

Tallahogan Ranch

305.00 Acres | Cibola County, NM | \$1,500,000



HAYDEN  OUTDOORS.

Tallahogan Ranch

TOTAL ACRES:

305.00

PRICE:

\$1,500,000

COUNTY:

Cibola County

CLOSEST TOWN:

Pinehill, NM

Presented by



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About This Property

On the market for the first time in 40 years! Tallahogan Ranch is a one-of-a-kind +/-305-acre property featuring a main house, guest house, and two traditional Navajo hogans. A rare year-round spring-fed pond attracts wildlife, while towering ponderosas, piñon, and juniper offer excellent cover. Set in the high desert out where the golden eagles fly, this ranch offers rich history, exceptional privacy, and prime hunting.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
State Hunting Unit: 12

Land Details

Address: 221/223 Five Gate Road, Pinehill, New Mexico 87321, USA
Closest Town: Pinehill
Total Acres: 305.00
Deeded Acres: 305.00
Leased Acres: 0.00
Elevation: 7300
Source of lot size: Owner

Building Details

Building Details
Homes: 2
Homes:Main
Style of Home(s): Ranch
Finished Sq. Ft.: 2052
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Driveway
Fence Type: wire
Heating Systems: Fireplace, Forced Air



Land

The +/-305 acres of Tallahogan Ranch are gently rolling with sporadic rock outcroppings and high-for-the-area tree cover. The foliage consists of a mix of pinon and juniper, with stands of mature ponderosa pines scattered throughout. The timber on the property is virgin; a few of the alligator juniper have bases more than 10 feet wide! There is a good mix of grassland to tree coverage, and the property is also fenced and cross-fenced, so cattle, sheep or horse grazing is possible.

There are multiple seasonal dirt tanks on the property which could easily be improved to hold water longer into the dry seasons. The current owner has the surface water rights, which is a relatively rare feature in the Zuni River Basin watershed. Perhaps the most important feature of the ranch is the year-round, spring- and well-fed pond just outside the front door of the main house. This historical pond is registered with the county and is one of the few year-round water holes in the area, and as such helps hold a large herd of elk in the local area. Local folklore has it that Billy the Kid once worked cattle as a ranch hand in this area, and this spring-fed, year-round pond was a common stopping place.

The property borders two small parcels of Navajo Nation land with larger sections of BLM and State Land bordering those, so the new owners will not have to worry about future encroachment on their privacy.

Improvements

This property includes two homes as well as two traditional Navajo hogans and multiple outbuildings.

The main house is a 2052 sqft, 3 BR/2BA Clayton

Homes custom manufactured home built in 2011. This home has all the amenities, including an indoor hottub and sauna in a sunroom as well as an outdoor sauna on the deck, and a wood-fired outdoor pizza oven. A large kitchen/dining area provides plenty of cabinet space for dishes and food. There are two wood burning fireplaces and two living areas, a large master suite with ensuite bath, and forced air heating.

The smaller house is a 1056 sqft, 2 BR/2BA mobile home built in 1997 on a permanent foundation. This cozy home would make an excellent guest house or caretaker's home. With an attached, fully enclosed sunroom and a large outdoor deck, the home feels much larger than its size. There is a 10'x25' wooden storage shed with roll-up door and separate walk-in entrance next to the smaller house.

The hogans are simple circular shaped buildings that are the traditional homes of the Navajo culture. These hogans are structurally sound, and with a little elbow grease could be put into great shape and could make a unique income addition as rentals.

West of the main house is a horse corral with loafing shed and equipment storage area and another sheet metal and beam loafing shed in the southwest corner of the property.

Property is fully fenced and cross-fenced, and the current owner has been maintaining the fencing even in the absence of livestock on the property.

*Buyer to verify all information within listing details. Interior photos are coming soon!



Recreation

Tallahogan Ranch is located in GMU 12, which is renowned for its elk herd and mild terrain. Bulls here are known to get big and finding them isn't hard – just look for water! With its year-round pond, Tallahogan ranch is an elk magnet. This ranch has not been hunted in over 40 years, and animals use it as a sanctuary when hunting pressure in the nearby public lands picks up in the fall. By registering the ranch through the New Mexico Department of Game and Fish's Elk Private Land Usage System (ePLUS), the landowner may be able to obtain elk hunting tags**.

Lower densities of deer, turkey, antelope, and predators are also in the area, and provide OTC hunting opportunities for the ranch owner who registers the ranch through NMDGF. Simple improvements such as the addition of food plots, feeders, and revamping of dirt tanks could increase the huntability of an already impressively populated ranch!

