

Kokopelli Ranch
Magdalena, New Mexico 87825, USA
Magdalena, NM 87825

\$8,750,000
19,213± Acres
Socorro County



Kokopelli Ranch
Magdalena, NM / Socorro County

SUMMARY

Address

Magdalena, New Mexico 87825, USA

City, State Zip

Magdalena, NM 87825

County

Socorro County

Type

Ranches, Horse Property, Hunting Land, Farms

Latitude / Longitude

34.116731 / -107.243925

Dwelling Square Feet

2000

Bedrooms / Bathrooms

3 / 2

Acreage

19,213

Price

\$8,750,000

Property Website

<https://brgranches.com/property/kokopelli-ranch-socorro-new-mexico/92630/>



Kokopelli Ranch
Magdalena, NM / Socorro County

PROPERTY DESCRIPTION

19,213± Acres • Magdalena, New Mexico
Offered at \$8,750,000

Discover an exceptional New Mexico cattle and hunting ranch where productivity, diversity, and long-term water security come together. Located along Highway 60 just east of Magdalena, this expansive 19,213± acre operation includes 8,733± deeded acres, 9,680± New Mexico State Lease acres, and 800± acres of uncontrolled use, creating a true western landscape built for livestock, wildlife, and investment.

Working Cattle Ranch With Excellent Grazing

The ranch blends rolling open grasslands with rugged desert mountain country, providing an ideal mix of grazing rotation, shelter, and forage diversity.

- Comfortably supports 300+ cow/calf pairs.
- Pastures are well-fenced and laid out for efficient management.
- Strategically placed piped drinkers and select earthen tanks ensure reliable year-round water distribution.

Irrigated Land & Valuable Water Rights

A rare asset in this region, the ranch includes 205.5± acres under pivot irrigation, supported by adjudicated water rights from the New Mexico Office of the State Engineer.

- Highly productive irrigated ground adds stability, feed security, and operational flexibility.
- Ideal for forage crops, winter feed, or additional agricultural revenue streams.

Headquarters & Improvements

A functional and comfortable headquarters anchors the operation:

- Remodeled 3-bedroom ranch house, ready for owners, managers, or staff.
- New 30' x 40' metal shop (2023) plus additional storage structures.
- High-quality pipe working and shipping pens, designed for safe and efficient cattle handling.

Premier Hunting & Wildlife

This region is known for outstanding wildlife habitat, and the ranch consistently supports:

- Trophy elk, mule deer, and pronghorn antelope.
- Rocky Mountain bighorn sheep inhabiting the rugged upper terrain.
- Proven income from bighorn sheep hunts and trespass fees paid by permitted hunters and outfitters.

Location & Access

Direct frontage on Highway 60 provides excellent year-round access without compromising seclusion.

- Convenient to Magdalena, Socorro, and Albuquerque for supplies, airports, and services.
- Less than 90 minutes to Elephant Butte Lake, offering fishing, boating, and recreational opportunities.



MORE INFO ONLINE:

brgranches.com

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LISTING REPRESENTATIVE
For more information contact:



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NOTES



MORE INFO ONLINE:

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