

TERRERO CREEK RANCH

CEBOLLA, NM | \$2,850,000 | 1,154± ACRES

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Terrero Creek Ranch is a 1,154± acre property located 30 minutes south of Chama, NM, a premier big-game hunting area (Unit 51A). Known for high elk densities and quality mule deer bucks, the ranch also supports black bear, mountain lion, and turkey populations. Elevations range from 7,160 to 8,120 feet, with rolling terrain featuring sage, native grasses, juniper, pinion, and mature ponderosa pine—prime habitat for wildlife. The property includes 1.25 miles of Terrero Creek and five water tanks, all of which draws Big Game during fall archery and rifle seasons, including the migrating herds of elk and mule deer.

Enrolled in New Mexico's EPLUS elk program, the ranch historically received up to 7 private-land elk vouchers annually, which are transferable or sellable. Mule deer, black bear, mountain lion, and turkey tags are available over-the-counter (OTC) for archery and rifle seasons. Elk rut near water sources in archery season and migrate to lower elevations for rifle season, joined by mule deer seeking food and bedding areas. Bear densities rank among the state's highest in Bear Management Zone 1. With direct access from paved US-84, private road system on the property, power on the property, and no covenants, this blank slate offers a variety of improvement options. Mineral and water rights transfer to the new owner.

Recreation at Taos ski area, and the city of Santa Fe is under 2 hours away, and fishing at the Rio Chama for trophy brown trout is only 30 minutes to the North. Also explore the nearby 775,000-acre Carson National Forest. Located 75 miles from Pagosa Springs, CO, and 80 miles from Santa Fe, the ranch is 90 minutes from Santa Fe Regional Airport and 144 miles from Albuquerque International Airport.



PHOTO PROVIDED BY SELLER

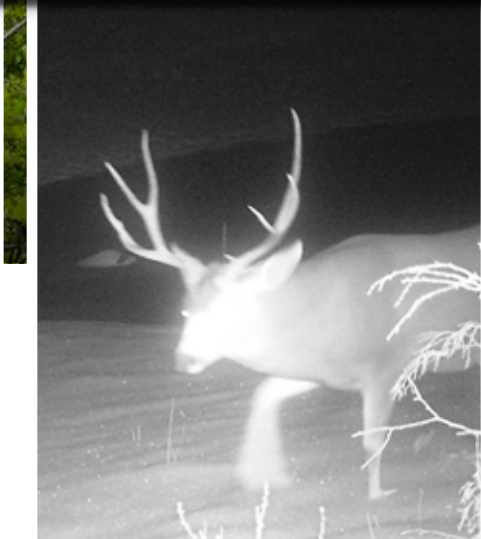


PHOTO PROVIDED BY SELLER



GAME MANAGEMENT UNITS 51A

ELK RUT ON THE PROPERTY DURING SEPTEMBER AND MIGRATE DOWN THROUGHOUT THE FALL. THE PROPERTY HAS HISTORICALLY RECEIVE UP TO 7 LANDOWNER ELK TAGS. QUALITY MULE DEER MIGRATE DOWN AS WELL.



PROPERTY ATTRIBUTES

- 1,154± deeded acres
- Prime hunting property for Elk and Mule Deer
- Received up to 7 Elk tags per year historically
- Mule Deer tags are OTC for archery and two rifle season
- OTC tags for Black Bear, Mountain Lion, and Turkey
- Elevation from 7,160 feet to 8,120 feet
- Habitat includes a mixture of sage, native grasses, juniper, pinion, and mature ponderosa pine
- Terrain is a rolling landscape with natural game corridors
- 1.25± miles of the Terrero Creek
- Five seasonal water tanks
- Direct access from paved US-84



POND ATTRACTS WILDLIFE THROUGHOUT THE YEAR





WATER SOURCES INCLUDING 1.25± MILES OF TERRERO CREEK





ELK HUNTING (UNIT 51A) _____

The Elk herd numbers in Unit 51A (located in the Elk Management Primary Zone) are high. There are local and migratory Elk herds in this valley. Archery season will see bulls rutting around the various water sources on the property while bedding on the north-facing hillsides during midday. As rifle season approaches, the Elk herds migrate to lower elevations on this ranch for the food and bedding, and will stick around the area during late fall and winter.