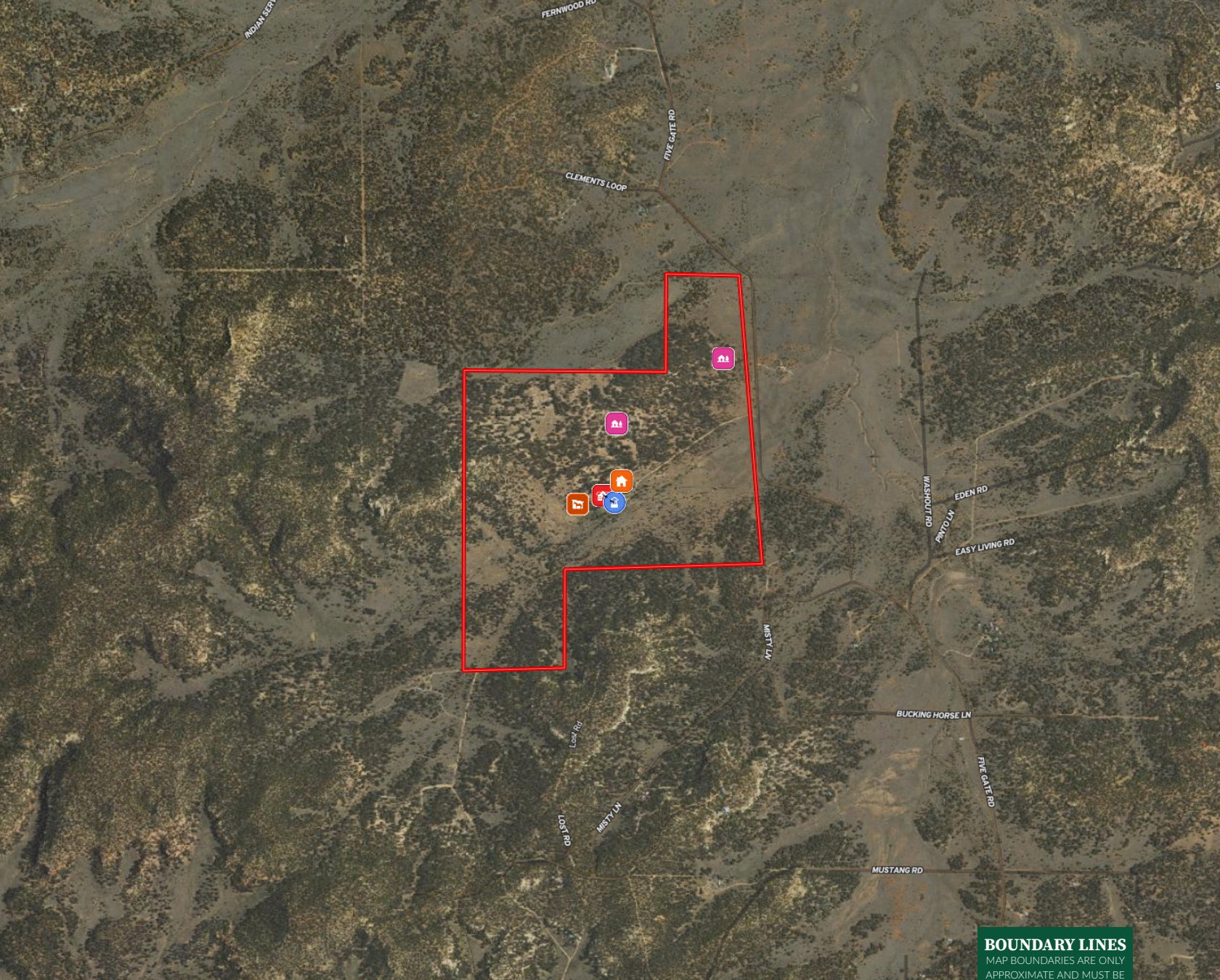
Fishing is available in many locations throughout the local area, as are hiking and mountain biking.

Winter sports such as skiing and snowshoeing are available in less than 4 hours of drive time at Santa Fe Ski Area and Pajarito Mountain, and even Durango Mountain Resort can be reached in 4 hours 30 mins.


The El Morro and El Malpais National Monuments are both less than an hour from the ranch, and provide year-round hiking and exploration for visitors. El Morro National Monument is a certified dark sky location and both parks provide visitors with incredible views of the Milky Way on a clear night.

