

Regina Mountain Ranch

218.70 Acres

Sandoval County, NM

\$899,000



HAYDEN  OUTDOORS®

Regina Mountain Ranch

TOTAL ACRES:

218.70

PRICE:

\$899,000

COUNTY:

Sandoval County

CLOSEST TOWN:

Cuba, NM

Activities & Amenities:

ATV/Off Road
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game & Turkey
Pond/Lake
State Hunting Unit: 6A

Land Details

Address: 100 Sawmill, Regina,
New Mexico 87046, USA
Closest Town: Cuba
Total Acres: 218.70
Deeded Acres: 218.70
Zoning: Ag
Elevation: 7,600
Topography: Rolling, 4+ water holes, 6 acres
food plots, mountain, meadows, canyons
Vegetation: Sage brush, Juniper, Pine,
Estimated Taxes: \$621 - 2024

Building Details

Homes: 1
Homes: Modular
Style of Home(s): Ranch, modular, 14 x 65
Finished Sq. Ft.: 14 x 65 - 65K lbs
Bedrooms: 2
Full Bathrooms: 1
Half Bathrooms: 1
Basement: None
Outbuildings: 1
Types of Outbuildings: Shipping Container

Property Summary

Located in the heart of unit 6a, the +/-219 deeded acres of Regina Mountain Trophy Elk & Mule Deer Ranch is the quintessential small acreage recreational hunting property with landowner elk and deer tags that is so sought after by today's sportsman!

Improvements

The perfect hunting cabin headquarters compliments this property. It's comfortable but you're not paying for one's overbuilt dream house. A modern 65,000 lb., 14 x 65 modular has 2 bedrooms/1.5 bath with office. This ex-commercial lodging was moved onto the property a couple years back and hooked to septic, city water and power. Furnished and turn-key, deemed mouse proof, with central heat and air, it's the perfect fit for today's comfort-seeking but budget-minded sportsman.

Recreation

On a recent 2024 nationwide survey, conducted coast to coast at outdoor sports shows, today's most sought after recreational property is the smaller managed acreage with landowner mule deer & elk tags. IF that's the case, Regina Mountain Ranch is the dream legacy property you've been waiting for...

Landowner Deer & Elk Tags

With general drawings averaging a 2% success rate, and sometimes many years to draw a coveted tag, is it time for you to secure that legacy hunting dream property with landowner tags? Unit 6a qualifies for Over-the-Counter Landowner Mule Deer Tags, and due to this property's extensive game management, it has received 2 landowner elk tags annually. (Always check regs.)





General Operations

Managed for Game!

This +/-219 deeded acres has it all. 4 water holes that attract and keep the game, rolling ponderosa pine and Gambel oak covered hills, sage and native grass meadows complimented by 6 acres of food plots. Over 5 years of game management implemented into this property by the owners and boy does it show! Always check regulations but for 2024 the ranch comes with 1 mature bull elk rifle tag, 1 antlerless rifle tag and OTC mule deer tags. Bear, Merriam turkeys and an occasional mountain lion will come through, and some great coyote hunting as well. There is an excellent 2 tract side-by-side road system, end to end, as well as one's very own devils tower mountain on the property.

History

Owned and managed extensively by an eastern trophy whitetail farm family, the pictures show the wonderful care and extensive management applied to this Unit 6a property, nestled in the very heart of the the incredible game corridor lying between the +/-million acres of the Jicarilla Apache Reservation and the Regina Mountains. It would take years to get a property to this level.

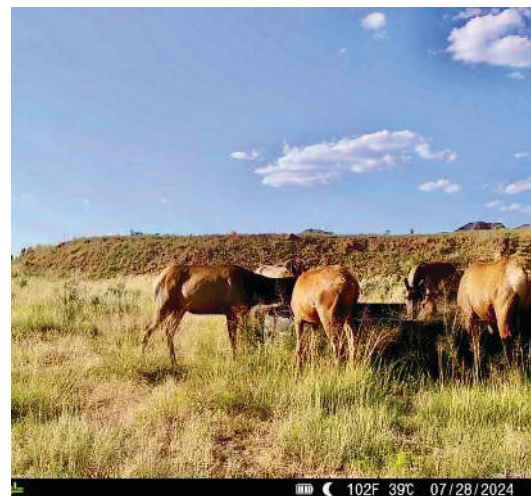
Small Affordable Acreage properties, especially with ideal improvements, an existing documented trophy game management plan in place AND tags immediately available for the 2024 season with a quick close are almost non existent. Most ranches with landowner tags will run well over and into that \$1M mark.

Financing available to qualified buyers. Call or email today for more information and your qualified showing.

Location

Located at a mild 7600 ft. elevation, Regina Mountain Trophy Elk & Mule Deer Ranch carries a tremendous resident population of elk and mule deer, only to be continually flooded by more and more migration animals as winter starts. Regina Mountain Ranch has improved county road access, 15 minutes from the town of Cuba, NM with excellent restaurants, Ace Hardware Store, Safeway Grocery and 70 mph Highway 550 just 90 minutes to Albuquerque NM (I-40, I-25 and Albuquerque International Airport). 90 minutes north are the Quality Waters of the San Juan River, said to be some of the finest trophy trout fishing with an average over 30,000 trout per mile.

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

 Boundary



Greg Liddle

-  Broker Partner, Licensed in CO & NM
-  Greg@HaydenOutdoors.com
-  970.946.0374


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