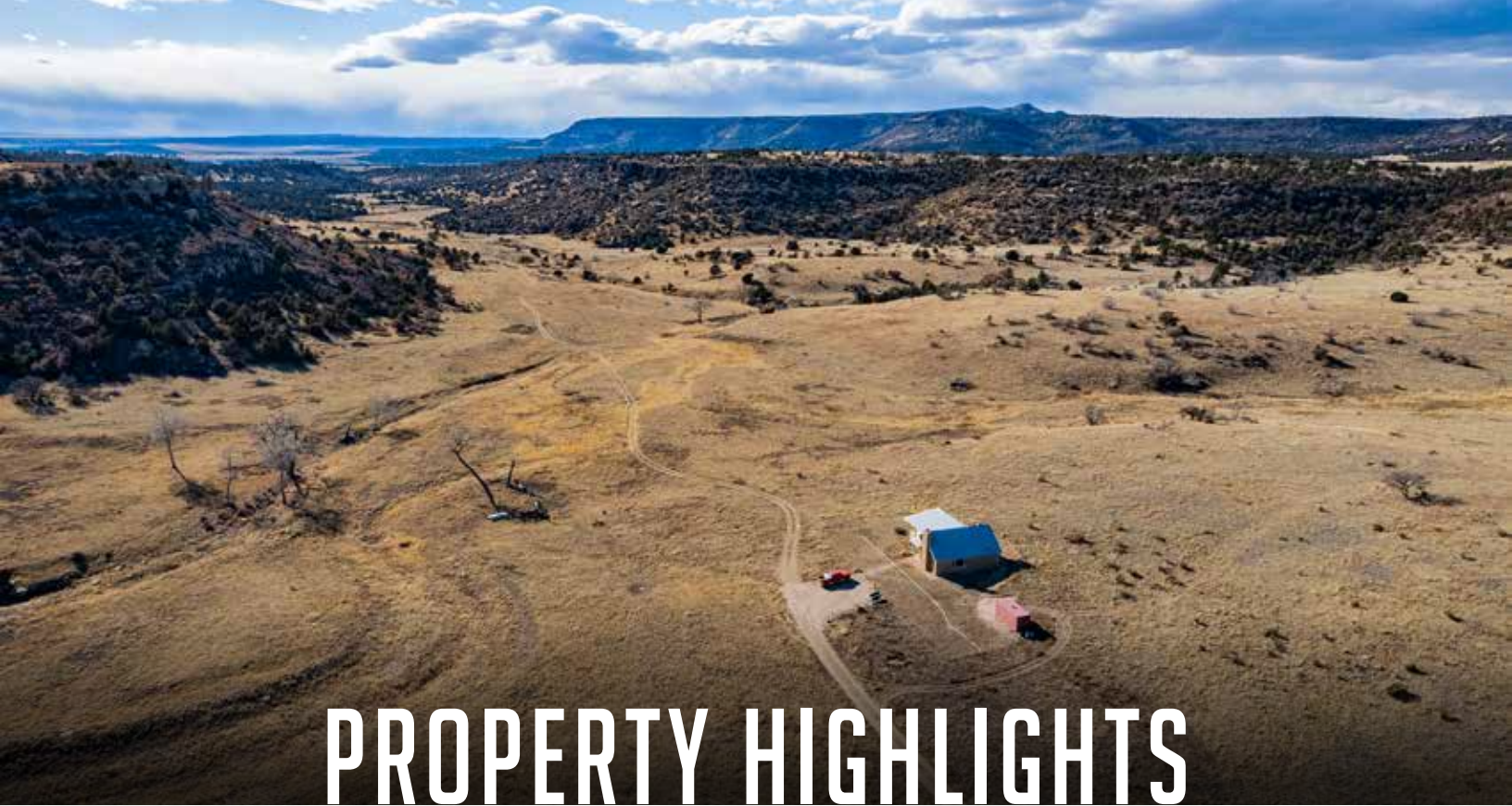
St. James
SPORTING PROPERTIES

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THE RANCH HAS WORKED WITH RESOURCE MANAGEMENT SERVICES (A RANGE LAND CONSULTANT) SINCE 2003. AN EXTENSIVE WATERSHED RESTORATION PROGRAM WAS IMPLEMENTED IN 1995 AND IS STILL ONGOING.

