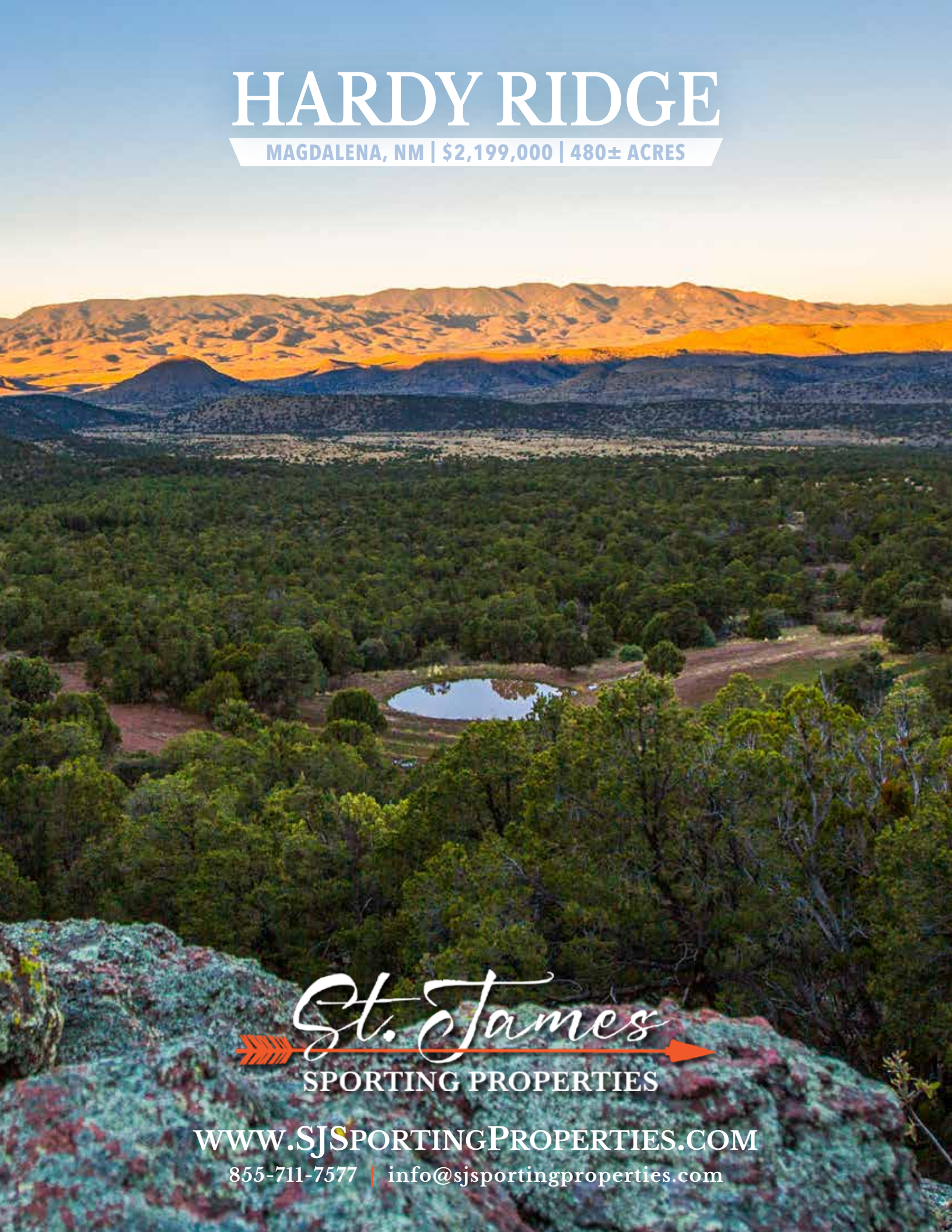


HARDY RIDGE

MAGDALENA, NM | \$2,199,000 | 480± ACRES



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HARDY RIDGE

MAGDALENA, NM | \$2,199,000 | 480± ACRES

Hardy Ridge is a rare recreational property with diverse topography and vegetation with abundant Big Game located near Magdalena, New Mexico. Although typically a rather arid region (historic annual precipitation is only 14"); this ranch is unique in the abundance of water sources that attracts and houses Big game and wildlife. Several drainages on the Western slope of the Magdalena Mountain Ranch converge on Hardy Ridge, funneling wildlife through a natural corridor covered with rare springs and seeps that generate enough water to fill several ponds and storage tanks. The rare water on this property for the region provides domestic use water at the bunkhouse and sustains a very robust wildlife population with water to drink and irrigated alfalfa as a supplement feed. With a mix of flatland, deep canyons, and some rugged terrain, there is a mix of vegetation and trees making the land a perfect oasis for wildlife.

The vegetation on the lower parcel (West side) is scattered Pinon/Juniper, and as you climb elevation to the upper parcel (East side) Ponderosa Pine stands with Fir, Spruce and some Aspen thickets line the big canyon slopes. Resident and migratory Elk populations, including trophy class bulls, take advantage of the water and feed, and Mule Deer, Black Bears, Mountain Lions, Turkey, and Javelina all use the property frequently. Ranch-Only Elk tags have been allocated to Hardy Ridge in the past, and easy to obtain hunting tags for the other species means you can hunt multiple species each year from August through April. Located in Unit 17, the unit is known for the high quality elk hunting. Access to the property is through a legal easement through deeded property and National Forest on the West side.

