

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

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





**Kokopelli Ranch**  
**Magdalena, NM / Socorro County**

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**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

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### **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.





Kokopelli Ranch  
Magdalena, NM / Socorro County

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### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Travis Driscoll

## Mobile

(505) 328-2530

## Office

(505) 328-2530

## Email

travis@brgranches.com

**Address**

7 Mustang Rd

## City / State / Zip

## NOTES

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[illegible]**brgranches.com**

## **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.



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**Beaverhead Ranch Group**  
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Elephant Butte, NM 87935  
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[brgranches.com](http://brgranches.com)

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