

JAROSA CREEK RANCH



ANGEL FIRE, NEW MEXICO

M4RANCHGROUP.COM

(970) 944-4444 | RANCHES@M4RANCHGROUP.COM | 201 GUNNISON AVENUE, LAKE CITY, COLORADO 81235



\$1,140,000 - 152± Acres



DEDICATED RANCH BROKER

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THE RANCH

Jarosa Creek Ranch is an exceptionally diverse property located near Angel Fire, New Mexico. The ranch is comprised of 152± acres with both sides of Coyote Creek and Jarosa Creek giving the ranch over .5± of live water creating a mecca for wildlife from the confluence of both creeks creating a superior water source. The creek bottom and sub-irrigated meadows have the ideal mix of native grasses and alfalfa. In addition to the expansive creek bottom, this property includes a dryland agricultural field, native grasses, and a large pond. This diverse ecosystem attracts wildlife from all over and provides the perfect habitat for them to grow in both quality and quantity. To sustain this ecosystem the ranch has water rights for proper irrigation of 15 acres of land. Water rights are for domestic use, and for watering of livestock.

Located in Game Management Unit 46, this unit is well known for producing quality elk with the genetics and phenomenal feed that this property and area offers with the solitude to grow mature bulls. Jarosa Creek Ranch has irrigated fields that hold elk year-round. The ranch qualifies for

several landowner tags. Other species found on the ranch include elk, Mule deer, bobcat, mountain lion, and waterfowl. Fishing on the ranch is created by two creeks that meander the property. The ranch also has stocked ponds making great fishing experiences for the young anglers in the family. Fish species on the ranch include Brook Trout, Rainbow Trout, and Brown Trout.

The ranch offers incredible scenery throughout the year with abundant wildflowers and beautiful fall foliage throughout this small valley. A small home is located on the property, currently without plumbing, but opportunities abound with this little diamond in the rough.

The ranch is nicely located 8 miles from downtown Angel Fire, you can be on the ranch within minutes of landing at Colfax County FBO (airport). This 152± acre ranch is in the heart of everything recreation from ATVing, snowmobiling, bike riding, and some of the best skiing around, "Angel Fire Ski Area," is just a 10-minute drive. Angel Fire offers many amenities, including restaurants, retail shopping, hardware stores, hotels, and amazing restaurants.



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Wildlife



GMU 46

Fishing in creeks and stocked ponds



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Location

The ranch is nicely located 8 miles from downtown Angel Fire, you can be on the ranch within minutes of landing at Colfax County FBO (airport). Taos is located about 45 miles west of Angel Fire. The ranch location offers many recreational opportunities to enjoy.

Airports

Airport	Kind of Service	Miles from Angel Fire
Colfax County-Angel Fire Airport	Private	8± Miles
San Luis Valley Regional Airport	Domestic	79± Miles
Albuquerque International Sunport	Domestic/International	120± Miles

Climate - Angel Fire, NM

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	38	40	45	55	65	74
Average low in °F:	6	10	18	23	31	36
Av. precipitation in inch:	1.35	1.57	1.94	1.56	1.55	1.90
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	77	75	69	58	46	37
Average low in °F:	42	41	34	26	16	11
Av. precipitation in inch:	3.22	3.42	2.24	1.65	1.07	1.20



Surrounding Attributes

VIETNAM VETERANS MEMORIAL **Angel Fire, NM**

Vietnam Veterans Memorial is a national memorial established in honor of Vietnam War veterans, near United States Highway 64 in Angel Fire, New Mexico. Until 2017, it was a New Mexico state park, and it is now under the Department of Veteran Services. As the "Disabled American Veterans Vietnam Veterans National Memorial" it was recognized by the United States Congress as a "memorial of national significance" in 1987.

ANGEL FIRE RESORT **Angel Fire, NM**

Angel Fire Resort is a year-round destination located in Northern New Mexico. In the winter, Angel Fire features skiing and snowboarding with a wide variety of terrain on 560+ acres. After the snow melts, the resort features one of the premier downhill mountain bike parks in the country as well New Mexico's best zip line, an 18-hole golf course and more! Angel Fire Resort began in 1966, as a small ski destination in Northern New Mexico. We are proud to have grown into a four-season resort offering a memorable Rocky Mountain experience for families, outdoor enthusiasts, and groups.

Taos Ski Valley Resort **Taos, NM**

Flanked by sacred wilderness, rugged peaks and multicultural vibes, there's a reason Taos Ski Valley sits in the center of New Mexico's Enchanted Circle. Located 50 miles south of the Colorado border, Taos Ski Valley is a mystical haven for 300+ inches of bone-dry powder stashes and some of the most untamed chutes, bowls, and glades in North America. And with nearly half of all trails rated for beginners and intermediates, its unpolished charm and cheeky mountain rituals welcome anyone with a spirit of adventure. Taos Ski Valley is a wild frontier for skiing and snowboarding, steeped in legendary culture, unconventional traditions and rugged perfection.

Via Ferrata **Taos, NM**

The Taos Ski Valley Via Ferrata, situated at 11,500 feet in the sub-alpine ecosystem of Kachina Peak, features beginner through advanced climbing route challenges, a 100-foot skybridge, and a double-cable catwalk. Novice climbers can experience the thrill of cabled mountain travel under the supervision of a guide, and progress to vertical terrain with spectacular views of the Rio Hondo and Wheeler Peak Wilderness. A fun summer mountain activity for friends and family.



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