

# Unit 5A Continental Divide Ranch

305.50 Acres

Rio Arriba County, NM

\$1,150,000



HAYDEN  OUTDOORS.

# Unit 5A Continental Divide Ranch

TOTAL ACRES:

305.50

PRICE:

\$1,150,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Regina, NM

## Activities & Amenities:

Farm/Crops/Ag  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Turkey  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
State Hunting Unit: 5A

## Land Details

**Address:** 79 State Rd 112, Regina,  
New Mexico 87046, USA

**Closest Town:** Cuba, NM

**Total Acres:** 305.50

**Deeded Acres:** 305.50

**Zoning:** Agriculture

**Elevation:** 7300

**Topography:** Valley runs east to west, an arroyo running along north side of the valley.

**Vegetation:** Pine, hardwood trees, sage brush, Imperial grass varieties

**Estimated Income:** 6400

**Income Type:** Elk/mule permits, grazing lease

**Estimated Taxes:** \$875 - 2024

**Source of lot size:** Assessor/Tax Data

## Building Details

**Homes:** 1

**Style of Home(s):** Ranch Style

**Bedrooms:** 4

**Full Bathrooms:** 2

**Basement:** None

**Parking Types:**

- Carport

**Total # of Spaces:** 2

**Outbuildings:** 2

**Types of Outbuildings:**

- Barn with pens for cattle, horses, etc. - All steel construction
- Storage shed (enclosed) - Wood Construction

**Fence Type:** Barbed Wire

## Property Summary

In the very heart of Unit 5A, Rio Arriba County, New Mexico lies the perfect turnkey +/-305 acres of the Continental Divide Ranch. Bordering an additional +/-1000 acres of landlocked BLM, snuggling up to the Continental Divide to the west, with views of the Jemez Mountains to the south, this big game unit is one of the most coveted in the country for landowner mule deer and elk tags.

## Land

Vegetation is made up of towering Ponderosa pines, Gambel oak, Pinyon pine, juniper, sage and +/-15 acres of cheat grass & native grass meadows. With an average elevation of 7600 ft., with vertical hills rolling up an additional +/-200 ft., there's a side-by-side trail system for scouting, game retrieval and access into the adjacent landlocked BLM that is not accessible to the public.

A seasonal short term grazing lease with a neighbor keeps the land in a very low agricultural tax status (+/- \$825.00 for 2024).

## Improvements

### The Home

A very sound and comfortable +/-2400 sq. ft., 4 bedroom, 2 bath, post & beam constructed home, with metal roof and 2-car covered carport, is being conveyed furnished and turnkey, mostly ready to move in. The attached sunroom on the south side makes for an ideal coffee nook.... While being a very complete recreational second home, it would also be a great candidate for updating with your personal touches. There's a chain link fenced yard for your pups and metal pole working pens and corrals for your horses & cattle. A +/- 40x80 covered loafing shed would be ideal for storage of your equipment and that Polaris Ranger or Cam Am, as well as enhancing the property for an ideal equestrian facility.

The ranch is serviced by natural gas, city water and includes a private well.

## Recreation

The ranch has been managed for big game hunting, historically receiving two Unit 5A ranch only elk tags (1 bull, 1 cow) and 2 landowner mule deer tags annually (always check regs). There are 2 separate game sanctuaries with +/-15 acres of food plots planted, and two Banks Hunting Blinds in place, one overlooking the game corridor canyon and the other overseeing a food plot, drinker and elk wallow. A \$25,000 water well was installed with a year-round game water drinker, with overflow valve keeping a pond for those bull elk to wallow in.





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### General Operations

Caretaker

The out-of-state Seller currently has an agreement with a local contractor that provides caretaker service. In exchange for storage of some equipment, the contractor provides caretaker services and inspection of the property 3 to 5 times a week. It's been a welcome convenience and the caretaker would like to continue with a similar arrangement should the new owner find this service helpful.

Regina is just 20 minutes from Cuba, NM and some of the very best Mexican food choices that exist. There's also a Safeway, Ace Hardware and a McDonalds. The I-40 & I-25 interchange in Albuquerque is about 90 minutes.

