

La Ventana Mesa Land Ranch
HWY 550
Cuba, NM 87013

\$1,400,000
6,040± Acres
Sandoval County



La Ventana Mesa Land Ranch
Cuba, NM / Sandoval County

SUMMARY

Address

HWY 550

City, State Zip

Cuba, NM 87013

County

Sandoval County

Type

Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

35.850209 / -106.975118

Dwelling Square Feet

0

Acreage

6,040

Price

\$1,400,000

Property Website

<https://www.mossyoakproperties.com/property/la-ventura-mesa-land-ranch-sandoval-new-mexico/61485/>



La Ventana Mesa Land Ranch

Cuba, NM / Sandoval County

PROPERTY DESCRIPTION

For Sale: La Ventana Mesa Lands Ranch

Location: 12 miles south of Cuba, NM and 60 miles northwest of Albuquerque, NM

Access: US Highway 550

Overview:

Welcome to the La Ventana Mesa Lands Ranch, a stunning 1,047-acre deeded property with an additional 5,000 acres more or less of Bureau of Land Management (BLM) lease, offering a unique blend of natural beauty, income and recreational opportunities. Conveniently located just off US Highway 550, this ranch is split by the Rio Puerco and offers access to both NM Department of Game and Fish GMU 7 and GMU 6A.

Property Details:

- **Deeded Acres:** 1,047 acres
- **BLM Acres:** 5,000 acres more or less
- **Elevation:** 6520-7400 feet
- **Climate:** Very moderate

Features:

- **Western Portion:**
 - Located in GMU 7, this area is part of the secondary management zone, offering great hunting opportunities and expansive landscapes.
 - All 1047 deeded acres are on this side as is the Rio Puerco
 - 3 Dirt ponds and the pipe pens
 - May have access to a BLM Pipeline system with the potential for two troughs. Buyer will need to verify with the current pipeline association.
- **Eastern Portion:**
 - Situated in GMU 6A and part of the Elk Springs Area of Critical Environmental Concern (ACEC).
 - Features trick tank on top of La Ventana Mesa and several ponds provide enhanced wildlife habitat.
 - La Ventana Mesa offers panoramic views of the Jemez Mountains, Cabezon, Mount Taylor, and surrounding mesas.
 - **Note:** No deeded land on the east side will convey with the sale.

Recreational and Conservation Opportunities:

- **Hunting:** Both GMU 7 and GMU 6A provide hunting opportunities for elk, deer, mountain lion, and other game species.
- **Scenic Beauty:** The ranch's diverse landscapes, including the Rio Puerco, mesa tops, expansive BLM lands, and close proximity to the Santa Fe National Forest provide vast opportunities for outdoor recreation.

Access and Infrastructure:

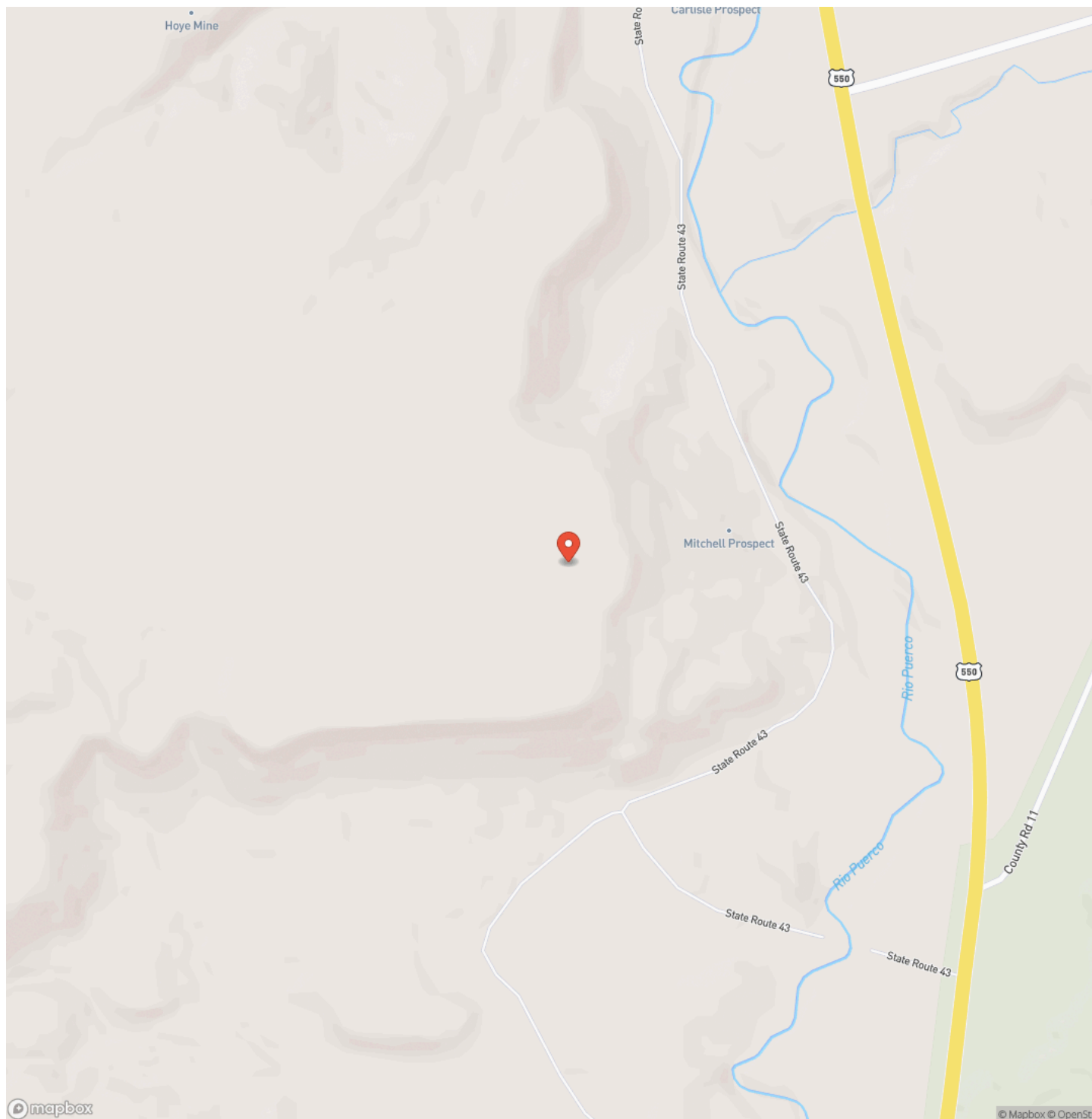
- **Highway Access:** Direct access from US Highway 550 ensures ease of entry and convenience.
- **Water Resources:** The Rio Puerco River and the trick tank offer valuable water sources for wildlife. Numerous ponds provide water for grazing. Potential for water development along the Rio Puerco with water available around 100-150 feet. Water development would be a great addition to the grazing system and wildlife.
- **Grazing Management:** Property is cross fenced into 3 pastures. Much of the perimeter is natural boundary. Current BLM permit is for 60 animal units year-round. The ranch is currently leased for grazing providing a potential income source as well as ag valuation for property taxes.

