

BLACK PEAK SHADOW RANCH

LUNA, NM | \$3,815,000 | 1,737± ACRES



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An aerial photograph of a ranch at sunset. The sun is low on the right, creating a strong orange glow and lens flare. In the foreground, a large, light-colored house with a green roof sits on a grassy field. To the left, there's a smaller dark building and a larger barn-like structure. The background is a large, forested hill. A winding road or path is visible through the fields.

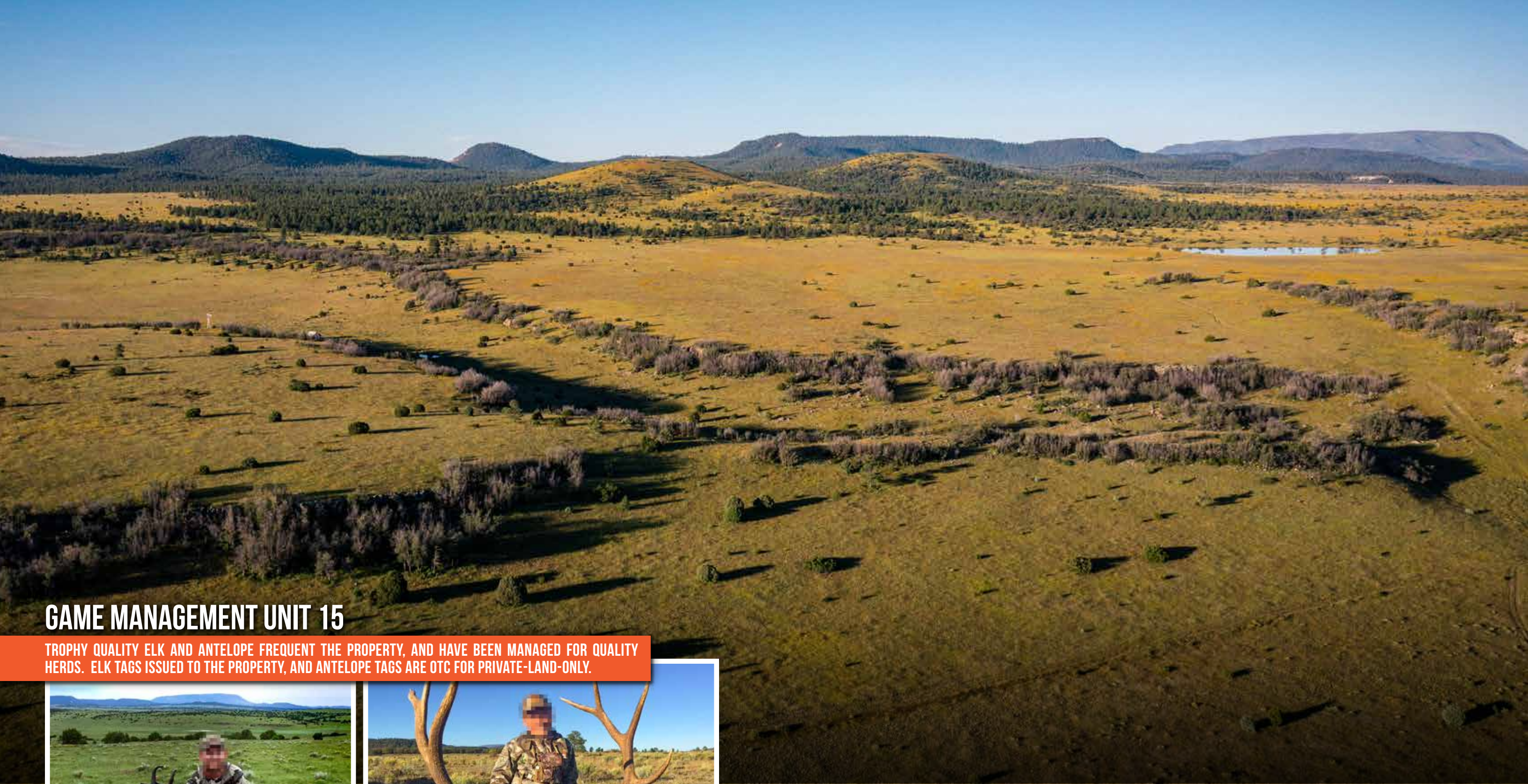
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Black Peak Shadow Ranch is a premiere Elk and Antelope hunting property with income producing opportunities. For over a decade the property has been managed for quality Elk, and the property is located in game management unit 15, which is known as one of New Mexico's premiere Elk units. Elk herds of 30-150 aren't uncommon on the property with high quality bulls present. There are specific Elk tags issued for the ranch, and a variety of future Elk tag options available. The area is also known to produce world class Antelope, with several B&C bucks taken on and around the ranch in recent years. Antelope tags are Over-The-Counter (OTC) for Private-Land-Only, however the public land tags in the unit must be obtained through the draw system. There is also hunting for Black Bear, Mountain Lion, Turkey, and Javelina, (all with OTC tags), which can also be hunted on the thousands of acres of Apache National Forest and BLM property that surround the property.