- Currently enrolled in the New Mexico EPLUS elk program; allotted 7 total tags; 3 mature bulls, 1 either sex & 3 cow tags (*contact agent for specific tags seasons).

MULE DEER HUNTING (UNIT 51A)

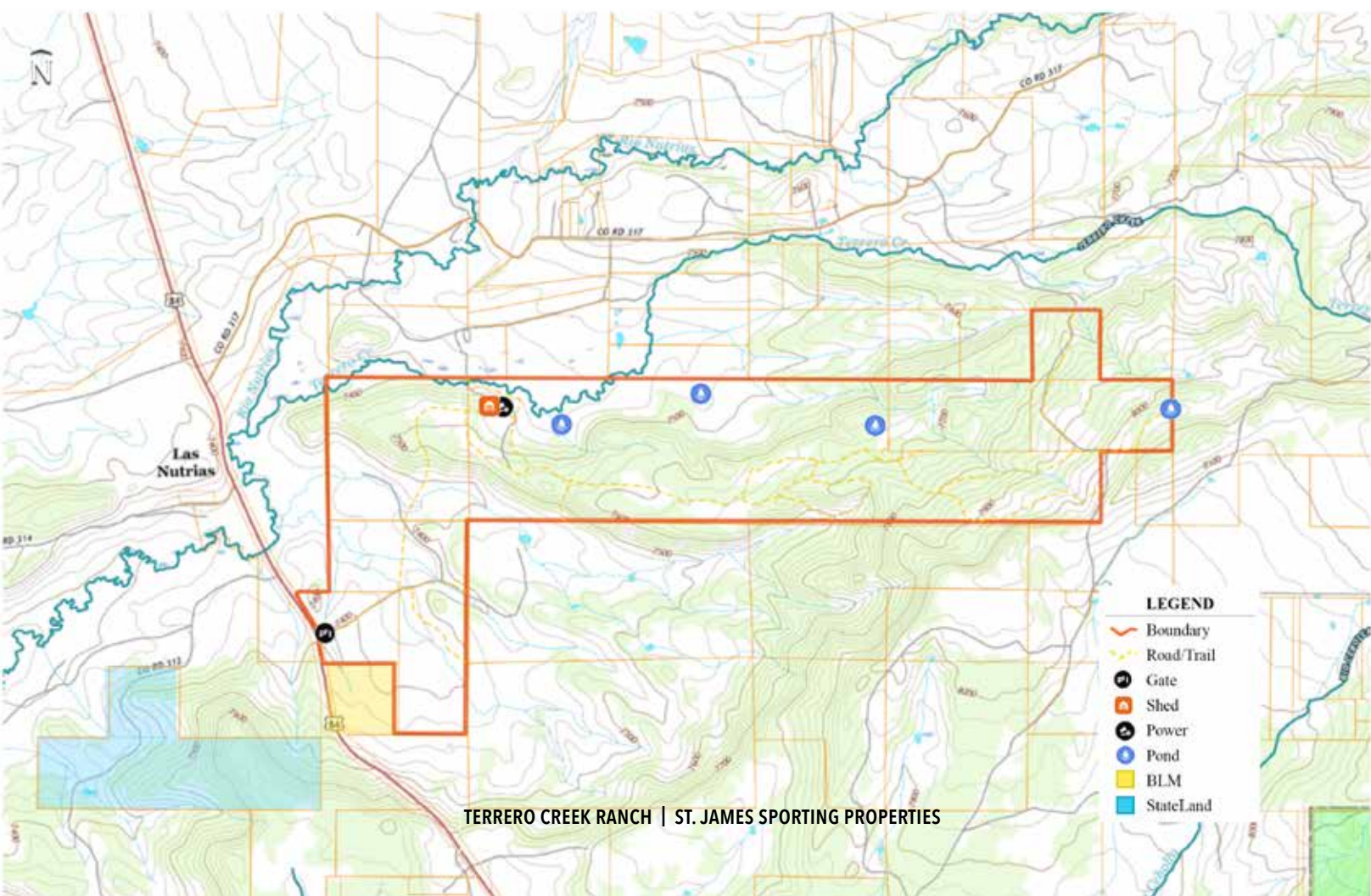
There are resident and migratory Mule Deer in this valley. Deer numbers will increase as the higher elevations get more snow and colder temperatures. As fall approaches for rifle season the Mule Deer will migrate to lower elevations on this ranch for the food and bedding.

