

# Dulce Hideaway

161.00 Acres

Rio Arriba County, NM

\$595,000



HAYDEN  OUTDOORS®

## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Food Plots  
Hiking/Climbing  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game, Turkey  
Income Producing  
Lodge/Resort  
Off Grid Power  
Outbuilding/Barn/Shed/Shop  
Outfitting/Guide Service  
Propane  
Recreational Business  
Solar/Wind/Energy  
Wooded  
State Hunting Unit: 4

## Land Details

Address: 211 County Road 357,  
Dulce, New Mexico 87829, USA  
Closest Town: Dulce  
Total Acres: 161.00 | Deeded Acres: 161.00  
Elevation: 6700-6850  
Topography: Hillside  
Vegetation: Pinon, Cedar, Sage Brush, Mountain  
Mahoney cover most of the mesa tops and hill sides.  
Pasture Acres: 150  
Include Business? Yes  
Estimated Taxes: \$2,162.12 - 2023

## Building Details

Homes: 2  
Homes: Main & Guest  
Style of Home(s): Two Story  
Finished Sq. Ft.: 2346  
Unfinished Sq. Ft.: 300  
Bedrooms: 3  
Full Bathrooms: 2 | Quarter Bathrooms: 1  
Half Bathrooms: 1 | Three-Quarter Bathrooms: 1  
Basement: None  
Parking Types: Detached Garage, Driveway  
Total # of Spaces: 4  
Outbuildings: 4  
Types of Outbuildings: Detached Garage, Pump  
House, Water Tanks Building & Battery Room  
Fence Type: Barbed Wire  
Heating Systems: Fireplace & Wood Stove



## Property Summary

The Dulce Hideaway consists of 160 Deeded acres. This off grid hideaway is tucked away and off grid, producing its own electricity via two arrays of solar panels and backup generators. The property is less than 3 miles from the famed Jicarilla Apache Reservation and the Colorado border.

## Land

+/- 160 Deeded Acres

Grassy Bottoms, Pinon, Cedar, Sage Brush, Mountain Mahoney cover most of the property with several open areas to gaze the stars or the open valley below.

The property boundary is fenced with barbed wire, repairing the fence will allow the new owner to graze a few head of cattle or horses, which may allow them to get a lower tax rate via the agriculture designation





## Improvements

The shining star on the property for those that wish to be “Off Grid” is the solar system. The system features two solar panel arrays consisting of 6 solar panels each, fixed on poles that are set in concrete pads. The 120SF battery room is where the batteries sit in an insulated box and all the controls to make this system state of the art and makes this property truly “OFF GRID”

2 Story Home built in 1999, has been recently renovated and features added to, with the latest renovations being new deck lumber. The home’s lower level has 20” walls with straw bale used as insulation which make the home extremely energy efficient. The home is heated with a wood burning stove and even on the coldest days, the home stays warm and comfortable. The home features a lower level living space of 918 SF and an upstairs Living space of 510 SF plus an attic used for storage. With a total of 1,428 SF of living space, two bathrooms, a master bedroom upstairs, living room with wood burning stove, a sitting room downstairs and an extra room upstairs that is currently used as an office,. The kitchen features a newly Installed (August 2024) Frigidaire Refrigerator and Whirlpool Range, and plenty of cabinet space. A recently renovated wood deck on the west and south side of the house makes the perfect place to enjoy take in the beautiful sun sets or sun rises or just to sit and relax



Guest House is 640 SF open studio design, offers plenty of space to add an additional bed or beds for guests or additional family members. With one full bath and radiant heat, the open design and views from the balcony, the guest house is a great addition to the property.

Water to the property comes from the local water users system, connecting to the main line at the county road. The delivery system features a pump house that is heated via solar panels and a high pressure pump that pumps the water up to the water building next to the main house. The water building features two pressure vessels, a large storage tank and controls to assure that there is always an adequate supply of pressurized water to the residence.



The detached garage is 288 SF, room for one vehicle has a closed off section that can be used for storage or a separate tool room.

## Recreation

A short drive puts the owner from any number of amazing places that the area has to offer, from the world famous hot springs in Pagosa Springs, to world class skiing at Wolf Creek Ski area, Taos Ski area, Purgatory Ski area, Some the Oldest Churches in North America, World class Hunting and Fishing are literally minutes form the front steps. The area is rich in Native America Tribes and the history that was left behind from their ancestors. The Jicarilla Apache Tribe Reservation is just a few miles from the property. Chaco Canyon, Mesa Verde and numerous other sites are within a few hours’ drive.



If you are into conspiracy theories, Dulce Base is the subject of a conspiracy theory claiming that a jointly-operated human and alien underground facility exists under Archuleta Mesa on the Colorado–New Mexico border near the town of Dulce, New Mexico. Never confirmed and to this day remains one of many conspiracy theories related to aliens.