The mild terrain of open meadows filled with native grasses has multiple water sources that attract the wildlife and offer grazing for cattle. A 1,220± acres BLM lease expands the ground that the cattle can move to. A combination of 4 wells and 7 dirt tanks provide water needed to run cattle, which has historically been used to pasture yearlings from early summer until late fall. Future owners could run their own cattle, lease grass or contract out other operators' cattle. The property is fenced and divided into 3 pastures, and includes a barn and modest bunkhouse. Located next to the barn and bunkhouse is a 6 bed / 6 bath ranch house run on a newer solar system, and with a backup generator.

The property is quiet and secluded, with amenities 40-50 minutes away. There is fishing for warm water and cold water species in the nearby lakes and reservoirs. Hiking, horseback riding, ATV trails are all popular activities in the area, and even a ski resort is located about 70 miles away. The nearby towns of Quemado, NM and Springerville, AZ offer most of the needed supplies, food and a hospital. Albuquerque and Phoenix International Airports are roughly 3.5-4 hours away.



GAME MANAGEMENT UNIT 15

TROPHY QUALITY ELK AND ANTELOPE FREQUENT THE PROPERTY, AND HAVE BEEN MANAGED FOR QUALITY HERDS. ELK TAGS ISSUED TO THE PROPERTY, AND ANTELOPE TAGS ARE OTC FOR PRIVATE-LAND-ONLY.



PROPERTY ATTRIBUTES

- 1,737± Deeded Acres
- 1,220± BLM lease (Cattle grazing)
- Trophy caliber Elk and Antelope in premiere hunting unit
- Property receives highly coveted Elk tags
- OTC Private-Land-Only Antelope tags (public land tags must go through draw)
- Bear, Mountain Lion, Turkey and Javelina hunting
- Home- 3,200 sq. ft. (6 bed / 6 bath)
- Mild terrain with lots of water and grasses for feed
- Easy access to airport
- Borders 1,000's of acres of public land
- 40-50 minutes from amenities (groceries, supplies, hospital)
- Phoenix and Albuquerque Airport (3.5-4 hours)



RANCH HOUSE [6 BED/6 BATH]