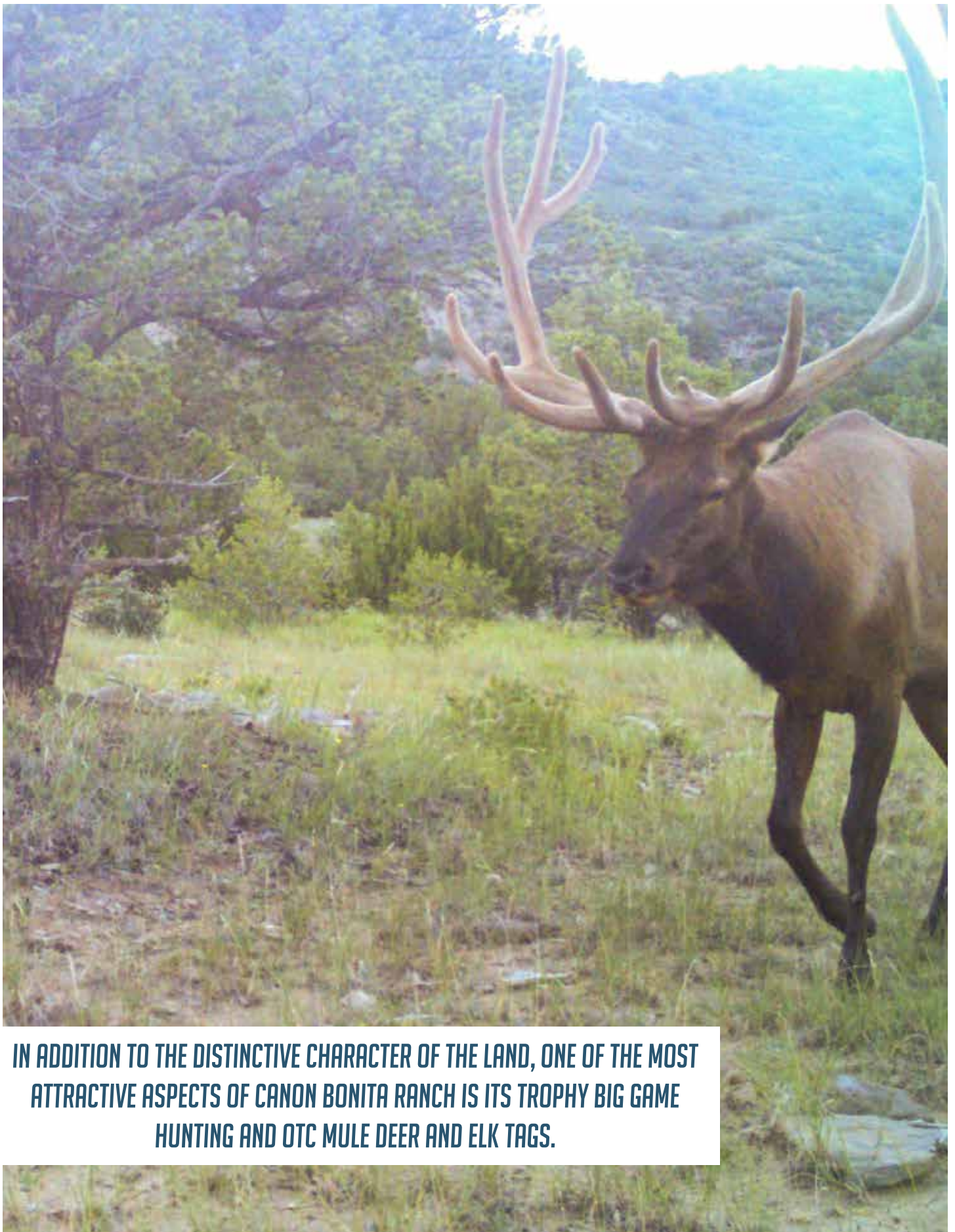




PROPERTY HIGHLIGHTS

- Located in Northern New Mexico
- 5,580± Deeded acres
- Extensive water improvement projects
- Canyons/Ravines amont among rolling hills
- Mild elevation (5,800- 6,700 ft)
- Trophy Elk and Mule Deer hunting
- Intensive habitat improvement programs
- Big Game bedding and food sources
- OTC Mule Deer and Elk tags
- Black Bear, Mountain Lion, Turkey hunting





IN ADDITION TO THE DISTINCTIVE CHARACTER OF THE LAND, ONE OF THE MOST ATTRACTIVE ASPECTS OF CANON BONITA RANCH IS ITS TROPHY BIG GAME HUNTING AND OTC MULE DEER AND ELK TAGS.



CANON BONITA RANCH

5,580± ACRES | WAGON MOUND, NM

Canon Bonita Ranch is an unparalleled and exceptional property that rarely becomes available on the market. Sprawling across 5,580± deeded acres of prime hunting land, this ranch is located in Mora County, New Mexico, east of Wagon Mound. An additional 880± acres of New Mexico State Land lease and 153± acres of landlocked BLM land bring the total to 6,613± expansive acres. Additionally, the property features a well-maintained 2 bed/1 bath home nestled in a scenic canyon and offers stunning views and complete privacy. For over 25 years, the current sellers have dedicated themselves to wildlife management and habitat restoration, working with organizations such as NRCS, Fish and Wildlife, RMEF, and NWTF. The sellers have worked with a wildlife biologist since 