Sitting in heart of NMGF unit 4 in Rio Arriba County and Close to some of Colorado’s prime hunting locations, this property could be the ideal location for the individual looking for an Off Grid Hunting Lodge. With the main house and the guest house, several hunting partners can call this property home during their hunting adventures.

With improvements to the habitat, such as developing additional water sources. Clearing sage brush and planning native grasses and Forbs for elk and mule deer will make this property a “go to” location for wildlife. There is a good local population of Elk and Mule Deer in the area and the improvements will attract them even more than what already exists.

The property is located in primary zone and is currently enrolled in the EPLUS program and normally receives one Elk tag either Mature Bull or Cow Elk. The current owner currently has an agreement with a local outfitter to purchase the properties elk tags for 2024 & 2025. Elk are browsers by nature and graze over the area, because of the location, elk cross the ranch frequently, especially during the latter part of the year. Herds of 30 plus have been seen on and in close proximity to the ranch and many herds of bachelor bulls are seen frequently on or near the ranch in late fall and early winter. 300” class bulls are frequently harvested in the unit with few larger bulls taken every year. With the amount of moisture that the ranch has had in 2024, the feed for the elk and deer has been excellent. Thus antler growth will be again great for the 2024 season. Anyone can also apply for an Elk License in the public draw that would be unit wide.

Unit 4 is in Rio Arriba County which is world renowned for the trophy deer that come out of the unit. Every year hunters from all over the world apply for a chance in the public draw or buy one of the auction tags to harvest one of the many Rio Arriba county giants. Every year bucks in the 180”+ class are harvested in the unit or in nearby in some of the Colorado units. More trophy class Mule Deer have come from Rio Arriba County New Mexico than any other area in the west. The famed Jicarilla Apache Reservation which sits just a few miles from the property is world renowned for its trophy class mule deer, a tour of the Game and Fish office in Dulce is a must to see some of the trophies.

A google search of 4 outfitters will provide you with photos of some of the world class Mule deer and Elk harvested in the past. Their offspring still roam the area on and off the property

Private land Deer licenses in unit 4 are on a draw only basis, a limited number of private deer licensees are available each season. Private land owners must apply and be drawn for the licenses. These private land licenses are valid on the private land that they were issued on. Anyone can also apply for a Deer License in the public draw that would be unit wide.

The ranch is less than two hour’s drive from The San Juan River quality waters. Located in the northwest corner of New Mexico, the San Juan River is world renowned for providing some of the most rewarding trout fishing you will ever experience. The San Juan River quality waters, which is a 4 miles stretch of river below Navajo Lake Dam is a consistent producer of both rainbows and browns averaging 16 to 18 inches, with many reaching much larger proportions. Recent studies have suggested that there are more than 15,000 fish per mile; WOW that’s a lot of fish!!!

The famed Chama River also offers world class trout fishing and is less than an hour’s drive from the property. Numerous lakes that offer great family fishing and recreation are within a hours drive. Hiking, Camping, Hunting, ATV Riding are all available on the property





## **Agriculture**

The property has a perimeter Barbed Wire fence that has not been maintained in several years. With a bit of work, the fence could be brought back to a condition that would hold a few head of cattle, horses, sheep or goats. The property could then be viewed as agricultural and could conceivably lower the property taxes.

## **General Operations**

Used by the current owners as their primary residence Income is received via the sale of the one Elk Tag to the local outfitter, the guest house can be a source of income by renting it out or used as a AirBNB vacation rental

## **Region & Climate**

Dulce, NM has a semi-arid climate with cool to warm temperatures and low annual precipitation. The average high temperature in July is 85°F and the average low temperature in January is 12°F. On average. Snowfall is light but can occur throughout the winter months. During the summer months, temperatures can reach into the 90s and even 100s at times.

- Dulce, New Mexico gets 14-19 inches of rain, on average, per year
- Dulce averages 73 total inches of snow per year
- On average, there are 283 sunny days per year in Dulce.

## **History**

The area is rich in history from the Native American tribes to the early Spanish settlers that called the area home.

Please call or email today for more information on this unique ranch and answer any questions you might have and to schedule a qualified showing. Financial verification is required prior to all showings Co brokers welcome

## **Location**

- Area communities driving distance
- Pagosa Springs: 35 miles within an hour's drive
- Chama New Mexico: 23 miles within an hour's drive
- Farmington: 90 miles within an hour & half drive
- Albuquerque: 174 miles within two & half hour's drive
- Durango Colorado: 100 miles within two hour's drive
- Santa Fe: 130 miles within two hour's drive
- Navajo Reservoir: 60 miles within a one hour drive

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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 Boundary

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



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