The property has a bunk house with a kitchen, bathroom, two sets of bunk beds, and a small porch. There are permanent hunting stands and the deeded parcels have fencing and gates. The property can be accessed year round.

While the property feels very secluded and remote, it is only 30 minutes from town. Magdalena was once a vibrant mining and ranching community, and a rail spur made Magdalena one of the most active cattle depots in the Southwest. Today that historic spirit remains, not only in the buildings and relics still standing, but also in the vast expanse to be explored and discovered in the area. Hardy Ridge has 3 ski resorts within 2.5 hours. Elephant Butte lake is 1.5 hours drive and the Rio Grande is under an hour. The Apache Kid and Withington Wilderness areas are under 30 minutes from the property. The Gila Wilderness is 1.5 hours from the property. Outdoor recreational opportunities are abundant in every direction.





GAME MANAGEMENT UNIT 17

HARDY RIDGE DRAWS IN TROPHY ELK AND OTHER BIG GAME FROM SURROUNDING AREAS BECAUSE OF ITS WATER, FEED, AND BEDDING HABITAT. THERE ARE A VARIETY OF TAG OPTIONS INCLUDING RANCH-ONLY ELK TAGS.



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PROPERTY ATTRIBUTES

- 480± deeded acres
- Elevation ranging from 7350' to 8435'
- Lower parcel has mild elevation change
- Upper parcel has deep canyons, and some rugged terrain
- Cholla Cactus and Pinons/Juniper, native grasses, Ponderosa Pines, Fir, Spruce and even Aspens
- Multiple seeps and springs that supply storage tanks, ponds and water pipeline running down to the Western edge of the property.
- Several food plots equipped with water cannons add greenery. The region is generally arid and void of water, but the water sources on Hardy Ridge make it unique property for the area.
- Bunk house
- Trophy caliber Elk (with Ranch-Only Tags)
- Hunting for Mule Deer, Black Bear, Mtn. Lions, Turkeys, and more
- Secluded property yet only 30 minutes from town
- Magdalena, NM (25 Minutes): gas, restaurants, medical clinic

