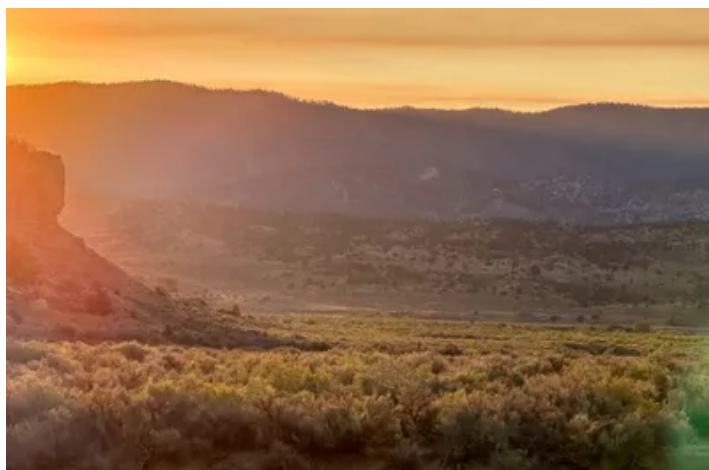


La Ventana Mesa Land Ranch
HWY 550
Cuba, NM 87013

\$1,100,000
4,047± Acres
Sandoval County



La Ventana Mesa Land Ranch
Cuba, NM / Sandoval County

SUMMARY

Address

HWY 550 null

City, State Zip

Cuba, NM 87013

County

Sandoval County

Type

Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

35.8502 / -106.986148

Acreage

4,047

Price

\$1,100,000



PROPERTY DESCRIPTION

La Ventana Ranch

1,047± Deeded Acres | Approx. 3,000± Acres BLM | Sandoval County, New Mexico

Located approximately 12 miles south of Cuba, New Mexico, with direct frontage on US Highway 550, La Ventana Ranch offers a combination of deeded acreage, Bureau of Land Management grazing in the Coal Creek Allotment, wildlife habitat, and year-round accessibility. Family owned for more than 80 years, the ranch provides a working livestock operation with recreational opportunities in a landscape known for its mesas, open rangelands, and panoramic views.

Property Overview

- 1,047± deeded acres
- Approximately 3,000± acres within the Coal Creek BLM Allotment
- Elevation ranging from approximately 6,520 to 7,400 feet
- Direct access from US Highway 550
- The Rio Puerco traverses the ranch from north to south
- Cross-fenced into two primary pastures
- Dirt ponds
- Pipe livestock pens
- Electricity from Jemez Mountain Electric available along the eastern boundary
- Potential membership in the Piedra Lumber Water Pipeline Association, subject to buyer verification and approval, offering the possibility of additional livestock water development through pipeline and trough infrastructure
- Located within GMU 7 as a Secondary ranch unit

Grazing Operation

The ranch is well suited for livestock production with a combination of deeded and federal grazing lands.

The current BLM grazing permit authorizes approximately 30 to 40 head (actual AUM's to be determined). Existing cross fencing and natural terrain allows for rotational grazing management. The property is currently leased for grazing, offering potential income while maintaining agricultural property tax valuation.

Water resources include multiple dirt tanks, the Rio Puerco, and the potential for expanded pipeline water distribution. Electrical service along the Rio Puerco may also provide opportunities for future well development, with groundwater commonly encountered in the area at moderate depths, although buyers should verify all water development potential.

Wildlife & Hunting

The ranch lies within New Mexico Game Management Unit 7, where the deeded acreage qualifies as a Secondary Ranch for the EPLUS program, offering the potential to participate in New Mexico's landowner elk authorization system.

The ranch also benefits from:

- Elk
- Mule deer – Over the counter in Unit 7
- Black bear
- Mountain lion
- Coyote
- Bobcat
- Numerous upland bird species

Native Range

According to the Natural Resources Conservation Service ecological site descriptions for loamy sites, the ranch supports productive native rangeland adapted to northern New Mexico's climate.

Common native grasses include:

- Blue grama
- Western wheatgrass
- Galleta
- Sideoats grama
- Bottlebrush squirreltail
- New Mexico feathergrass
- Indian ricegrass

Native shrubs commonly include:

- Fourwing saltbush
- Winterfat
- Big sagebrush
- Rabbitbrush
- Apache plume

Scattered woody vegetation includes (mostly on the mesa tops):

- One-seed juniper
- Piñon pine
- Gambel oak in higher elevations and protected draws
- Occasional Ponderosa pines

These plant communities provide quality forage for livestock while supporting a wide variety of wildlife throughout the year.

