

PIÑON RANCH

PIÑON, NEW MEXICO | \$4,600,000 | 2,554.82± ACRES

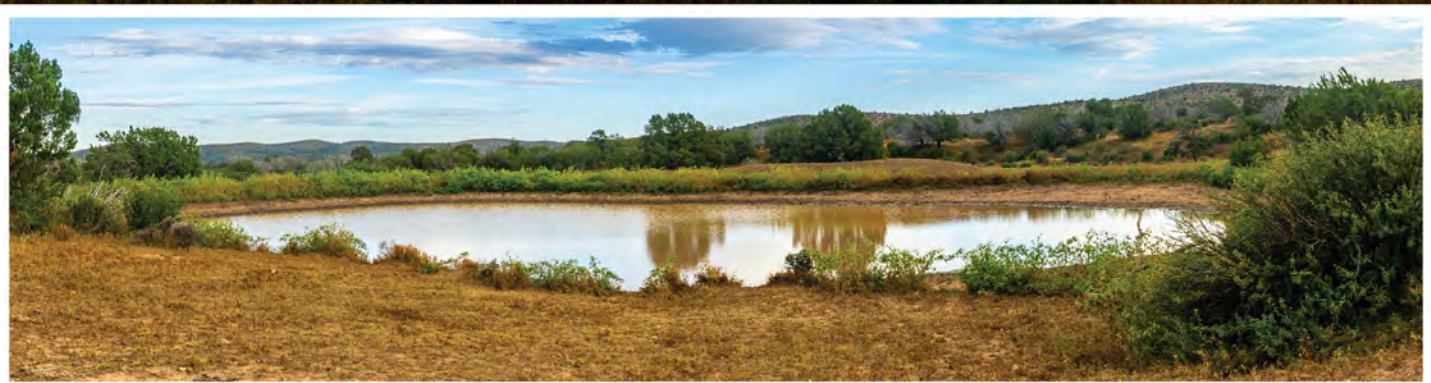
St. James
SPORTING PROPERTIES

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Set in the heart of southern New Mexico's famed big-game country, Piñon Ranch is a rare offering in one of the most consistently productive hunting regions in the state. Spanning 2,554.82± deeded acres with an additional 80± acres of BLM access in GMU 34, the ranch lies in the center of a premier trophy elk unit long known for dependable rut activity, strong game densities, and a blend of resident and migratory wildlife. The landscape transitions from classic bluff country to broken canyons, mesas, and timbered ridges, creating a mosaic of habitat that supports elk, mule deer, black bear, mountain lion, and javelina throughout the year. Elevations from 6,200 to 7,040 feet provide distinctive vantage points, dramatic viewsheds, and natural travel corridors that concentrate game movement across the property.

Beyond its hunting reputation, Piñon Ranch functions as a comfortable year-round retreat with a remodeled home, well-appointed improvements, and excellent access just 1.5 miles off pavement. Water sources, native forage, and diverse cover types form a healthy and resilient ecosystem that benefits both wildlife and livestock. Historically, the ranch has qualified for unlimited landowner elk and deer authorizations and over-the-counter javelina opportunities, making it a compelling investment for sportsmen seeking long-term reliability in a proven unit. Whether used as a hunting headquarters, recreational getaway, or private Western retreat, Piñon Ranch blends privacy, scenery, and year-round usability in one of New Mexico's most desirable regions.



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OVERVIEW

- 2,554.82± deeded acres + 80± acres of BLM access in GMU 34 (one of New Mexico's premier trophy elk units)
- Elevation from 6,200–7,040 ft with diverse terrain including bluffs, canyons, mesas, and rolling hills
- Consistent elk, mule deer, black bear, mountain lion, and javelina presence supported by strong habitat
- Historically qualifies for unlimited landowner elk and deer authorizations
- Multiple water sources including dirt tanks, draws, and wildlife drinkers
- Remodeled 3-bed, 2-bath main home with upgraded finishes and panoramic views
- Shop with full living quarters ideal for manager, guests, or hunters
- 50×50 ft barn for equipment, horses, or livestock
- Reliable year-round access with only 1.5 miles of well-maintained dirt road from pavement
- Surrounded by large ranches providing exceptional privacy and minimal hunting pressure



HUNTING

Piñon Ranch offers premium big-game opportunities in one of New Mexico's top-performing units.