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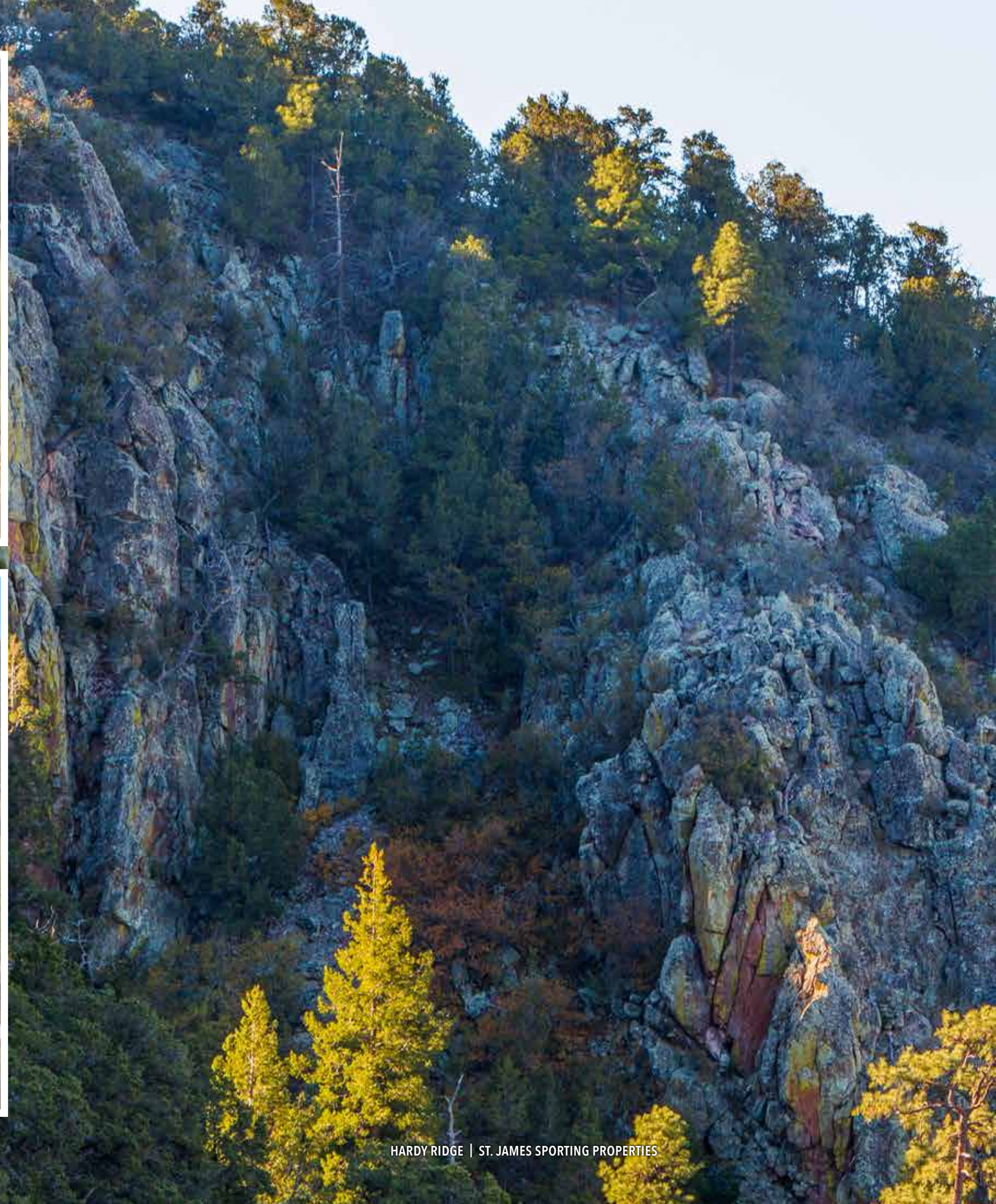
HUNTING (UNIT 17)

- ELK
 - Trophy class bulls
 - Resident and Migratory Elk herds
 - Ranch-Only tag options possible
 - MULE DEER
 - Solid Mule Deer populations
 - OTC tag options
 - Archery, Muzzleloader, Rifle, Youth season
 - TURKEY
 - Year-Round Turkey populations
 - OTC tags
 - JAVALINA
 - OTC tags
 - BLACK BEAR
 - OTC tags (once harvest quota is met the season closes
 - Archery season, and Any Legal Weapon season
 - MOUNTAIN LION
 - 2 Mtn. Lions can be harvested per hunter annually
 - OTC tags
-