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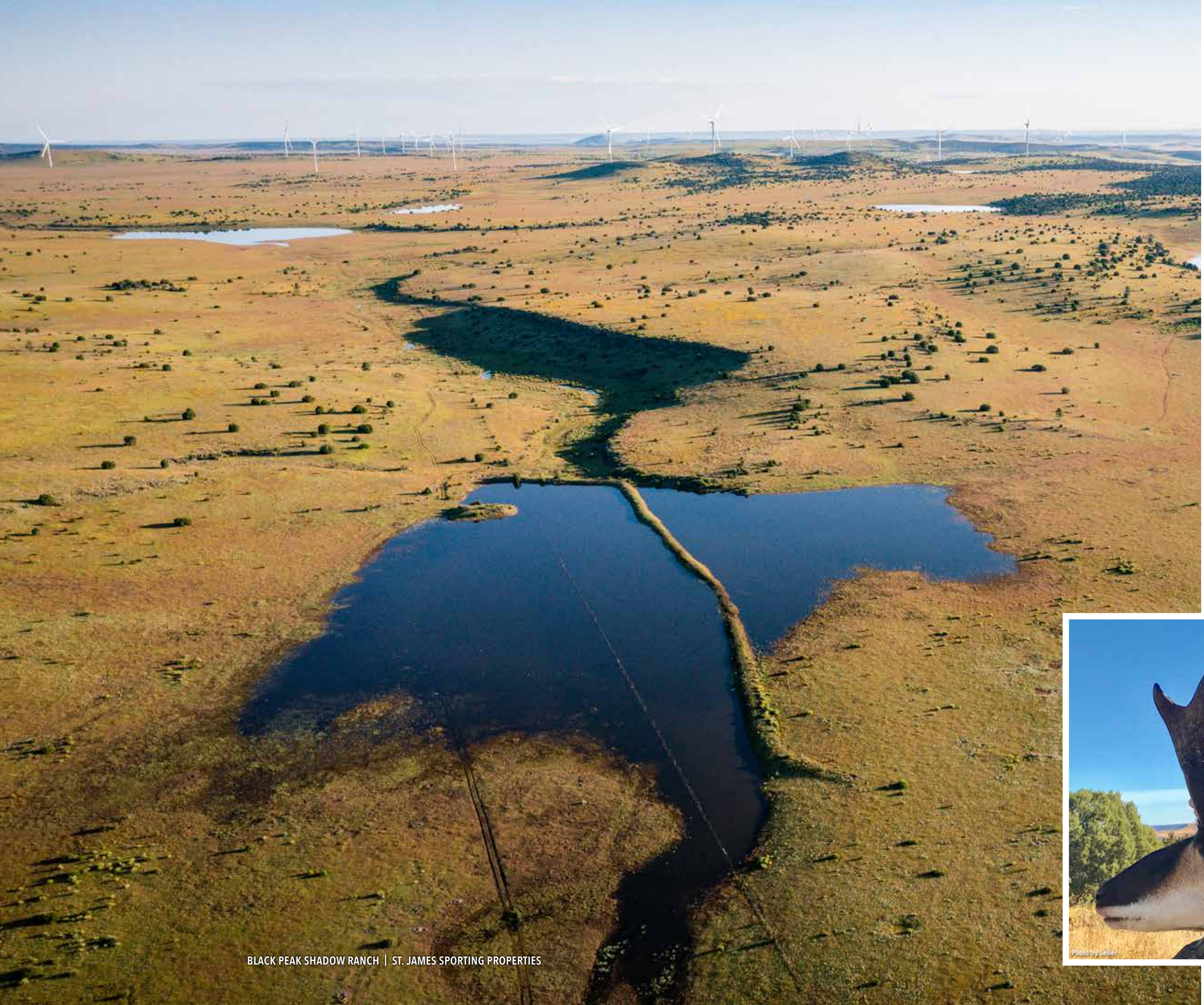
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BARN, CORRALS, RANCH BUNK HOUSE, AND CABIN

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HUNTING

Elk and Antelope frequent the property to feed and water, and the property is in Unit 15 which has been managed for high quality bulls and bucks. There are trophy caliber Elk and Antelope in the area, and several B&C class bucks have been taken on the property in recent years. The area also holds Black Bear, Mountain Lion, Turkey and Javelina which can be hunted on the bordering public land, and tags are Over-The-Counter (OTC).

ANTELOPE HUNTING

Antelope tags are OTC and valid on private land only (hunting Antelope on public land requires tags issued through the draw).

Season Dates:

- Archery: August 10-18, 2004
- Any legal weapon: August 24-26, 2024 & October, 5-7, 2024

ELK HUNTING

The property is Enrolled in the New Mexico E-Plus system and receives Elk tags (either Ranch-Only Tags or Unit-Wide Tags. In 2023 the property received:

- One (1) Unit-Wide muzzleloader bull tag
- One (1) Either-Sex unit wide archery tag
- One (1) cow tag.
- Additional Elk tag allocations could be a possibility with improved habitat and water

ADDITIONAL HUNTING

- Black Bear (Archery and Any Weapon- OTC with Quota)
- Mountain Lion (OTC with Quota)
- Turkey (OTC Spring and Fall seasons)
- Small Game (OTC)