2016 to do a 5-year study on Mule Deer movement and habitat usage (some Mule Deer still carry the tracking collars). [NOTE: All wildlife on the property are free range and the only fencing is for cattle]. The property's Big Game sanctuaries, feeding areas, and year-round water sources continue to produce exceptional trophy Mule Deer and Elk and support other game species like Bear, Mountain Lion, Turkey, and various small game. The property is located in Game Management Unit 47, and offers private land, Over-the-Counter (OTC) Mule Deer licenses, private land OTC Elk licenses (obtained through a specific ranch code), OTC Bear licenses (with quota), OTC Mountain Lion licenses (with quota), and OTC Turkey licenses.

HIGHLIGHTS

- 5,580 Deeded Acres
- Mix of thick vegetation and native grass areas
- Natural springs, water wells, seasonal dirt tanks
- 2 bed/1 bath house (with loft)
- Trophy Mule Deer and Elk
- Habitat improvements hold animals on the property
- OTC Mule Deer Licenses
- OTC Elk Licenses (with special ranch code)

QUICK FACTS

HUNTING

- Unit 47
- Mix of bedding and feeding areas
- Lots of water to hold Big Game
- Great for archery and rifle hunting
- Black Bear and Mountain Lion
- Turkey and small game

LAND

- Mix of Pinon and Juniper
- Private, interior two-track roads
- Ravines and canyons
- Rollings hills with native grasses
- Easy access off Hwy 120
- Plenty of habitat improvement