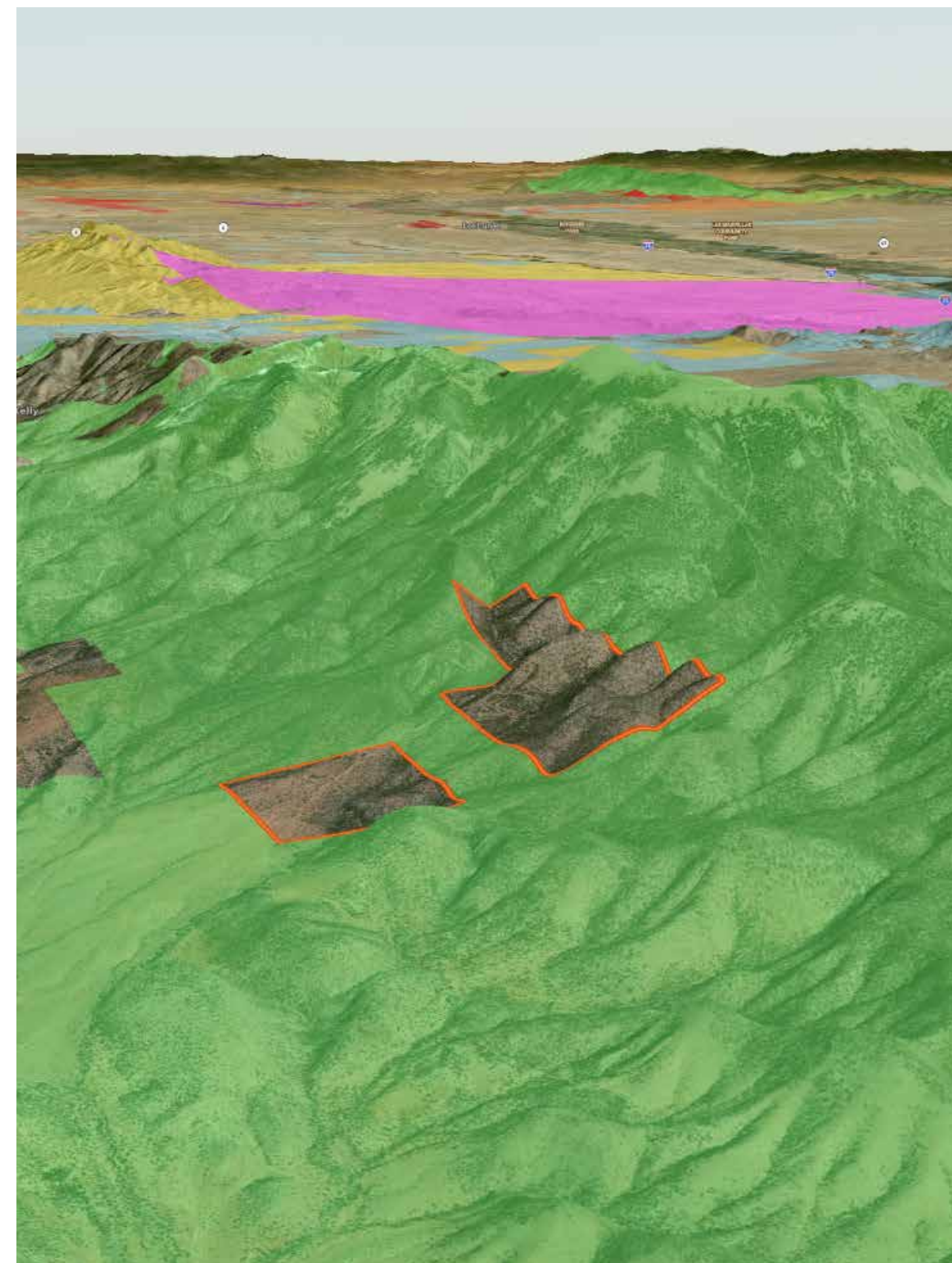