Scenic Features

The western portion of the ranch encompasses all of the deeded acreage and follows the Rio Puerco through rolling grasslands, shallow draws, and mesa country.

La Ventana Mesa provides expansive views that include:

- The Jemez Mountains
- Cabezón Peak
- Mount Taylor
- The surrounding mesas and broad valleys of northwestern New Mexico

The combination of open grasslands, rocky outcrops, scattered piñon-juniper woodlands, and riparian areas creates a diverse landscape with changing scenery throughout the ranch.

Nearby Public Lands & Recreation

The ranch is positioned within easy reach of thousands of additional public acres for recreation and exploration.

Nearby destinations include:

- Santa Fe National Forest
- El Malpais National Monument
- Valles Caldera National Preserve
- Fenton Lake State Park

- San Pedro Parks Wilderness
- Extensive surrounding Bureau of Land Management lands

These areas provide opportunities for hiking, camping, horseback riding, hunting, wildlife viewing, fishing, and exploring northern New Mexico's diverse landscapes.

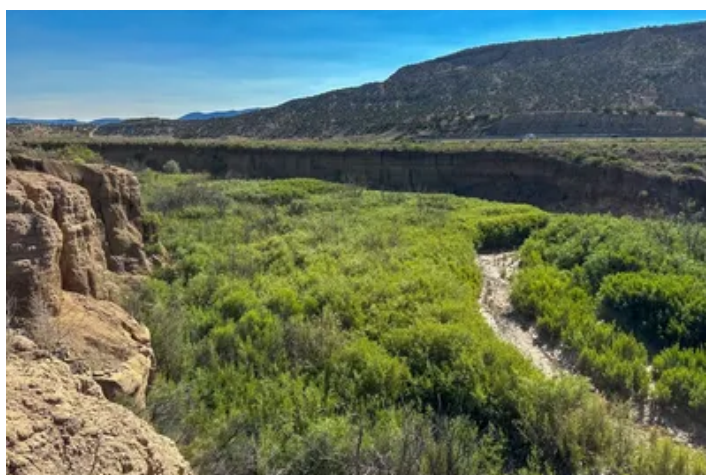
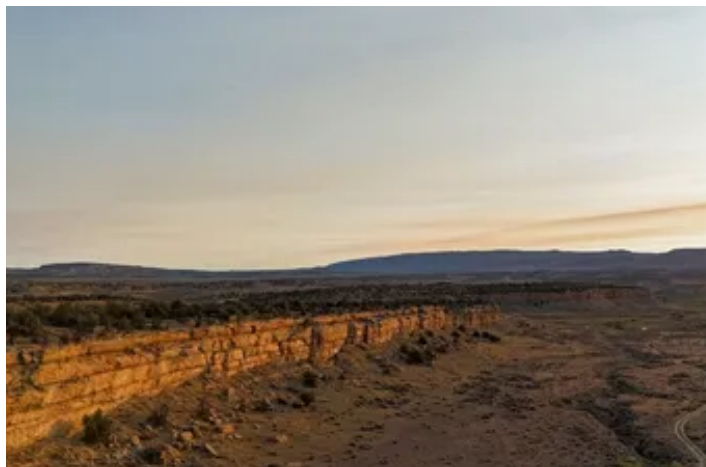
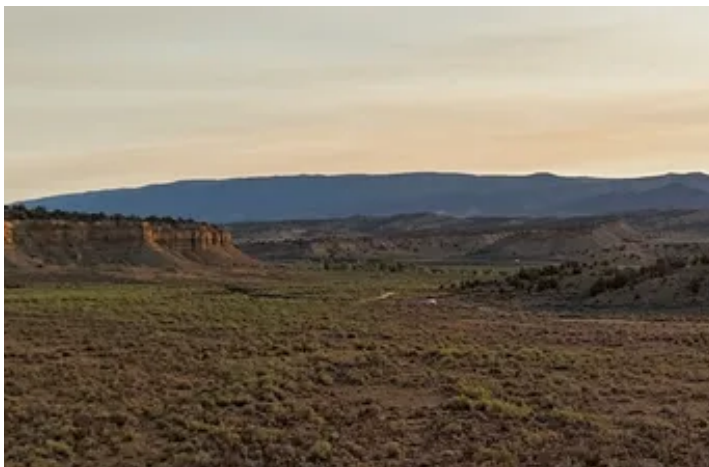
Nearby Communities

Approximate driving times include:

