

Oso Creek Ranch
89 Muerto Creek Rd
Ramah, NM 87321

\$2,950,000
2,080± Acres
Cibola County



Oso Creek Ranch
Ramah, NM / Cibola County

SUMMARY

Address

89 Muerto Creek Rd

City, State Zip

Ramah, NM 87321

County

Cibola County

Type

Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

35.131873 / -108.338135

Dwelling Square Feet

3100

Bedrooms / Bathrooms

3 / 2

Acreage

2,080

Price

\$2,950,000

Property Website

<https://www.mossyoakproperties.com/property/oso-creek-ranch-cibola-new-mexico/68882/>



PROPERTY DESCRIPTION

Recent Price Improvement! Welcome to the Oso Creek Ranch. Located in Cibola County, just east of Ramah, NM. This unique and diverse 2080 (+,-) deeded acre ranch offering provides quality residential improvements, varied topography from 08grassland cattle grazing to dark timber country loaded with mature ponderosa pines. If big Mule Deer and really BIG Bull Elk are on your wish list this could be the ranch you have been searching for. Elevations range from 7100' in the lower country to 7500' at the adjoining 40,000+ acres of Cibola National Forest and the Zuni Mountains. Annual Rain fall in the area is 15- 18" , seasonal snow fall is approximately 48". Average high temps range from 43-83 degrees and lows from 13-60 degrees. Access to the ranch is 6 miles north of State Hwy 53 via BIA Rd. 135 which is partially maintain by the county.

Primary Residence and Guest Cabins :

The main house is a Santa Fe style 3100+ sq. ft. 3 bedroom, 2 bath with a detached 2 car garage. Features include granite and marble tops, tiled floors, custom cabinets, stainless steel appliances, kiva fireplaces, wood trim doors and windows, Vigas style ceilings and plenty of windows all wrapped around a center courtyard for relaxing and entertaining. An open floorplan joins the living dining and kitchen areas. The master suite is roomy with separate closet area, dual sinks, built in shelving, a kiva fireplace and a unique marble clad Turkish style bath with towel warmers, multiple shower locations, benches and seating with sauna features. Your own private spa if you will. Surrounding the main house are various courtyards and patios, a fenced garden area, covered equipment storage, fenced chicken coops and dog pens. Gravel drives, rock retaining walls, flower beds, ornamental and native trees put a finish on the place. Additional Improvements include two small Guest/Hunter Cabins.

Hunting and Recreational Opportunities:

New Mexico is well known for it's world class Trophy Elk and Mule Deer hunting. The Purple Rock Ranch is located in the NM Big Game unit 10, is enrolled in the state E-Plus Landowner Elk program and generally receives 5-6 Elk permits per year. If big bulls are your passion? you found the right place! Over the last few years several 400"+ bull elk have been harvested on and within the immediate area of the ranch. Mule Deer hunting permits are over the counter, private land and unlimited in quantity. Black bear, Turkey, Mountain Lion and Antelope often frequent the ranch as well. Smaller game include Bobcat, Coyotes, Badgers and Prairie Dogs. Unit 10 Bull Elk tags are bringing \$10,000-\$15,000 each. Landowners may opt for Ranch Only or Unit Wide permits.

Cattle Operations and Grazing:

The lower country of the Purple Rock Ranch, approximately 1700 acres is ideal for grazing. Perimeter and cross fencing is above average and provides multiple pastures for rotation management. Carrying capacity overall is estimated at 40-50 head year round. The current owner has not over grazed the property and historically runs a small cow/calf herd of 30 head. Water sources for livestock include one well and several earthen water catch tanks as well as several natural ponds throughout. A modest haybarn is located in the southeast section of the ranch. Typical ground cover includes gramma grasses and natural browse. One may choose to graze the upper 300+ acres of timber country although the current owner has reserved this area for wildlife and hunting.