Wagon Mound, NM

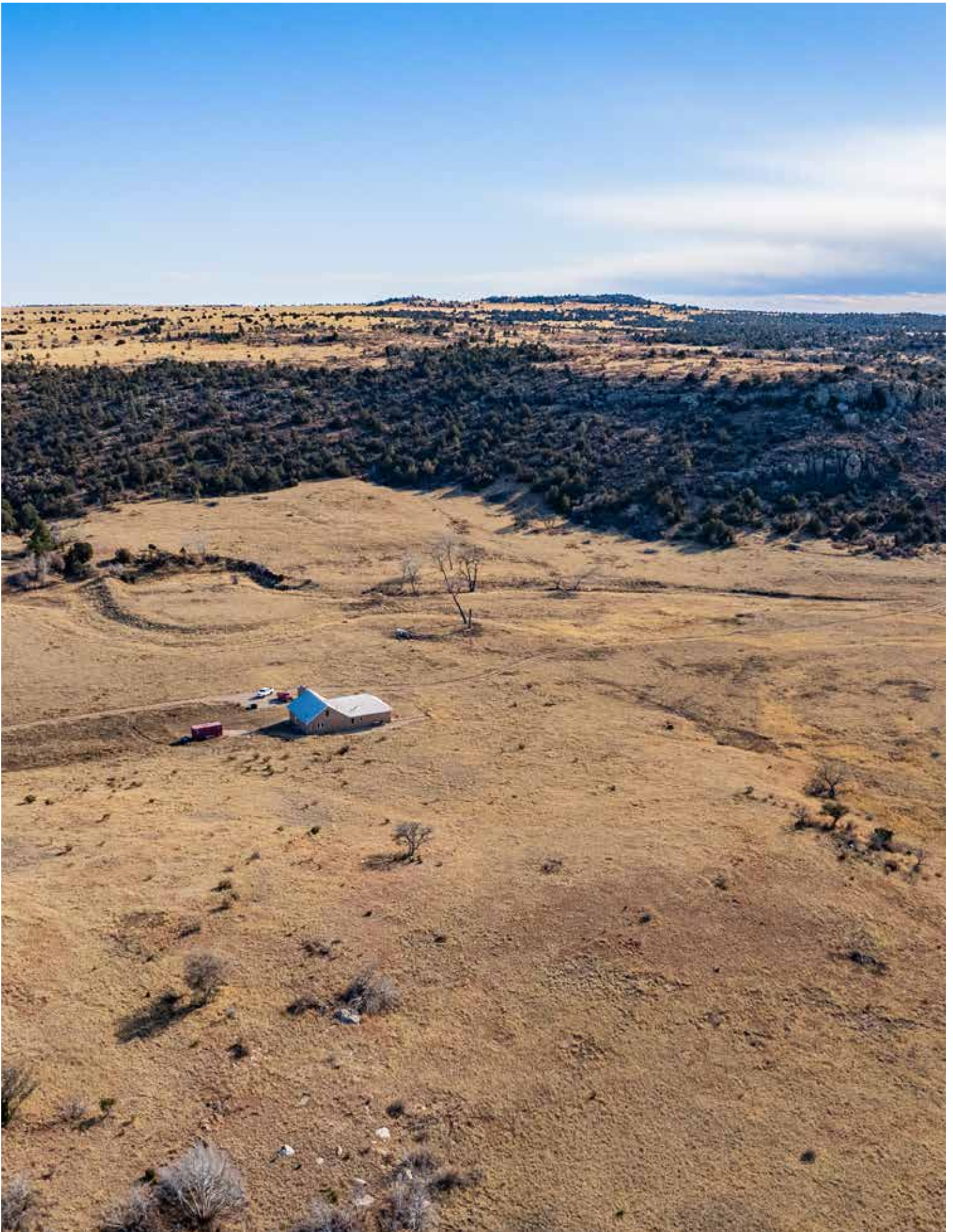
- Only 10 minutes away (Gas Station)
- Springer, NM (35 minutes) Groceries, Supplies, Restaurants
- Las Vegas, NM Municipal Airport (45 Min)
- Santa Fe Regional Airport (95 min)