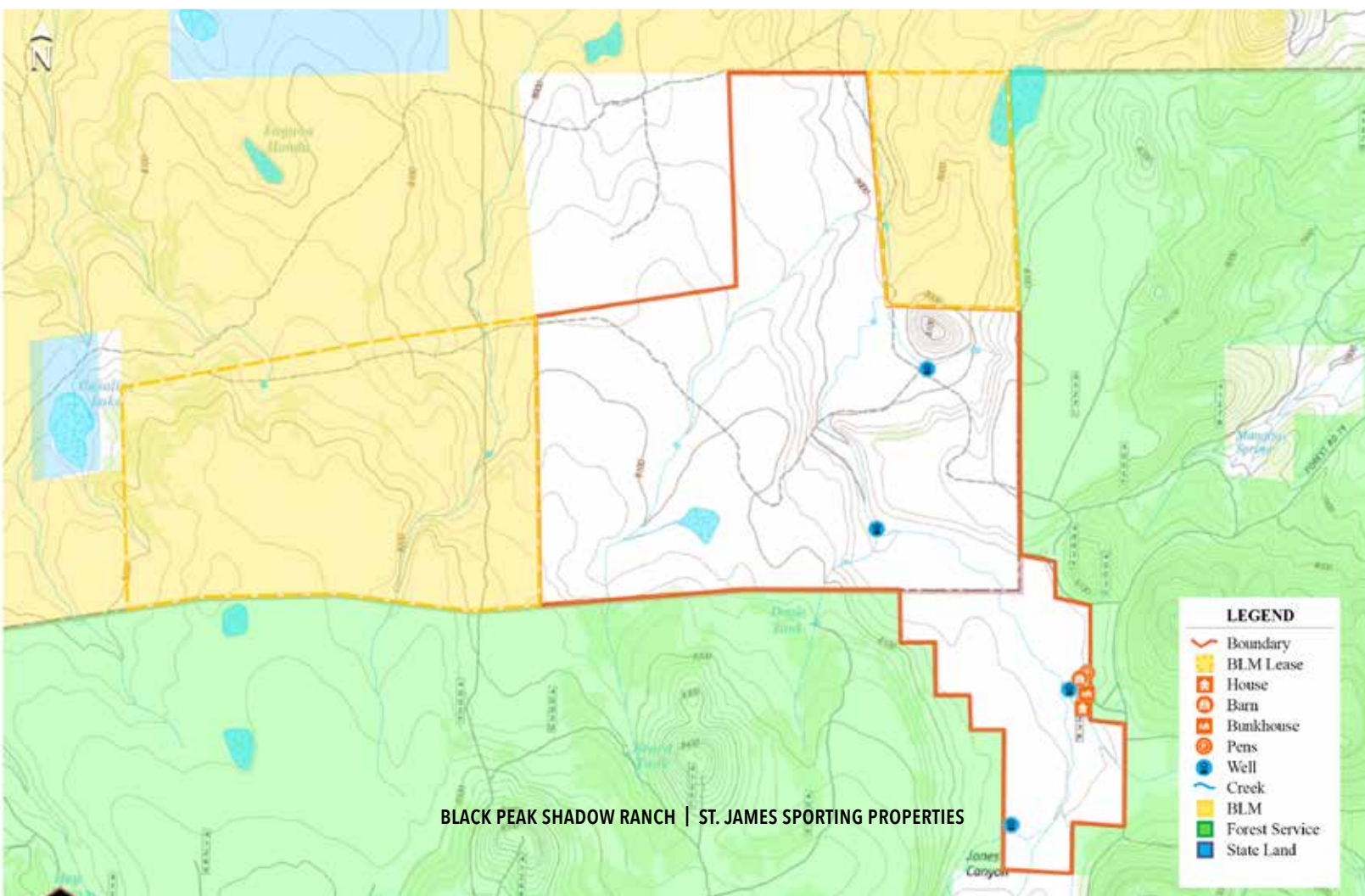