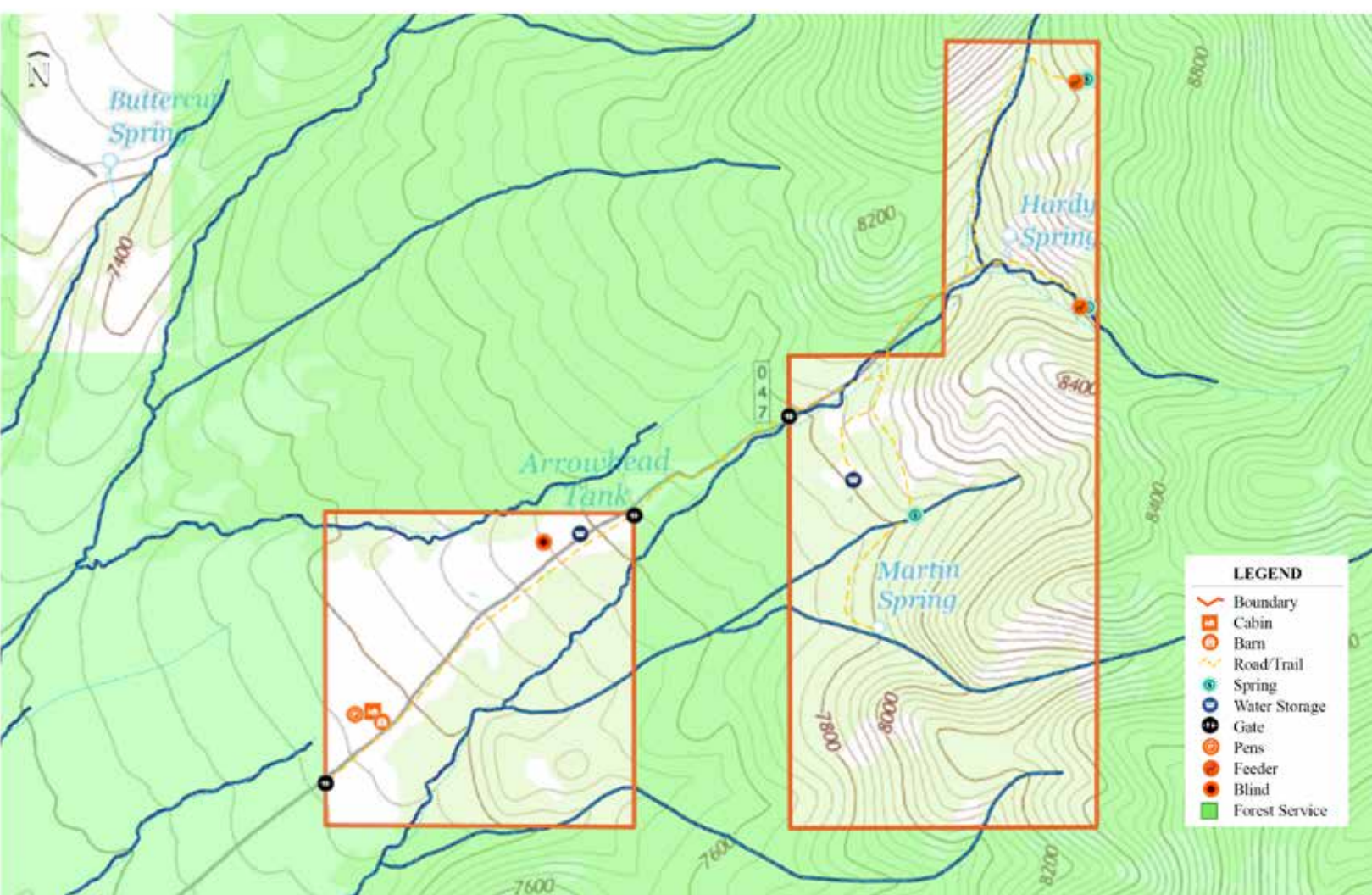