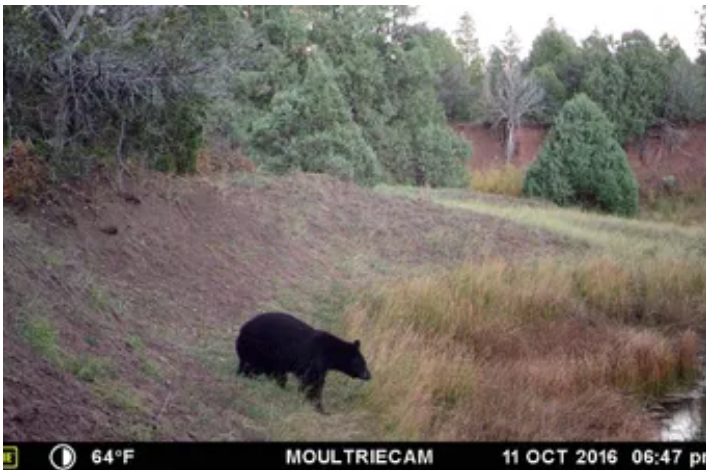
Utility Services:

Private wells, septic systems and propane are installed at each housing site. Public electricity runs throughout the ranch and supports all improvements.

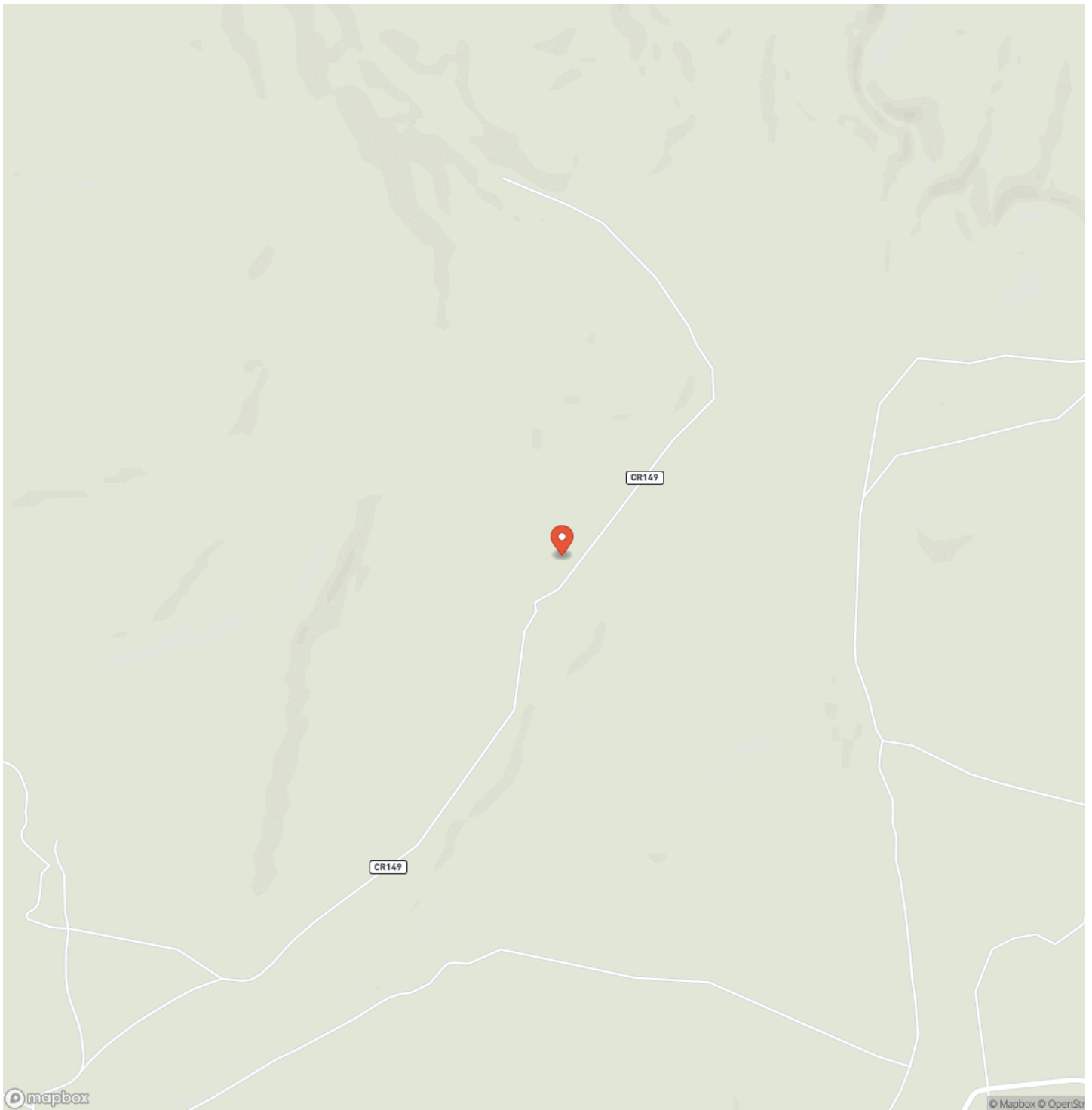
Summary:

The Ramah New Mexico area is rural in nature, has a very low population density and is surrounded by big views of the many red rock and sandstone bluffs ridges and outcroppings. The Purple Rock Ranch has a headquarters that is located behind locked gates among the mature ponderosa pines for the ultimate privacy with gated access to Cibola National Forest and Zuni Mountains. Seasonal climate conditions are mild in nature, water sources are plentiful and access is easily manageable. Basic goods and services are found within the Ramah area. Grants, New Mexico is approximately 60 miles north and east, Albuquerque, New Mexico and the International Airport are a 2 hour commute to the east.

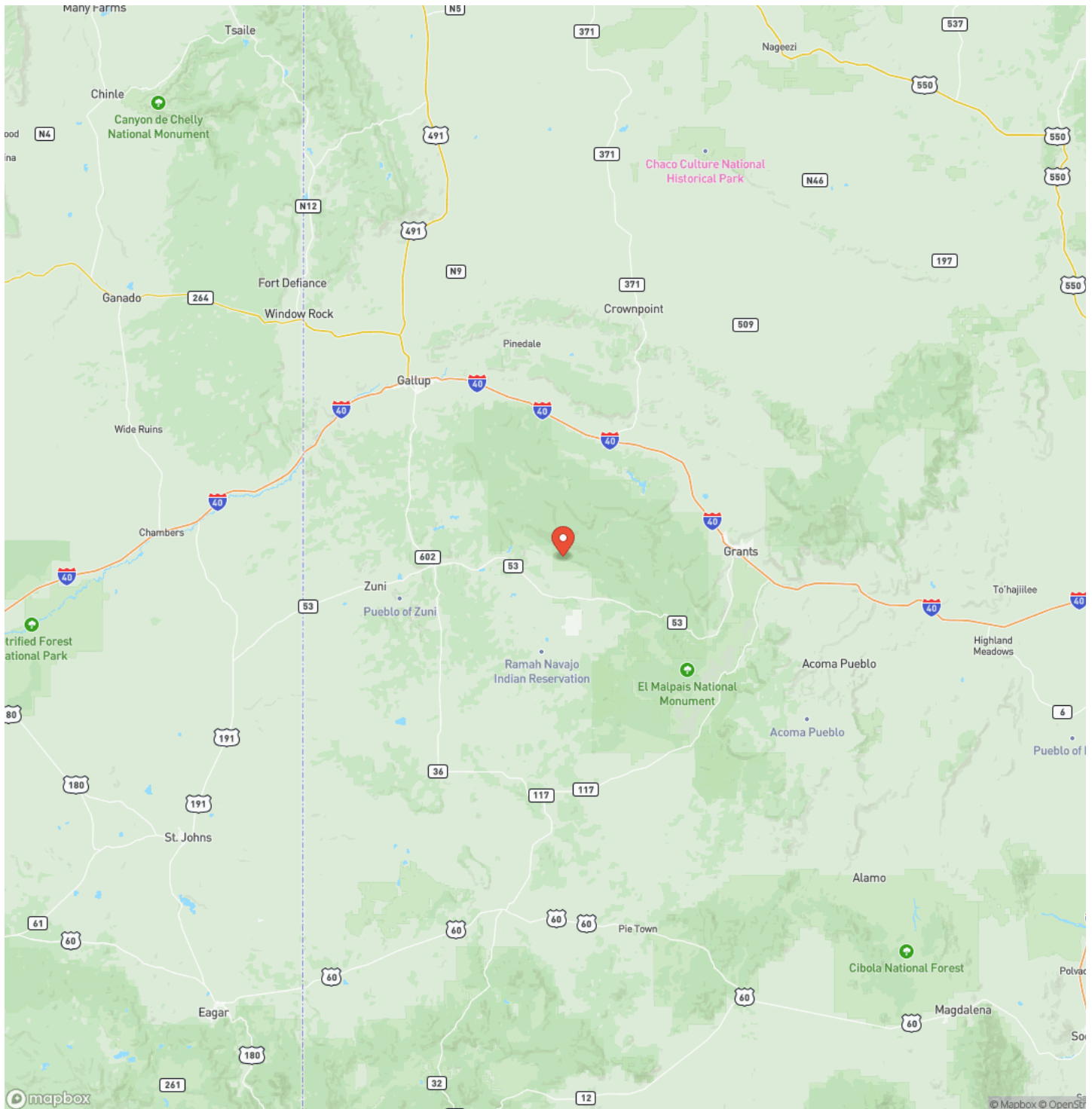
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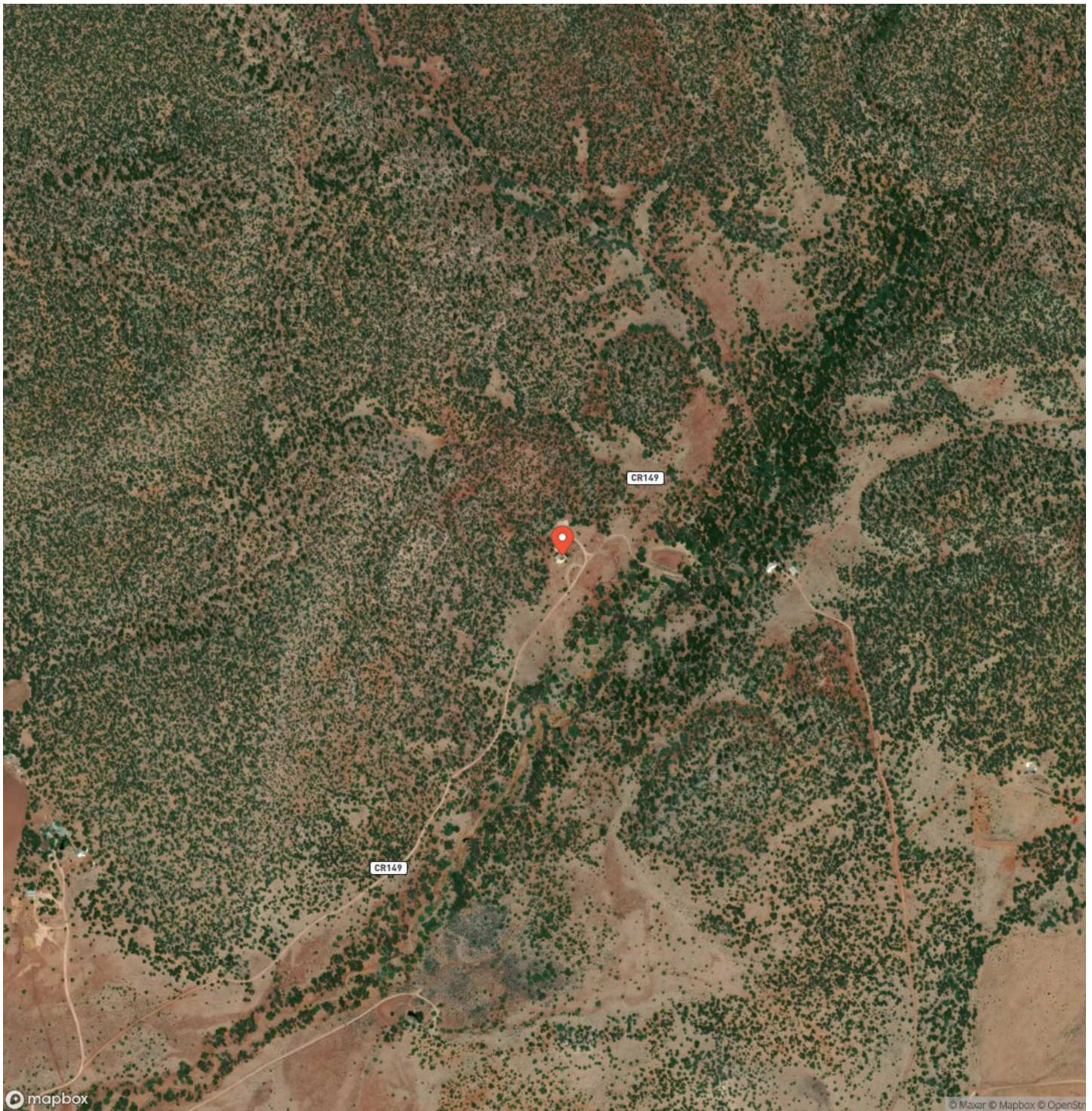
Locator Map



Locator Map



Satellite Map



Oso Creek Ranch
Ramah, NM / Cibola County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Enchanted Ranch Land and Home

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