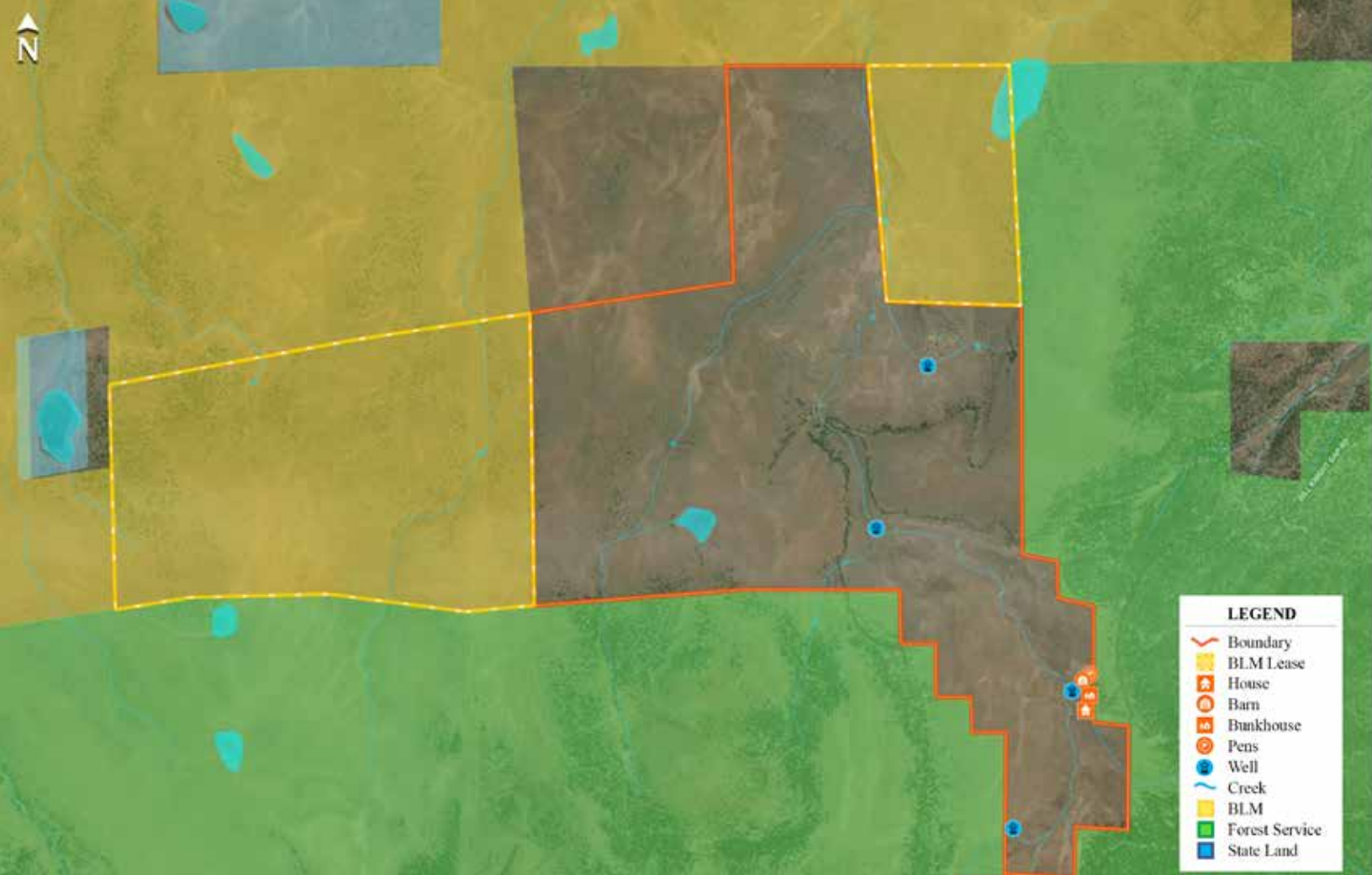
Photo by Seller