- Located in **Unit 34 (Premier Big-Game Area)**
- Quality mule deer genetics
- Hunting for **black bear** and **mountain lion**
- Historically strong elk populations with consistent rut activity
- **Private-land licenses available annually** (no draw required)
- Multiple **water sources, feeders, and treestands** providing ideal hunting setups

ELK

Unit 34 is one of New Mexico's premier elk units, producing trophy-class bulls year after year. The unit supports both resident and migratory herds that move through the ranch depending on season and weather. Early in the fall, bulls bugle around the ranch's multiple water sources and hold in shaded canyons. As rifle season approaches, elk transition into lower elevations across the property for feed and shelter, often remaining through late fall and winter.

SEASON DATES:

- Archery: September 1–14 and September 15–24, 2025
- Muzzleloader: October 18–22, 2025
- Any Legal / General Rifle: October 25–December 31, 2025 (license limited to any 5 consecutive days)
- Antlerless Only: October 25, 2025 – February 11, 2026 (license limited to any 5 consecutive days)
- Youth Only / Mobility-Impaired: October 11–15, 2025

MULE DEER

Unit 34 also supports excellent mule deer hunting with both resident and migratory deer. Bucks utilize the ranch's canyon terrain, oak brush, and piñon-juniper cover, especially as higher elevations accumulate snow in late fall.

SEASON DATES:

- Archery (OTC): September 1–24, 2025 · January 1–15, 2026
- Muzzleloader: October 18–22, 2025
- Youth / Mobility-Impaired (Any Legal Weapon): November 1–5, 2025
- Any Legal Weapon (Rifle): November 15–19, 2025 · November 22–26, 2025

JAVELINA

New Mexico offers generous over-the-counter opportunities for javelina hunting, with seasons extending through winter into early spring.

SEASON DATES:

- Archery (OTC): January 1–31, 2026
- Any Legal Weapon (OTC): February 1–March 31, 2026

BLACK BEAR

Zone 12 – Black bears inhabit the ranch's canyons, timbered draws, and water-rich basins. Seasons are generous, but quotas apply, requiring hunters to verify zone status before heading afield.

SEASON DATES:

- Archery (OTC): September 1–24, 2025
- Any Legal Weapon: August 16–31 & September 25–December 15, 2025
- Managed under zone limits (quotas) — hunters must verify zone status with NMDGF prior to hunting

COUGAR

Zone Q (Includes Unit 34) – Cougars inhabit the ranch's rugged canyons, rimrock edges, and timbered drainages, offering year-round opportunity under New Mexico's generous over-the-counter structure.

SEASON DATES:

- Any Legal Weapon (OTC): April 1, 2025 – March 31, 2026
- Managed under zone limits (quotas) — hunters must confirm the zone is open before pursuing cougar





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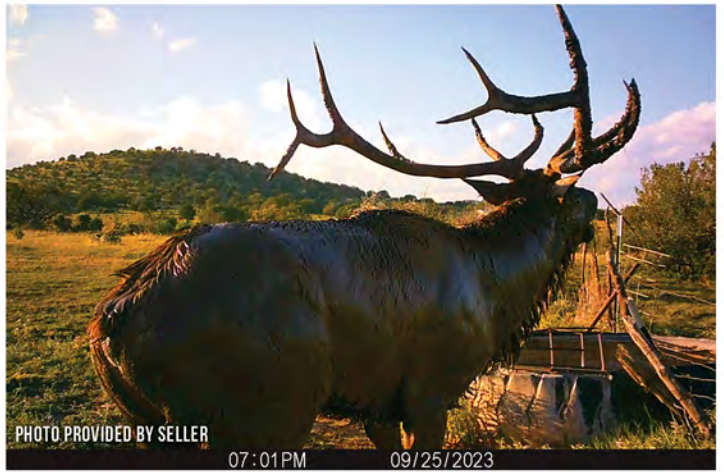


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RECREATION

- The ranch provides year-round outdoor enjoyment for family and guests.
- Extensive ATV, horseback, and hiking trail network
- Expansive views across rolling hills and bluffs
- Nearby public lands and Lincoln National Forest provide additional backcountry access