Conveniently located just over an hour's drive from Albuquerque, this exceptional property represents an opportunity to own a large ranch with hunting potential, scenic vistas, and diverse landscapes. The ranch has been in the same family for over 80 years.

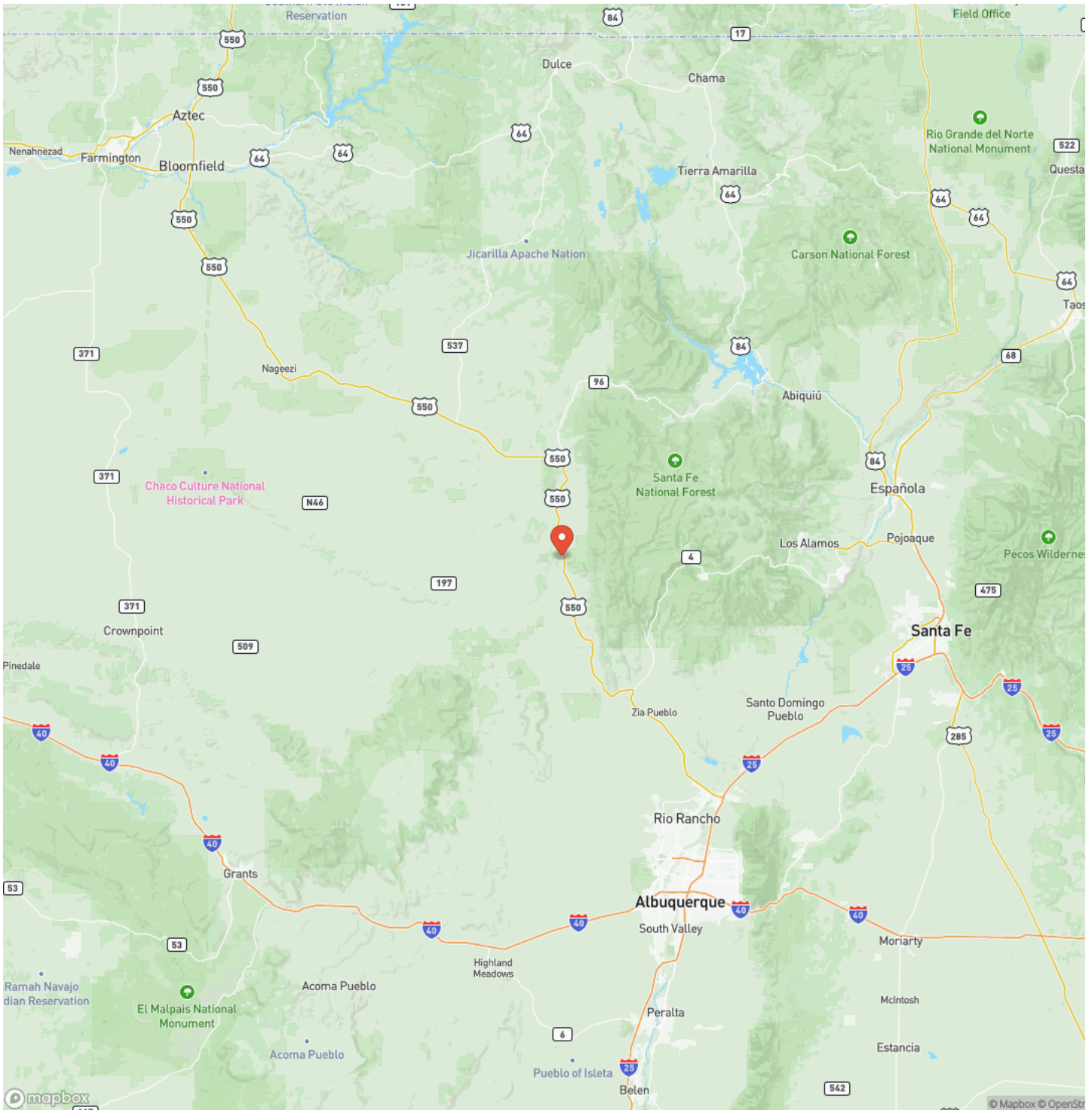