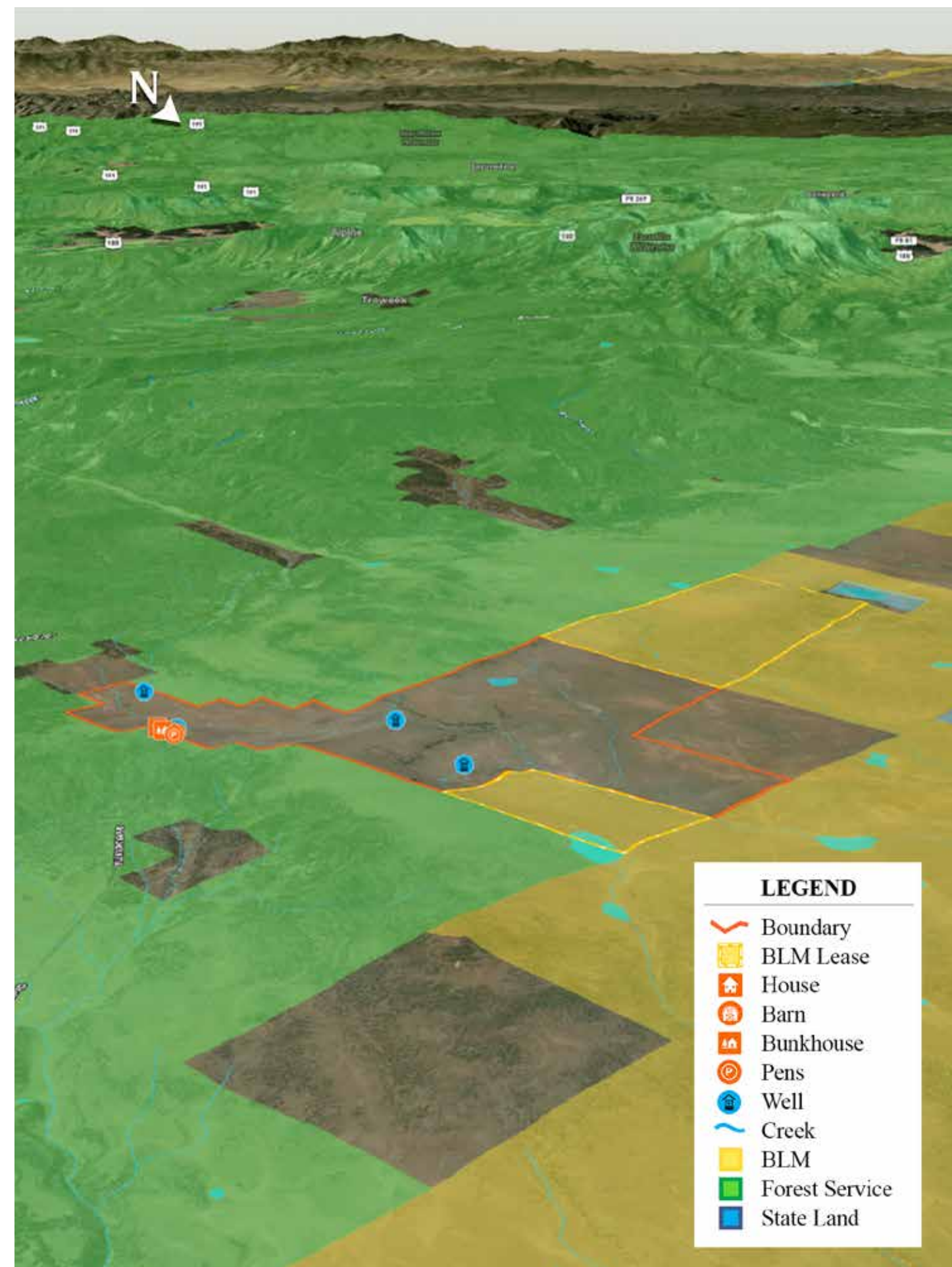
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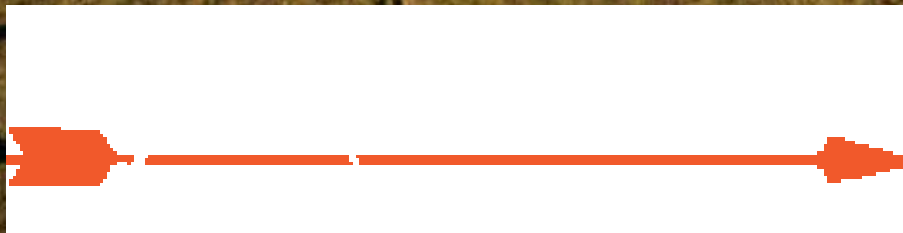
