

Blue Bird Valley Ranch

118.00 Acres

Rio Arriba County, NM

\$236,000



HAYDEN  OUTDOORS.

Blue Bird Valley Ranch

TOTAL ACRES:

118.00

PRICE:

\$236,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Cuba, NM

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Farm/Crops/Ag
Hunting - Small Game
State Hunting Unit: 5A

Land Details:

Address: 1705 State Road 096,
Gallina, New Mexico 87017, USA
Closest Town: Cuba
Total Acres: 118.00
Deeded Acres: 118.00
Zoning: Ag
Elevation: 7400
Topography: Valley, Arroyos
Vegetation: Ponderosa Pine,
Oak, Pinon Juniper
Estimated Taxes: \$442 - 2024

Property Summary

Located on the scenic and paved Highway 96, in the very heart of Rio Arriba County, NM, this Valley Paradise directly borders on two sides into hundreds of acres of BLM that connects to the +/- 1.6 million acres of the Santa Fe National Forest. The ranch can fulfill your dream of a smaller mountain property investment with direct access into millions of acres of public land with power and city water within a quarter mile on a paved highway.

Land

Blue Bird Valley Ranch has been in the same family since roughly 1946 and is used primarily as a horse and cattle grazing property. There were a couple of large run-off ponds and a spring on the property, both of which have since silted in, with the property priced accordingly. The property is fully fenced and provides direct access into the neighboring BLM. The grass valley is bordered by Ponderosa Pine, Oak & Pinon Juniper ridges on each side.

Recreation

In previous years the property received both Unit 5a landowner deer and elk tags, but the owner has not applied for tags in recent years.

A wildlife mecca, blue birds currently call the ranch home in the spring and summer months and there's a major year-round deer and elk habitat. Be sure to put up your Blue Bird Boxes by March! The ponds, when dug out, could provide excellent dove hunting as well as water sources for the deer and elk that this area is most known for, not to mention your very own shed horn hunting sanctuary!





Recreation

Winter snow melt from the neighboring mountain watershed, combined with seasonal rains, creates a dynamic water flow that fills stock tanks. Until the recent past, two sizable arroyos captured this seasonal runoff, channeling water toward a small natural spring and eventually into the Gallina River, where native stream trout (Brookies) can be caught.

Water/Mineral Rights & Natural Resources

Throughout the year, the valley is adorned with native vegetation. In the cooler months, gray and green sagebrush provide essential forage for both domestic livestock and wild animals. Come spring and summer, the valley transforms into a lush, thick green pasture, thanks to the natural cycle of rainfall and runoff, ensuring a sustainable environment for grazing.

This 118-acre ranch is a rare find for those who value a harmonious blend of natural beauty, wildlife habitat and sustainable water resources. It stands as a living example of nature's enduring cycle, perfect for owners who appreciate the delicate balance between land use and ecological preservation.