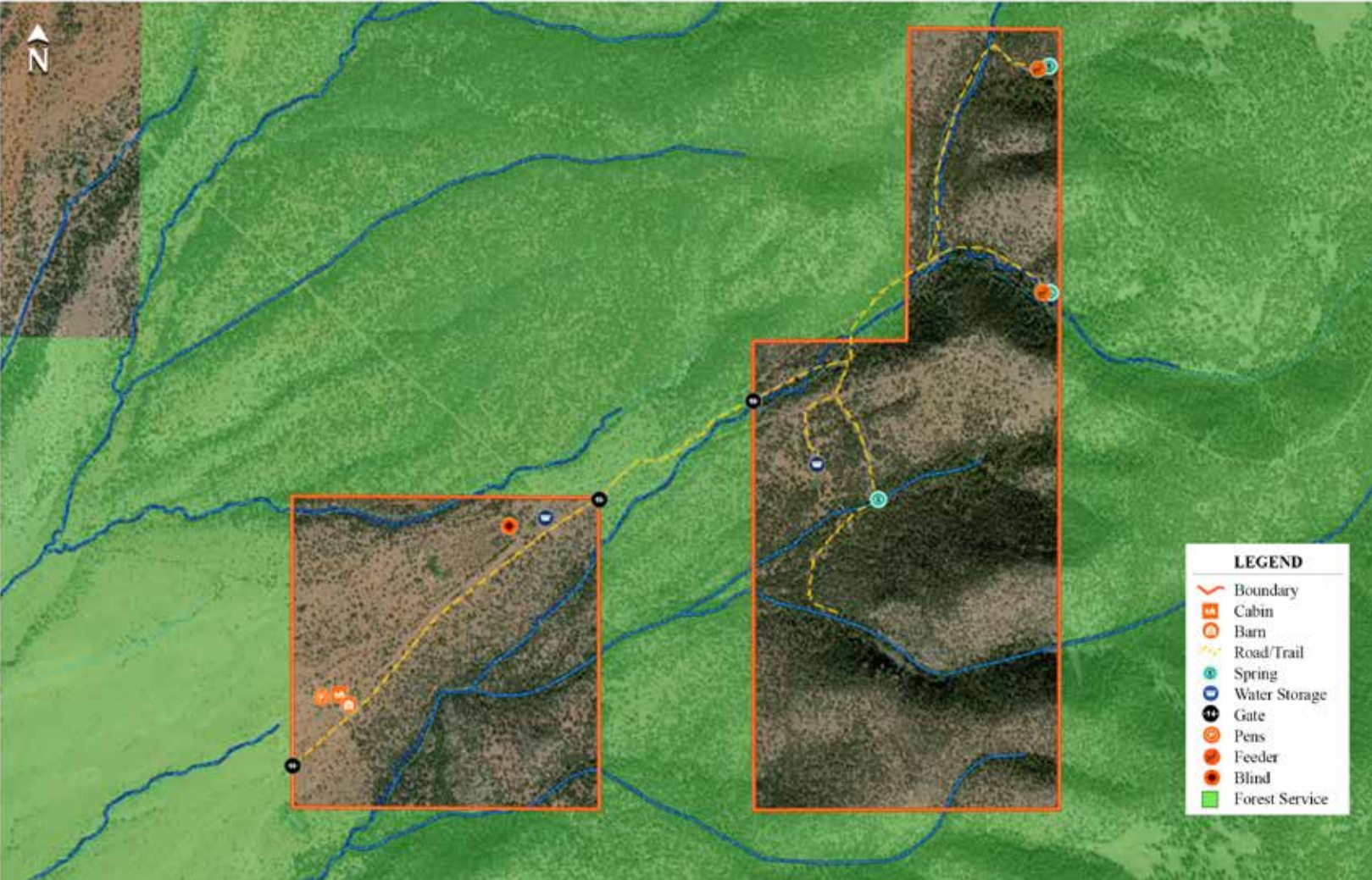




