

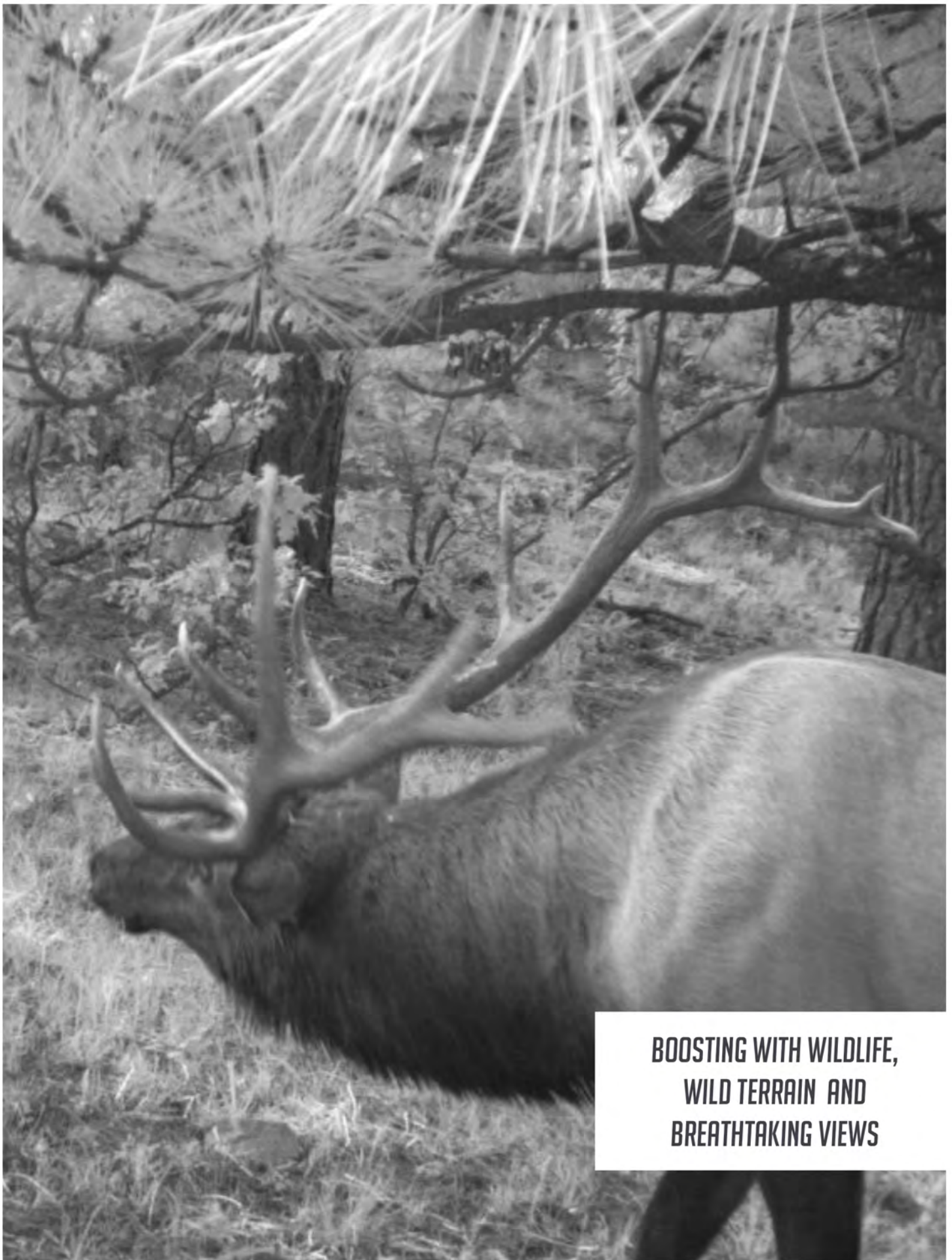
A-BAR RANCH

548± ACRES | OCATE, NEW MEXICO

St. James
SPORTING PROPERTIES

www.SJSportingProperties.com

877-354-7247 | Info@SJSportingProperties.com



**BOOSTING WITH WILDLIFE,
WILD TERRAIN AND
BREATHTAKING VIEWS**



A-BAR RANCH

548± ACRES | OCATE, NEW MEXICO

RANCH ATTRIBUTES

IMPROVEMENTS

- Main House 1,350 Sq. Ft. Adobe Santa Fe home
- Guest House 880 Sq. Ft. Adobe Santa Fe home
- Guest House 528 Sq. Ft.
- Small Cabin
- Detached Garage
- 4-Stall Barn
- Perimeter Fencing / New Split Rail Fence
- Pasture
- Chicken Coop
- All wood Rabbit Hutch