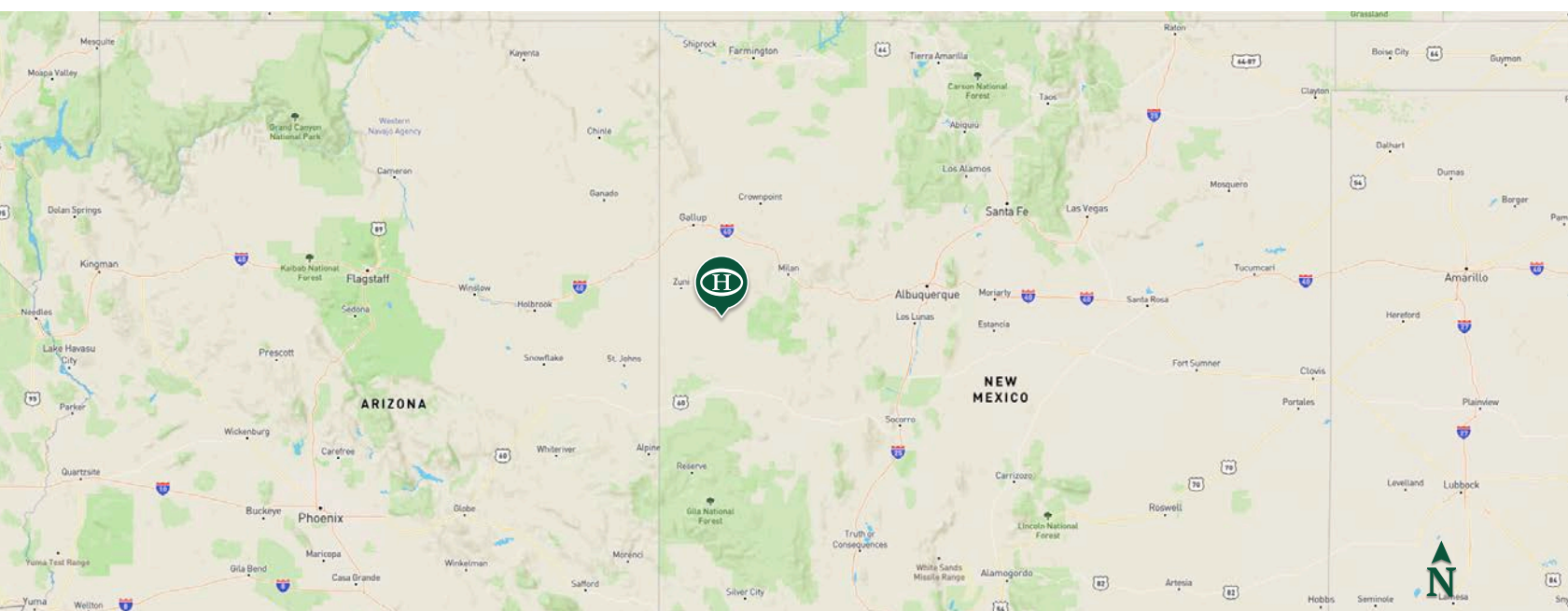
**Hayden Outdoors makes no guarantee that the new landowner will receive Landowner tags through the ePLUS program, but may assist in the application and/or provide recommendations of improvements to increase chances.





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

 Boundary





Agriculture

Tallahogan Ranch is fenced and cross-fenced, so with the year-round pond, multiple dirt tanks, and good grass cover, running a small number of sheep, cattle, or horses could help the new owner with agricultural status of the property.

Water/Mineral Rights & Natural Resources

Surface water rights are available on Tallahogan Ranch, a rarity in this area. 100% of water rights, and any mineral rights, if discovered to be owned, will be transferred with property upon sale.

Region & Climate

Pinehill, New Mexico, experiences a semi-arid climate with notable seasonal variations.

Temperature:

- Summer: In July, the average high temperature is approximately 85°F.
- Winter: January sees average low temperatures around 16°F.

Precipitation:

- Annual Rainfall: Ramah receives about 14 inches of rain per year.
- Annual Snowfall: The area averages 37 inches of snow annually.





Sunshine:

- Sunny Days: On average, there are 278 sunny days per year in Pinehill.

Location

The nearest full service airport is the Albuquerque International Sunport at 2 hrs 15 mins.

Shopping, dining, and groceries are available in Gallup and Grants NM, which are both approximately 1 hr 15 mins from the ranch.

Drive times to other notable locations:

Santa Fe, NM – 3 hours

Flagstaff, AZ – 3 hours 45 mins

Durango, CO – 4 hours

Scottsdale, AZ – 5 hours 30 mins



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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 regards 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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