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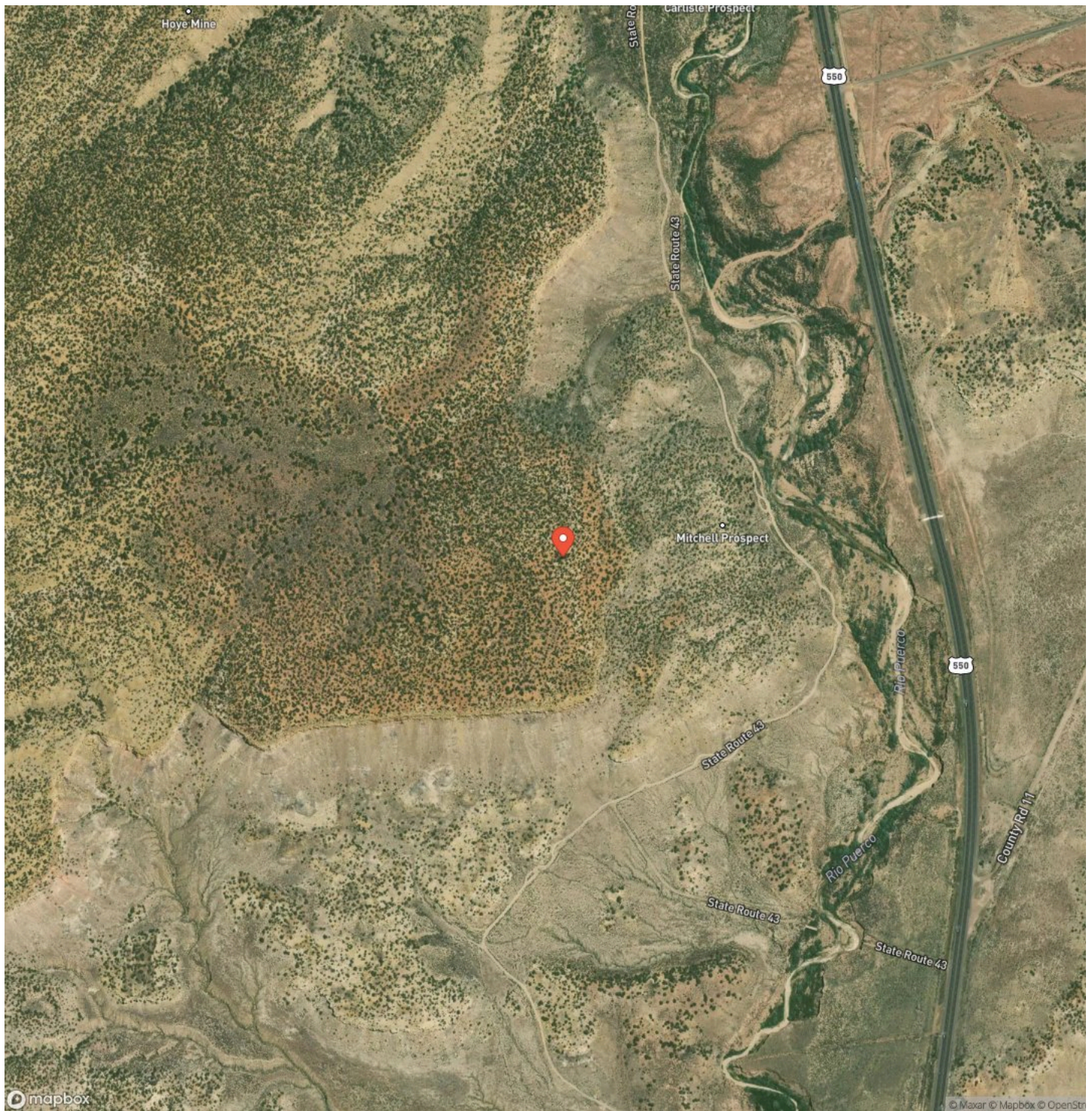
Locator Map



Locator Map



Satellite Map



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Mossy Oak Properties Enchanted Ranch Land and Home

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