LOCATION

- 23 miles N.W. of Wagon Mound, NM (25 mins)
- 25.5 miles from Angel Fire, NM (47 mins)
- 46 miles from Las Vegas, NM (53 mins)
- 170 miles from Albuquerque (2:40 hrs)
- 307 miles from Denver (4:40 hrs)

LAND

- 1/4 mile of year-round Ocate Creek
- Elevation 7,800 ft. - 8,700 ft.
- Panoramic Views
- Trail System
- Canyon
- Large Meadow

WATER

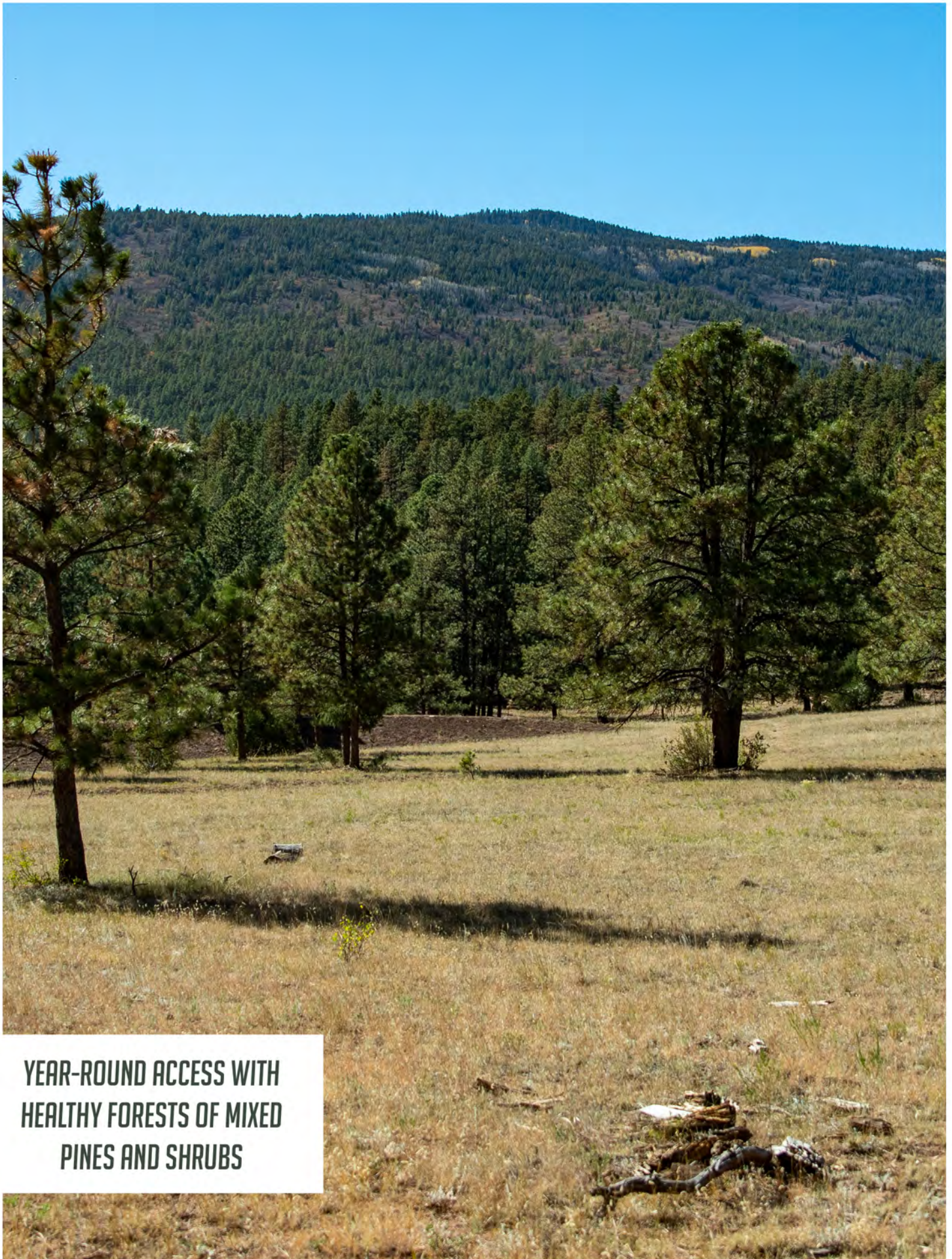
- Ocate Creek, Year-round
- Three Domestic Wells
- 1 Guzzler
- 3 Dirt Tanks

