

# Schlabach Ranch

640.00 Acres

Rio Arriba County, NM

\$1,550,000



HAYDEN  OUTDOORS.

# Schlabach Ranch

TOTAL ACRES:

640.00

PRICE:

\$1,550,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Tierra Amarilla, NM

*Presented by*



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### **Property Summary**

Schlabach Ranch is +/-640 acres in the heart of New Mexico's largest elk herd! With two dirt tanks, 20+ acres of food plots, and THREE landowner elk tags in the highly-sought-after GMU 51! Bordering Carson National Forest and just 45 minutes from Chama and Abiquiu, it's secluded yet accessible. With public land access and multiple habitat improvements, this property won't last long—don't miss out!



## Activities & Amenities

Borders Public Lands  
Cattle/Ranch  
Food Plots  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Mineral Rights  
Water Rights  
Wooded  
State Hunting Unit: 51B

## Land Details

Address: NSN Forest Road 131 C, Tierra Amarilla,  
New Mexico 87551, USA

Closest Town: Canjilon, NM

Total Acres: 640.00

Deeded Acres: 640.00

Elevation: 7500

Water Rights: Yes

Mineral Rights: Yes

Source of lot size: Assessor/Tax Data



## Land

Schlabach Ranch consists of +/-640 acres of well-managed terrain, offering a mix of high mesas, rolling hills, and rugged canyons. The ranch borders a small section of BLM land to the east and a 650,000+ acre section of the 1.5 million-acre Carson National Forest to the south, providing easy access to extensive public lands for hunting and recreation. The property is located in GMU 51 for elk and 51B for deer.

The mesa tops are predominantly covered in piñon pines and sagebrush, with sagebrush thinning efforts already completed to improve forage and habitat. The canyons are lined with mature ponderosa pines, creating excellent cover and shelter. These canyons not only serve as natural travel corridors for wildlife but also provide shaded north and east-facing slopes that offer bedding areas, keeping wildlife on the property rather than just passing through.

Elevation ranges from about 7,700 feet at the highest points down to 7,000 feet in the southeast corner, where the canyon floor reaches its lowest point. The combination of diverse topography, food sources, and cover makes Schlabach Ranch a place where wildlife doesn't just visit—they stay.

\*Buyer to verify all listing information.

## Improvements

Property is fenced on south and west borders, with canyons forming natural boundaries on the north and east sides.





## Recreation

Schlabach Ranch offers exceptional hunting opportunities. Qualifying as a “Base” ranch in New Mexico’s Elk Private Land Use System (EPLUS), the ranch currently receives three unit-wide elk authorizations annually: one rifle mature bull, one archery either-sex, and one rifle antlerless elk tag. Additionally, over-the-counter licenses are available for mule deer, black bear, lion and turkey. The ranch’s diverse terrain, featuring food plots, water sources, and north-facing slopes along ponderosa-filled canyons, create an ideal habitat for wildlife throughout the year.

Beyond hunting, the area surrounding the ranch boasts a variety of recreational activities. Anglers can explore nearby El Vado Lake and Heron Lake, both renowned for excellent fishing opportunities. El Vado Lake, spanning approximately 3,200 acres, is home to species such as rainbow trout, brown trout, and kokanee salmon. The lake permits various water activities, including boating and swimming. Heron Lake, covering about 5,900 acres, is designated as a “quiet lake” with a no-wake policy, making it ideal for sailing, kayaking, and fishing for record-size trout and kokanee salmon. Both lakes are accessible for ice fishing during the winter months.