LAND & HABITAT

- The landscape blends scenic beauty with practical ranching and high-quality wildlife habitat.
- 2,554.82± deeded acres + 80± BLM acres
- Elevation ranges 6,200–7,040 ft
- Bluff country terrain with rolling hills, draws, and broken canyons
- Vegetation: native grasses, cactus, alligator juniper, shrub oak, piñon pine, soaptree yucca
- Excellent balance of cover, forage, and bedding areas







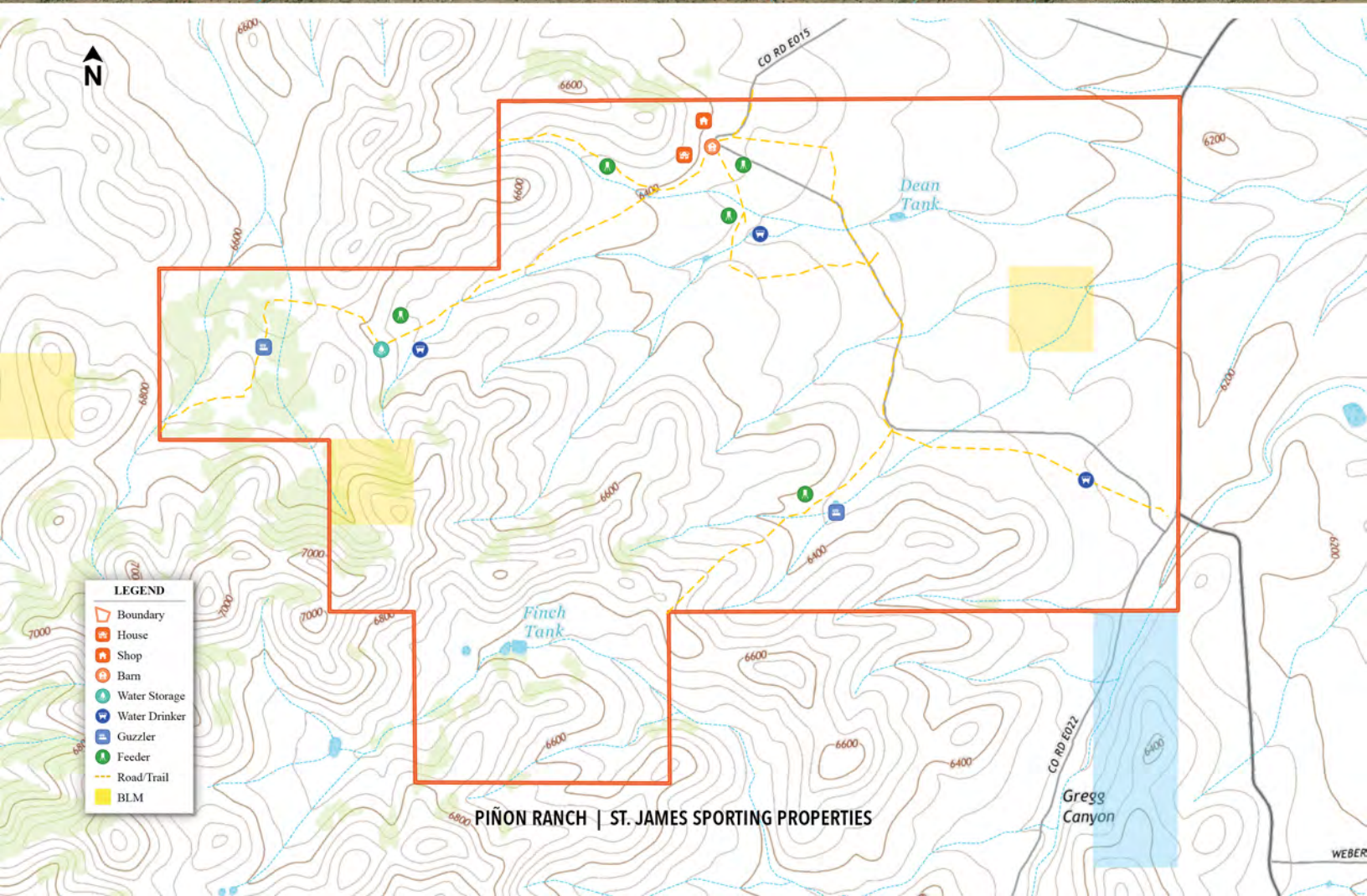
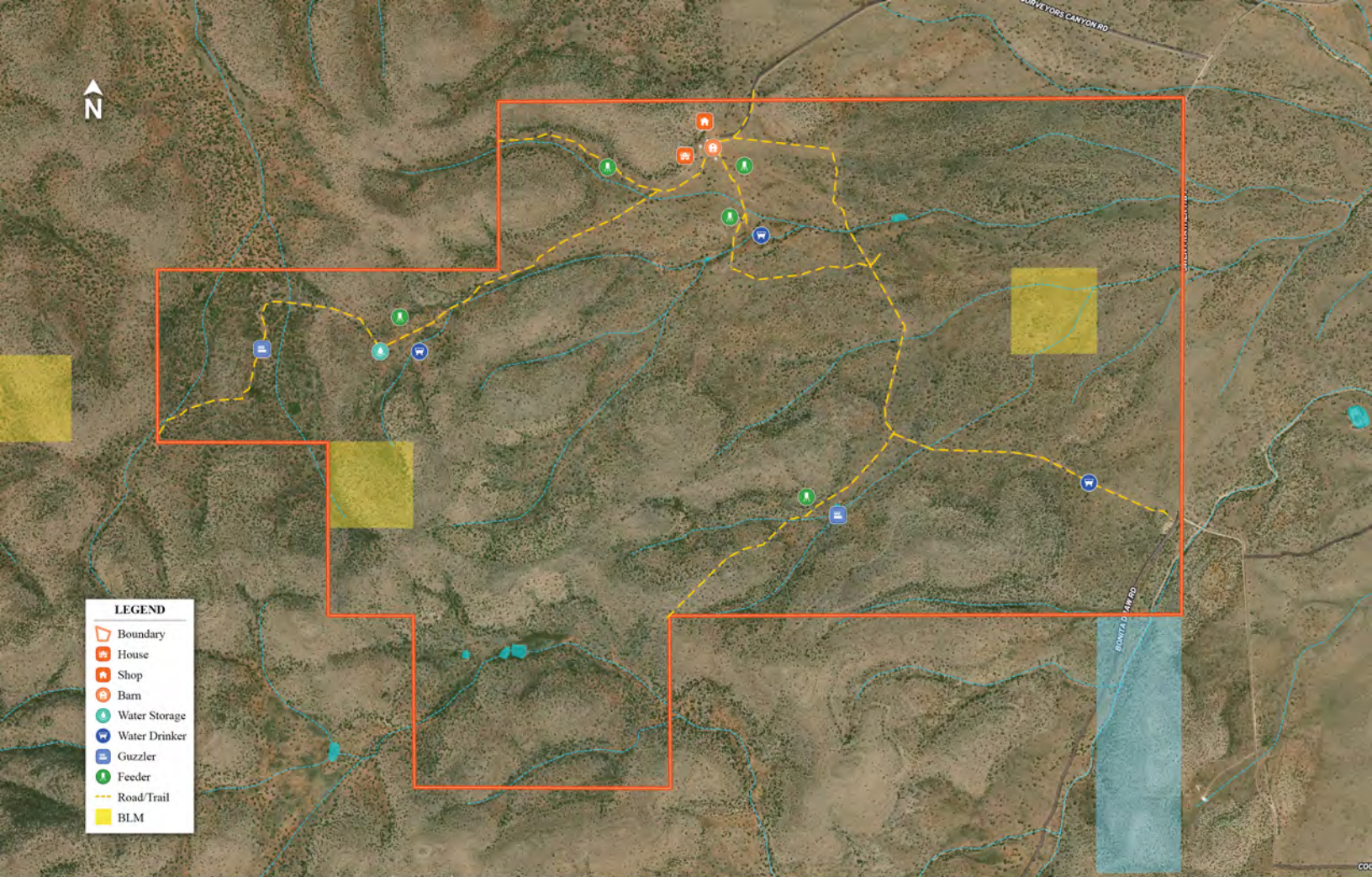
IMPROVEMENTS