- Cuba – 15 minutes
- San Ysidro – 35 minutes
- Jemez Springs – about 1 hour
- Bernalillo – about 1 hour
- Albuquerque – approximately 1 hour 15 minutes
- Santa Fe – approximately 1 hour 40 minutes

A Well-Balanced New Mexico Ranch

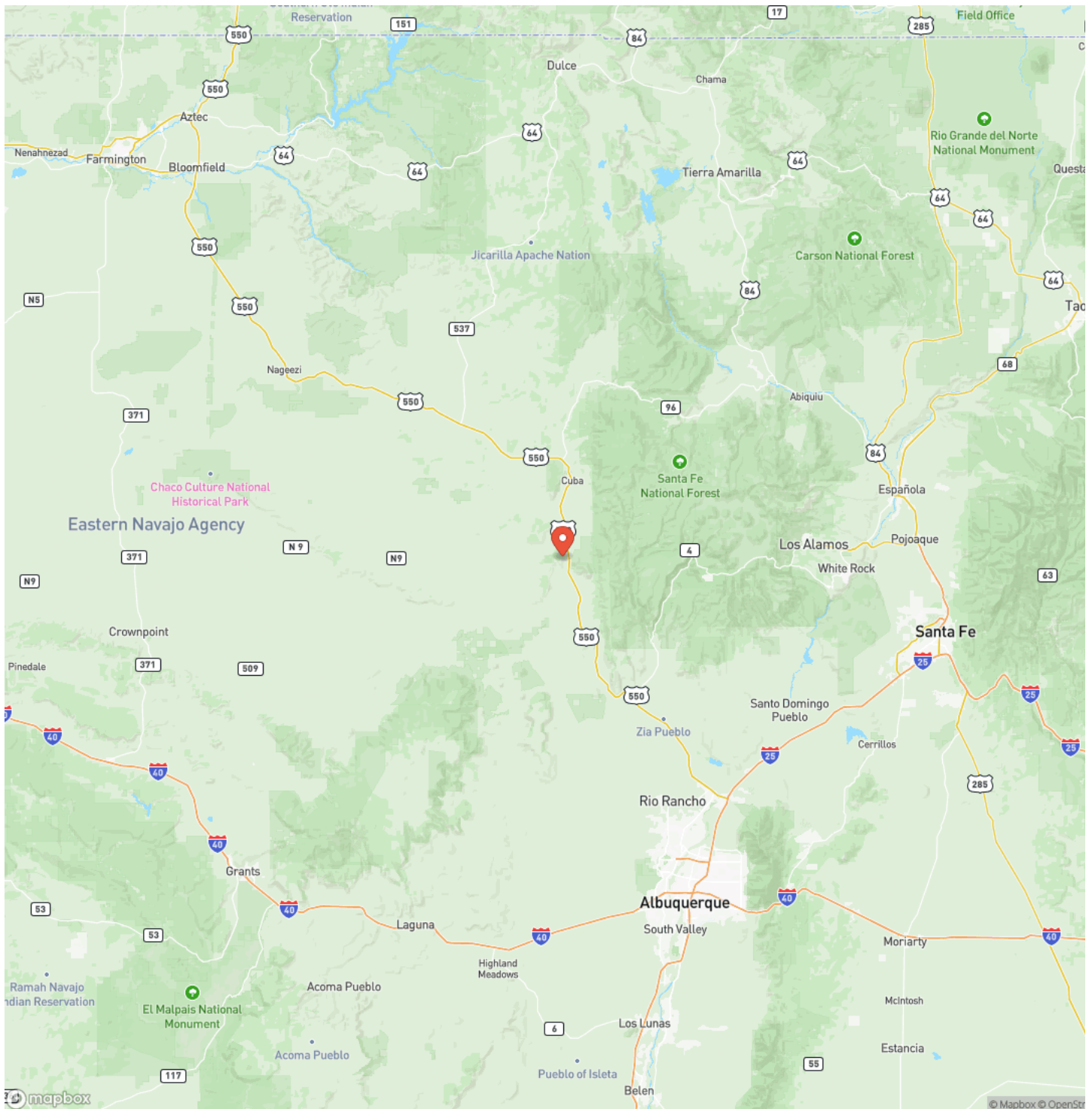
La Ventana Mesa Lands Ranch combines productive grazing resources, extensive BLM access, wildlife habitat, year-round highway access, and long-held family ownership. Whether your goals include livestock production, hunting, recreation, or long-term land stewardship, this ranch offers the scale, location, and natural resources that make it well suited for a variety of uses in northwestern New Mexico.



Locator Map



Locator Map



Satellite Map



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