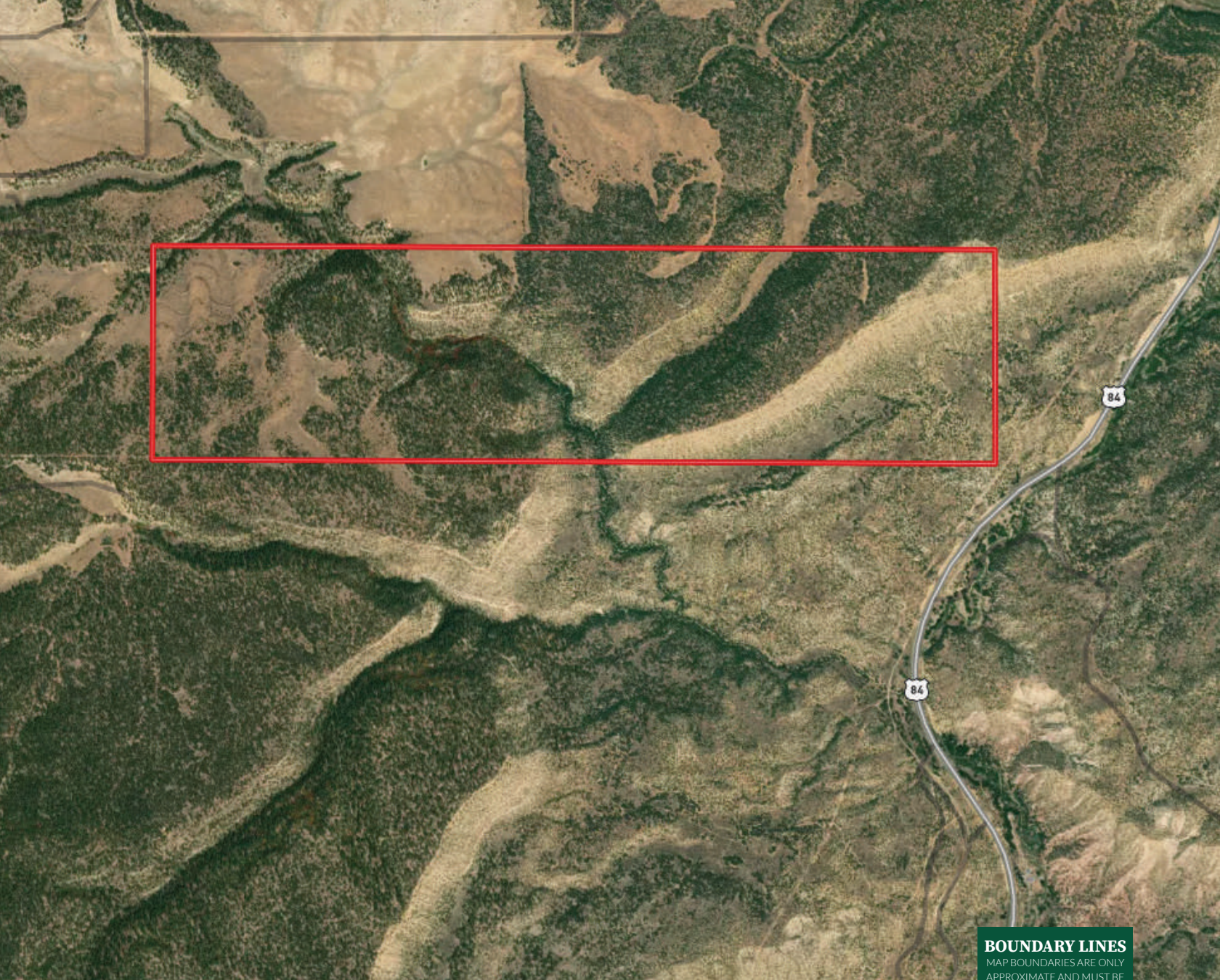
For fly fishing enthusiasts, the region offers exceptional river fishing experiences. The Rio Chama, originating in the southern Colorado high country and flowing into New Mexico, is one of the state’s most dynamic rivers. Anglers can target brown and rainbow trout in its waters. Notably, there are two tailwater sections: below Abiquiu Lake and El Vado Lake, which provide consistent fishing conditions. The stretch above El Vado is a classic freestone section, offering diverse fishing opportunities.

Another prime location is the Brazos River, particularly the private stretches accessible through local lodges. This river is known for its healthy populations of brown and rainbow trout, with fishing conditions peaking from May through October. The river’s clear waters and scenic surroundings make it a favored spot for both novice and seasoned anglers.

The San Juan River, located northwest of the ranch, is celebrated as one of North America’s premier trout fisheries. The river boasts an estimated 15,000 fish per mile in the “Quality Waters” section below Navajo Dam, with many trout ranging from 17 to 22 inches. This bucket-list destination for fly fishing aficionados is only a couple hours drive from the ranch.

For winter sports enthusiasts, several ski areas are within convenient driving distance of the ranch. Wolf Creek Ski Area, located in Colorado, is approximately a two-hour drive north and is known for having the most snow in Colorado. In New Mexico, Ski Santa Fe, Pajarito Mountain, and the world-famous Taos Ski Valley provide diverse skiing and snowboarding experiences, and are all reachable within a few hours’ drive. These resorts cater to both beginners and seasoned skiers, ensuring ample opportunities for winter recreation.

Snowmobiling is another popular activity in the region. The nearby town of Chama serves as a gateway to numerous snowmobile trails, particularly around the 10,000-foot-high Cumbres Pass. Additionally, areas like Red River cater to snowmobilers with miles of groomed trails leading up to peaks such as the 11,249-foot Greenie Peak. These well-maintained trails ensure that enthusiasts have access to some of the best snowmobiling opportunities in the Southwest.



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

 Boundary





## **Agriculture**

The current owner leases his land to the neighboring rancher to run cattle on, which allows him to qualify for agricultural tax status. The fenced and natural canyon boundaries contain the cattle to portions of the ranch away from the dirt tanks and food plots, ensuring that habitat is maximized for wildlife.

## **Region & Climate**

Schlabach Ranch enjoys a mild high-desert climate with summer highs in the 80's and winter lows in the teens to single-digits. The area averages 18 inches of rain and 63 inches of snow a year.

## **Location**

Schlabach Ranch is located in north-central New Mexico, approximately halfway between Abiquiu and Chama, with easy access off U.S. Highway 84. This prime location ensures convenient connectivity to nearby towns and amenities while offering the seclusion and privacy for serious hunters.

For air travel, the nearest major airport is Albuquerque International Sunport, approximately 140 miles south of the ranch, offering numerous daily flights from national and international destinations. Alternatively, Santa Fe Municipal Airport, about 85 miles south, provides regional flights.

The town of Chama provides essential services, including grocery stores, dining, fuel, and lodging. It's also home to the Cumbres & Toltec Scenic Railroad, a renowned historic train offering scenic rides through the mountains.

Additionally, the historic village of Abiquiú is located approximately 30 miles southeast of Schlabach Ranch along U.S. Highway 84. Abiquiú is known for its rich cultural heritage and is home to attractions such as the Georgia O'Keeffe Home and Studio, Ghost Ranch, and Abiquiú Lake, offering recreational activities like boating, fishing, and hiking. The village also provides basic amenities, including dining and lodging options.

For a wider range of shopping, dining, medical facilities, and cultural attractions, Santa Fe is within a 90 minute drive, and Pagosa Springs, CO and Taos are less than two hours away.





# 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.

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*- RICK STEINER, SELLER/BUYER*

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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.

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