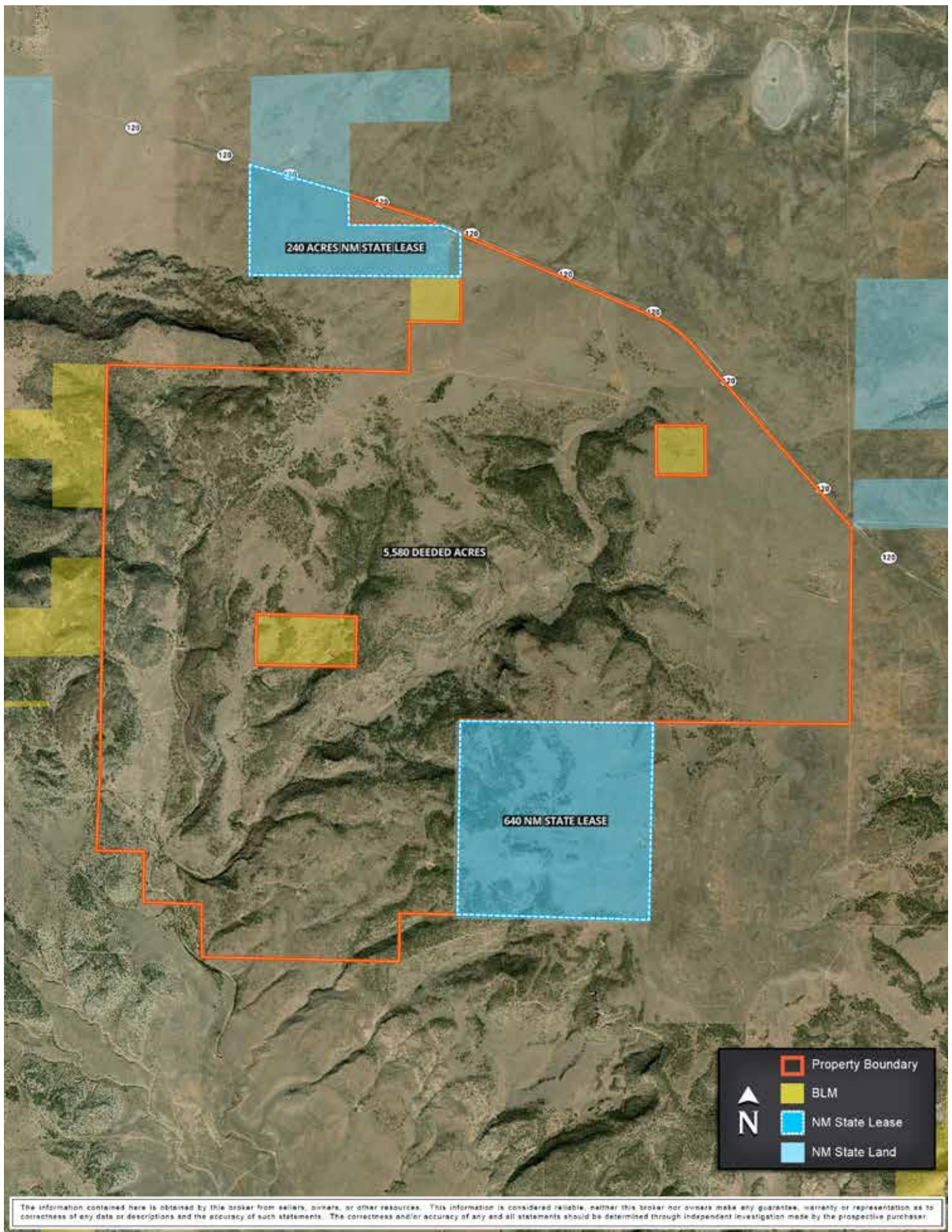
2 BED / 1 BATH HOUSE (WITH LOFT)