ACCESS

- Year-Round Access
- Behind Locked Gate
- Off Paved Road

RECREATIONAL

- GMU 48
- Elk, Mule Deer, Whitetail Deer, Bear, Mountain Lion, and Turkey hunting
- 6 Private land Elk License
- Late season cow elk hunts ending Jan 31st
- High Elk Densities
- Bear (over-the-counter)
- Turkey (Over-the-counter)
- Private Land Mule Deer and Whitetail License (Over-the-counter)



**YEAR-ROUND ACCESS WITH
HEALTHY FORESTS OF MIXED
PINES AND SHRUBS**





A-BAR RANCH

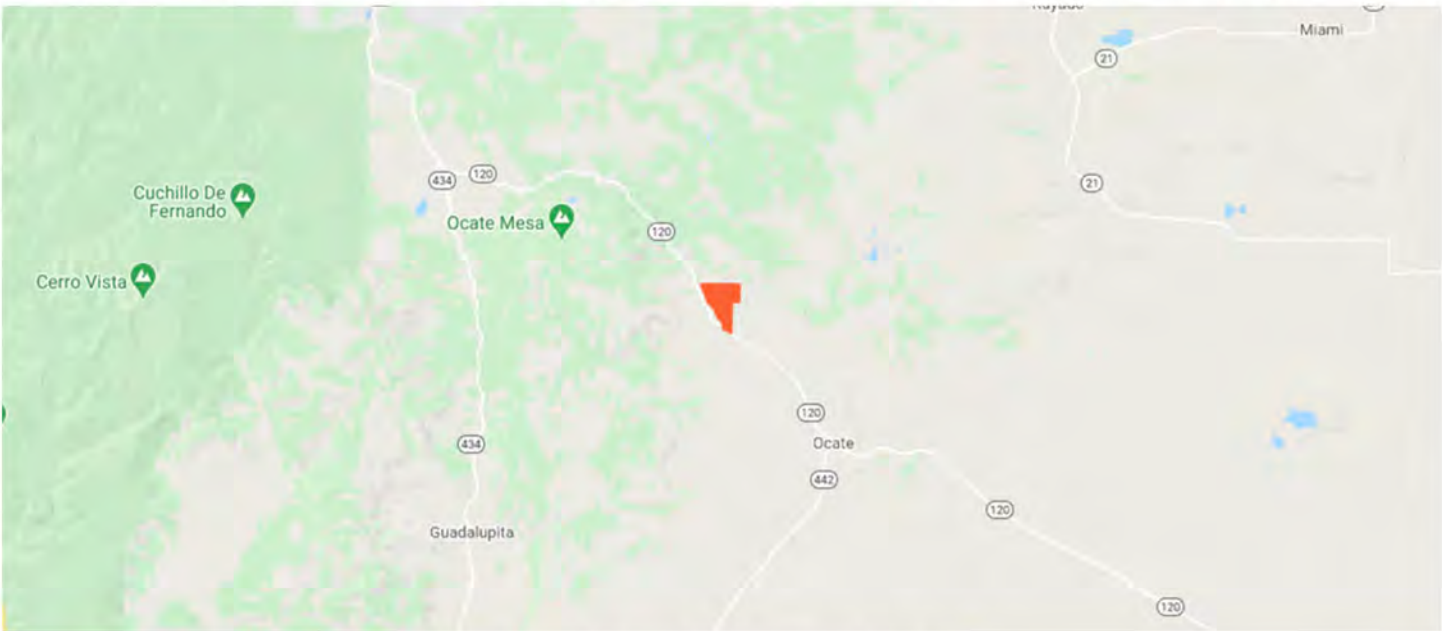
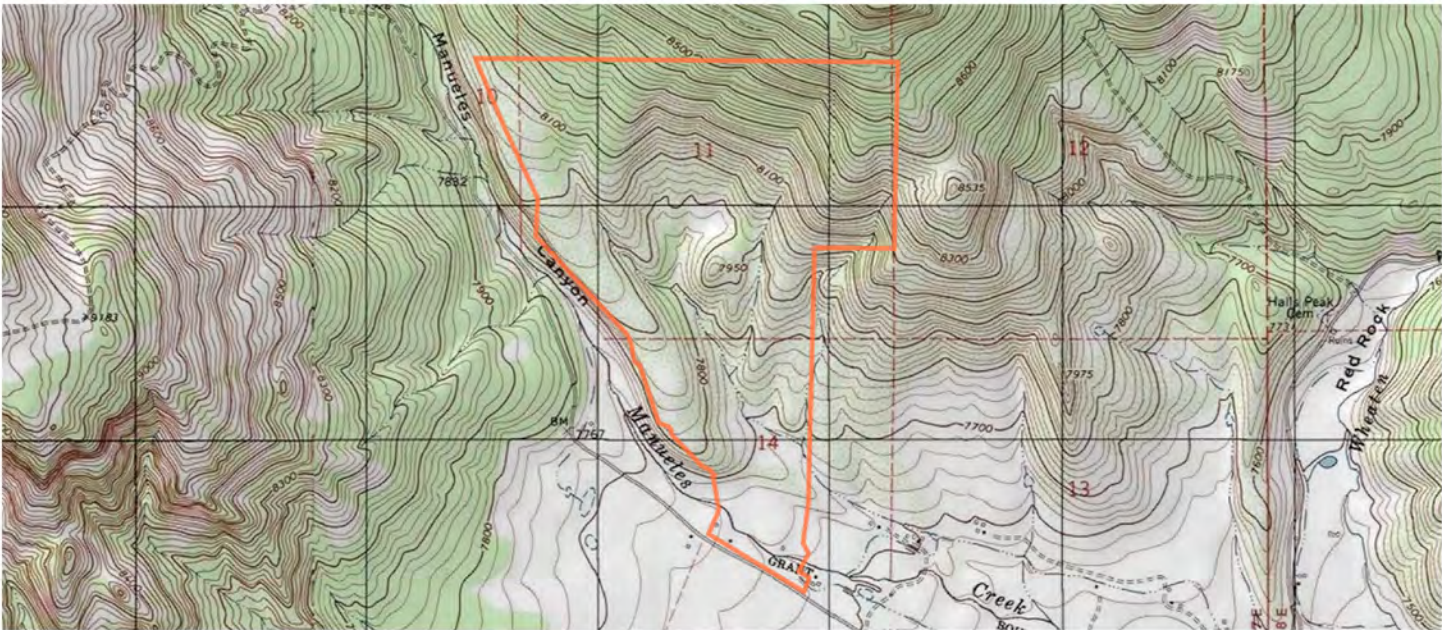
548± ACRES | OCATE, NEW MEXICO

PROPERTY DESCRIPTION

Boasting over 548 acres of wild terrain and wildlife across the breathtaking landscape, A-Bar Ranch is one of the most pristine ranches on the market today! Nestled near Ocate Creek, the ranch lies just southeast of the ski resort of Angel Fire, which is bursting with recreational activities and town conveniences. The improvements' location is complemented by one-quarter of a mile of Ocate Creek that runs through the property year-round. The mix of climate and habitat has developed a fantastic wildlife sanctuary. The elevation of 7,800 to 8,700 feet is high enough to maintain healthy forests of mixed pines and shrubs and relief from summer's heat, but low enough for mild winters. Please call Blayne St. James at (970)596-6089 or Darrell Fisher at (719)252-8244 to schedule your private showing.









St. James
SPORTING PROPERTIES

721 Main St. Windsor, CO 80550

877-354-7247

Info@SJSportingProperties.com

www.SJSportingProperties.com

LICENSED IN:

*Colorado, Idaho, Kansas, Montana,
New Mexico, Oregon, Utah & Wyoming*