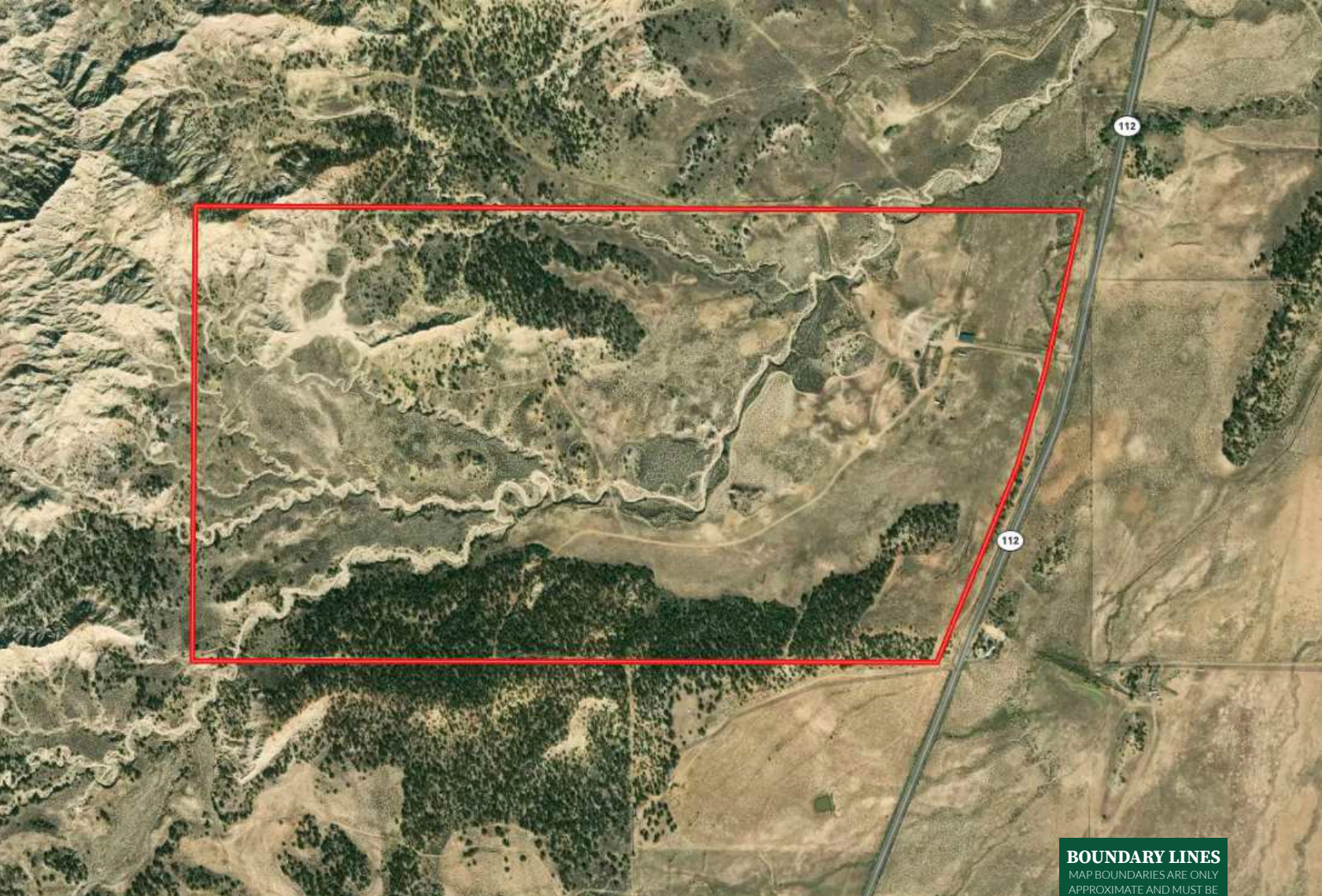
In recent sportsmen's surveys completed across the country, there are over 3 million first time hunters hitting the woods since Covid and the smaller, high-quality hunting ranches with landowner tags are the most sought after and the most difficult to find.

Call or email today and you could be hunting your very own property with your very own private land elk tags this fall!

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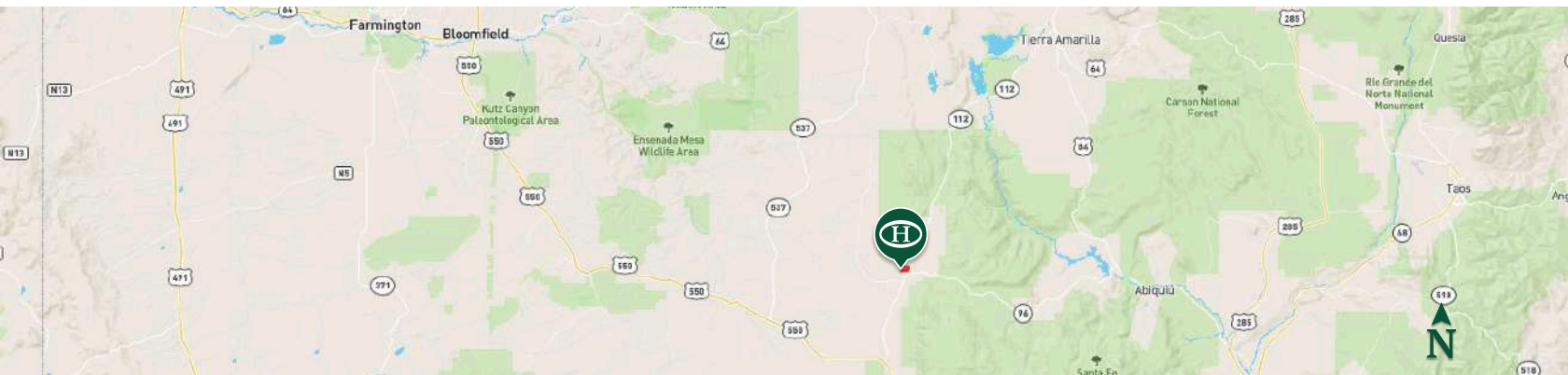









**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



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