History

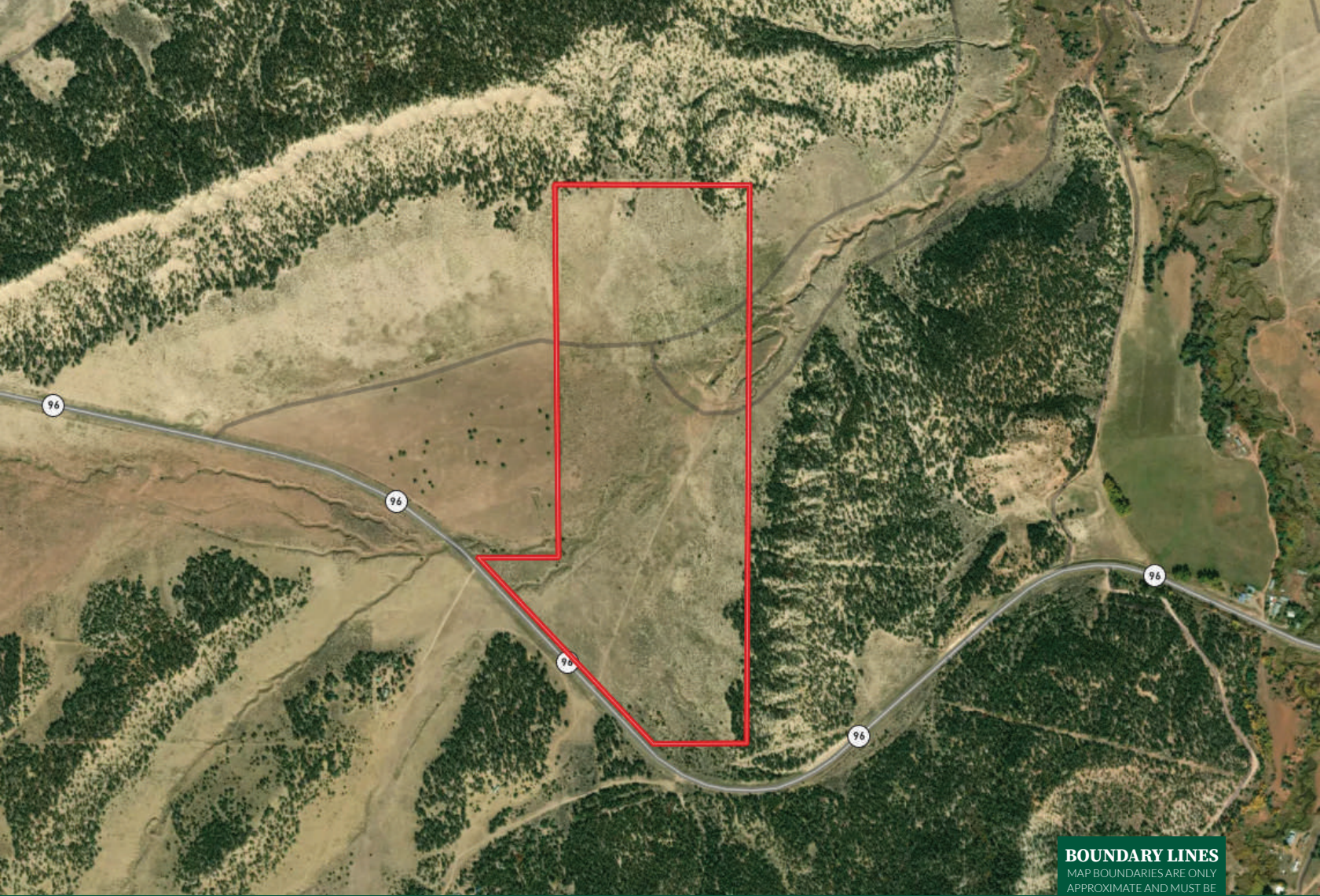
Small acreage properties with incredible wildlife, beautiful scenery, paved access combined with nearby utilities and bordered by large public access land holdings are the most desired recreational properties in the country. Blue Bird Valley might be the one you're looking for, just in time for shed horn season! Call or email today for more information and your qualified showing.

Location

The ranch is within 25 minutes of Cuba, New Mexico's incredible restaurants, hardware & groceries stores and is about 90 minutes north of Albuquerque.

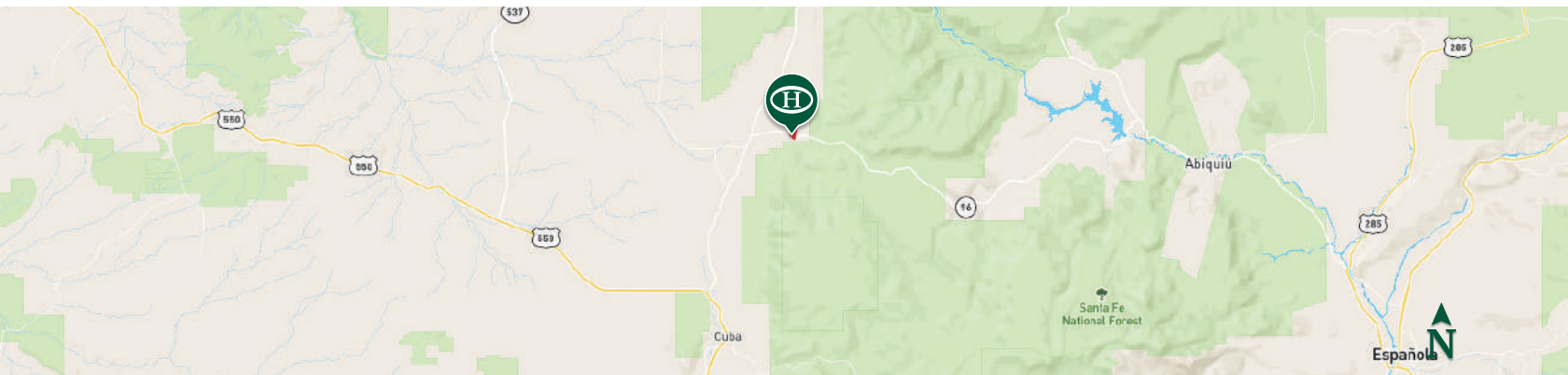
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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