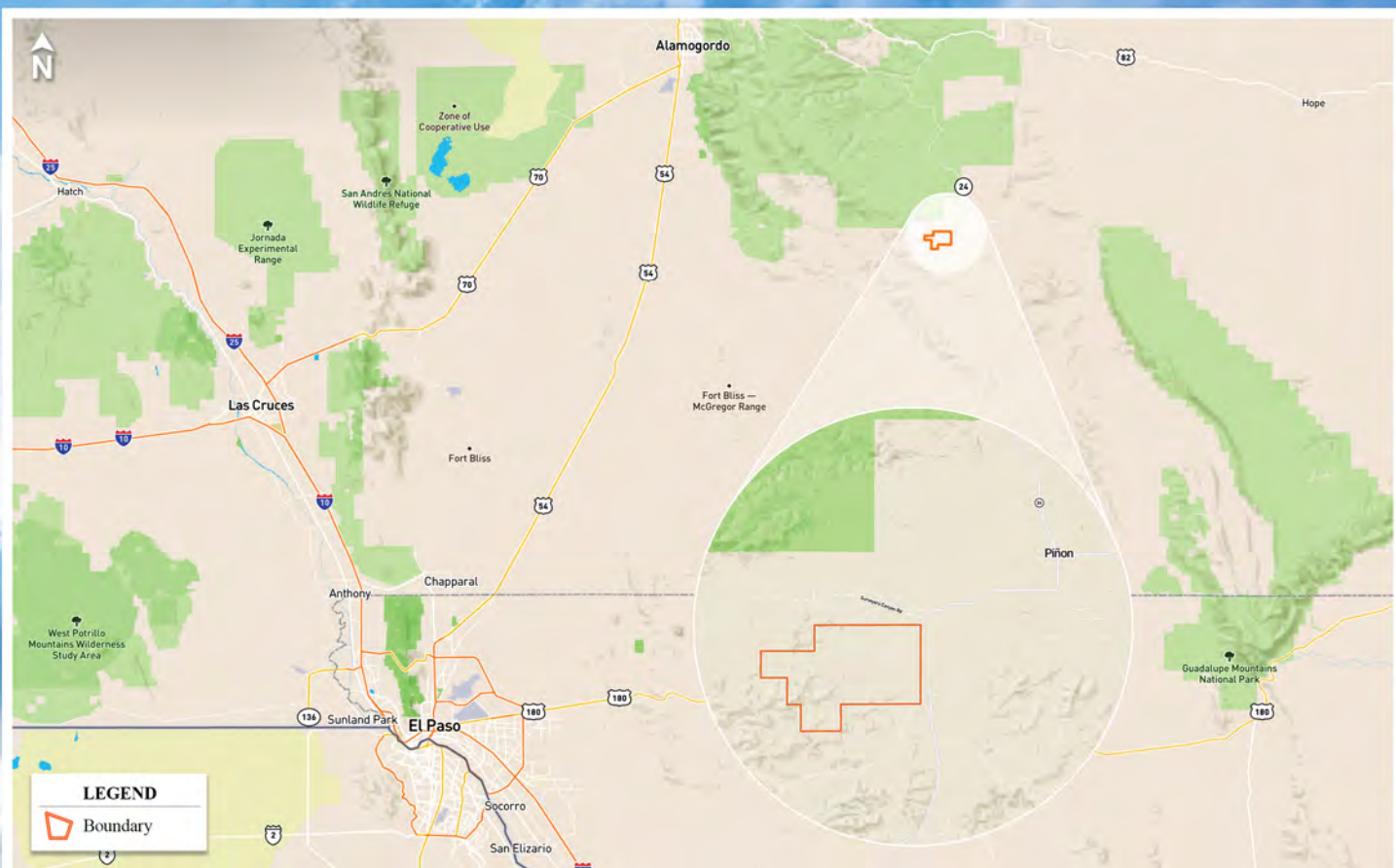
- Piñon Ranch is fully improved for comfort, functionality, and operational efficiency.
- Main Home: Remodeled 3-bed, 2-bath residence with hardwood floors, cathedral ceilings, and panoramic views
- Custom kitchen with quartz countertops, large island, and premium appliances
- Bathroom with dual sinks and walk-in shower
- Water softener and filtration system
- Shop with living quarters: Perfect for ranch manager or hunting guests
- 50×50 ft barn: Ideal for horses, equipment, or livestock storage











ACCESS & LOCATION

- The ranch offers excellent access without sacrificing privacy.
- Year-round access from paved highway with 1.5 miles of dirt road to improvements
- Remote enough to ensure privacy, quiet, and uninterrupted recreation

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