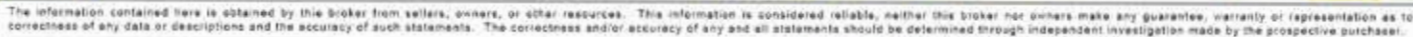


LOTS OF WATER IMPROVEMENT PROJECTS

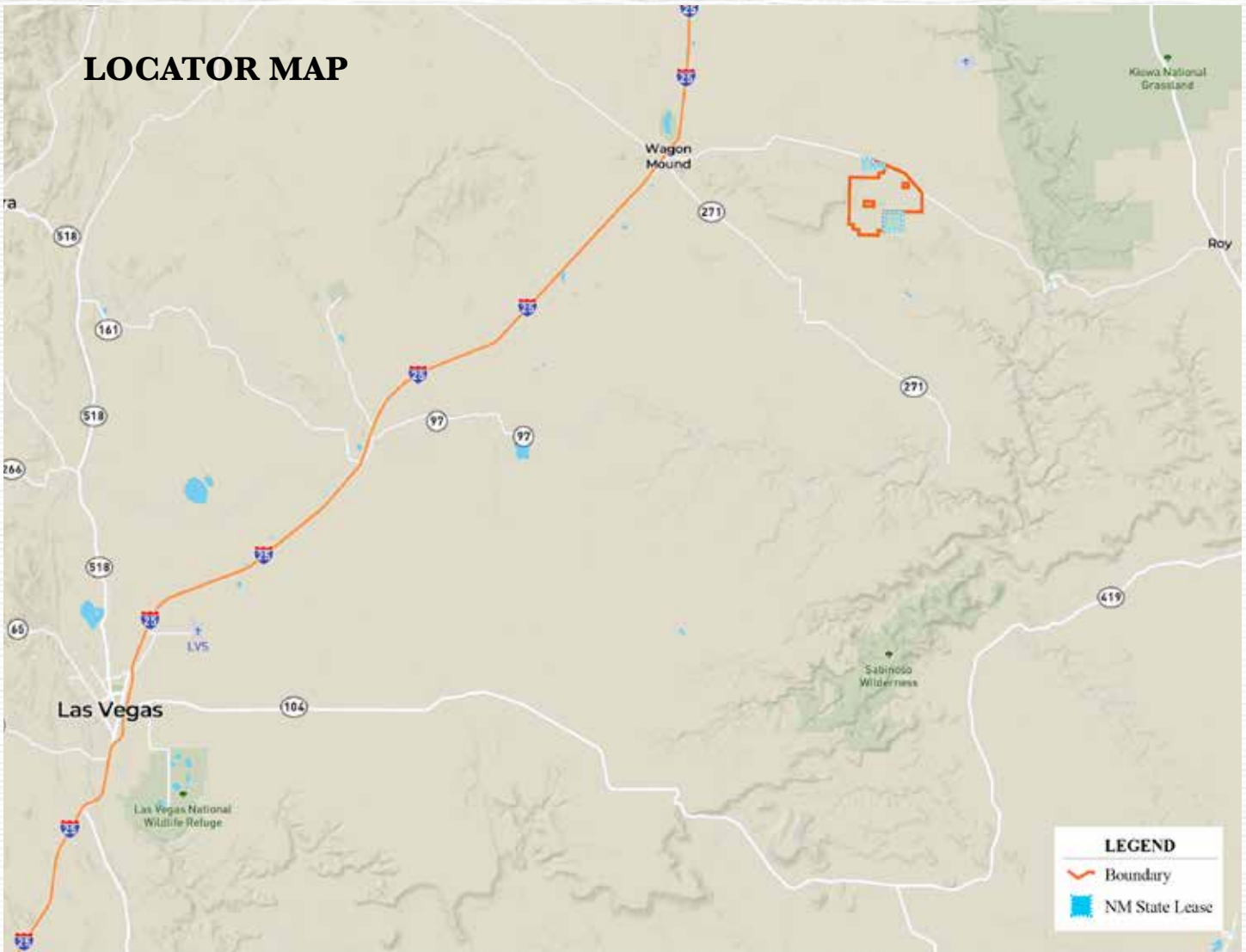








LOCATOR MAP



St. James

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