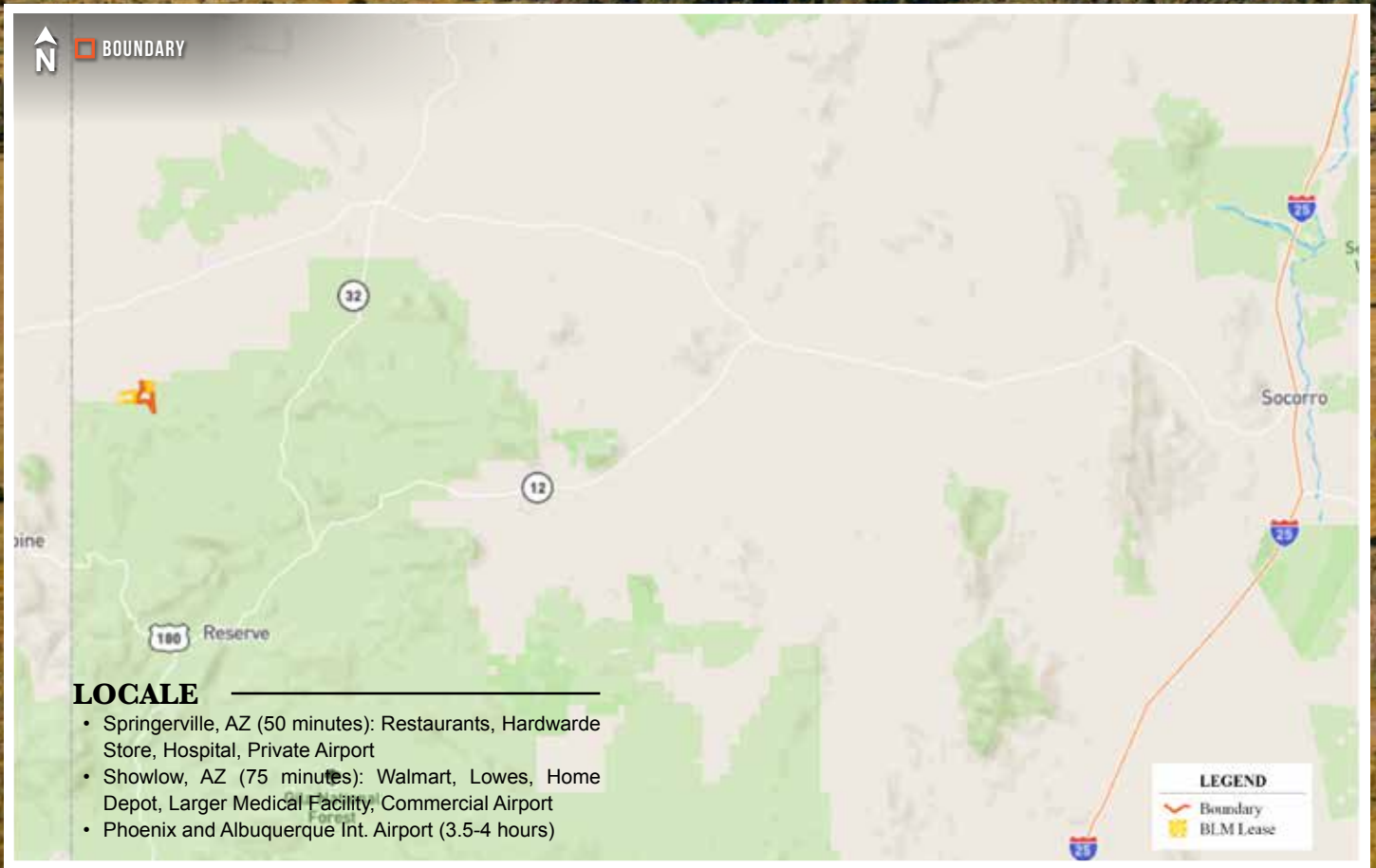


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