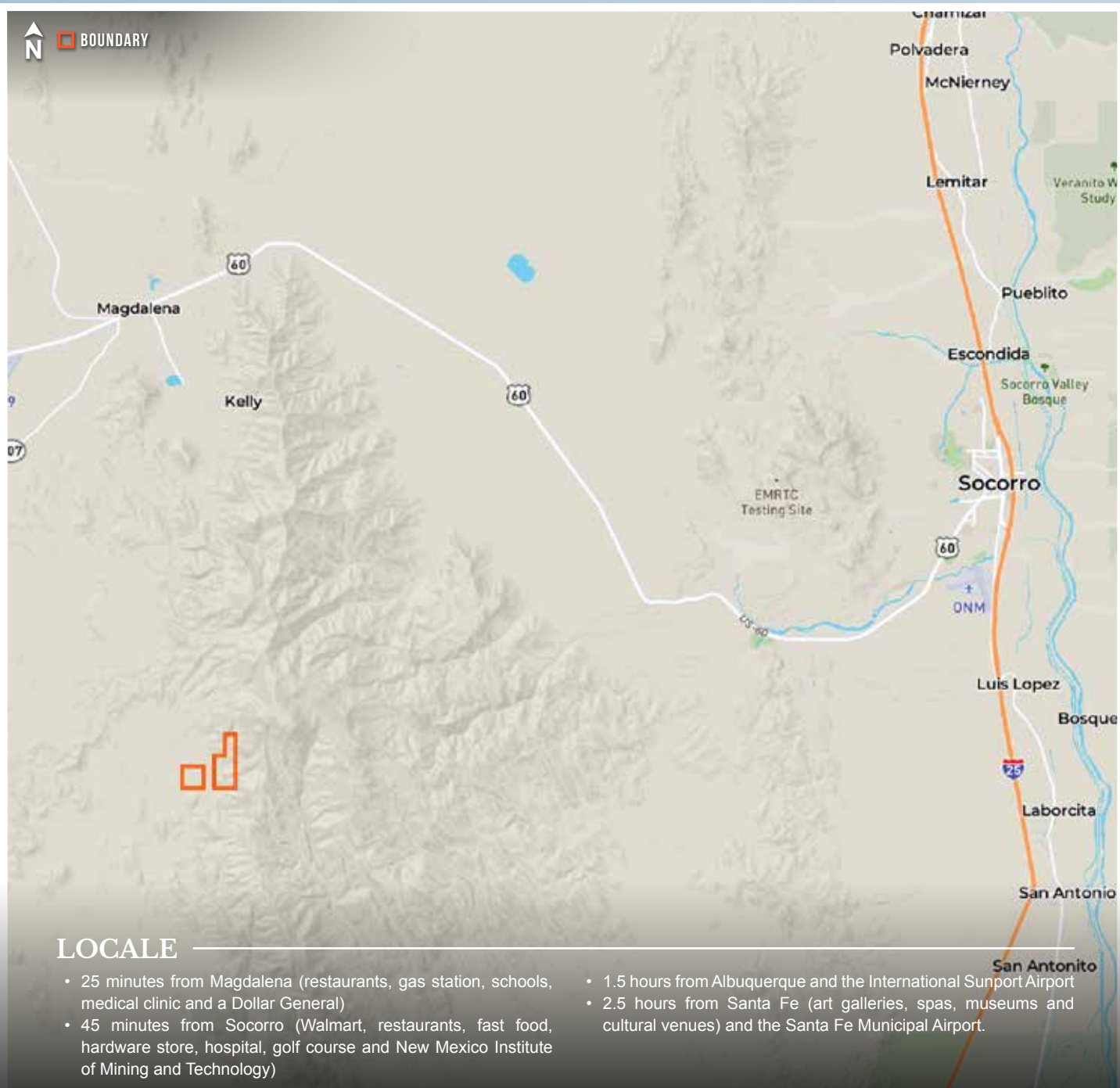
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LOCALE

- 25 minutes from Magdalena (restaurants, gas station, schools, medical clinic and a Dollar General)
- 45 minutes from Socorro (Walmart, restaurants, fast food, hardware store, hospital, golf course and New Mexico Institute of Mining and Technology)
- 1.5 hours from Albuquerque and the International Sunport Airport
- 2.5 hours from Santa Fe (art galleries, spas, museums and cultural venues) and the Santa Fe Municipal Airport.

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