- Tags are available Over-The-Counter (OTC) for archery and two rifle seasons (tags are for private land only).

ADDITIONAL HUNTING _____

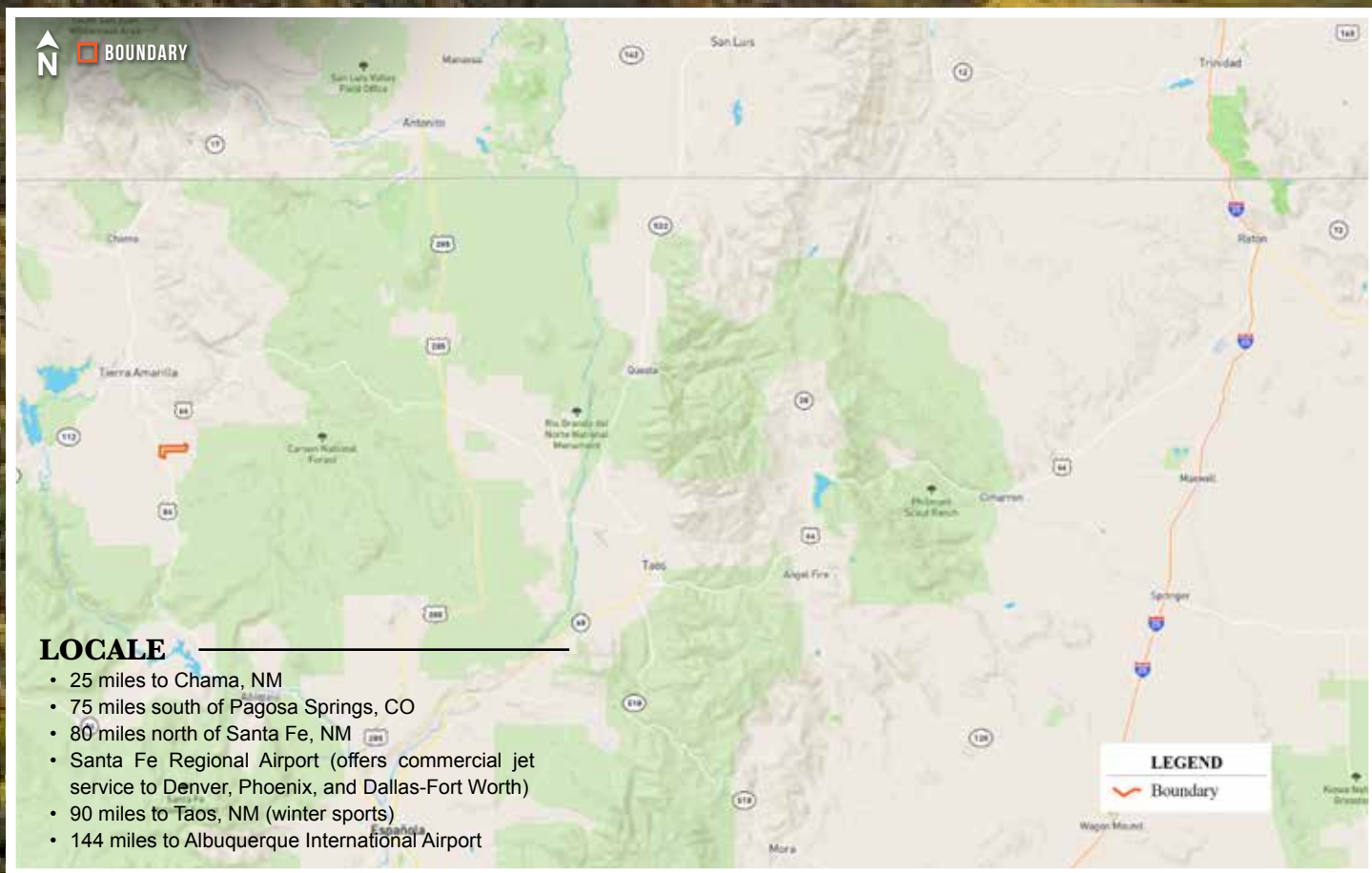
- Black Bear tags are OTC for archery and rifle seasons
 - Bear Management Zone 1 has some of the highest bear densities in the state. Fall hunting only.
- Mountain lion tags are OTC
- Turkey tags are OTC (spring and fall)





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