

267.5 Acres Forest Inholding Game Mgmt 5B
TBD State Road 112
Llaves, NM 87027

\$750,000
267.5± Acres
Rio Arriba County



267.5 Acres Forest Inholding Game Mgmt 5B
Llaves, NM / Rio Arriba County

SUMMARY

Address

TBD State Road 112 null

City, State Zip

Llaves, NM 87027

County

Rio Arriba County

Type

Undeveloped Land, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

36.486542 / -106.812731

Taxes (Annually)

\$13

Acreage

267.5

Price

\$750,000



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PROPERTY DESCRIPTION

Santa Fe National Forest Inholding - 267.5± Acres

Rio Arriba County, New Mexico | Game Management Unit 5B

A unique property in a property in very desirable are surrounded by one of New Mexico's premier national forests. This 267.5± acre private inholding within Santa Fe National Forest offers exceptional privacy, direct access to thousands of acres of public land, and outstanding opportunities for hunting, recreation, and long-term ownership in northern New Mexico.

Located north of Llaves and just south of the Jicarilla Apache Reservation of Rio Arriba County, this undeveloped mountain property is a true recreational holding. With no utilities or improvements, the land remains in its natural condition, allowing a new owner to develop the property according to their own vision while preserving the character of the surrounding forest.

A Hunter's Property

Situated in New Mexico Game Management Unit 5B, this area has earned a strong reputation for producing quality elk and mule deer habitat. The combination of private timbered acreage, nearby meadows, and immediate access to Santa Fe National Forest creates excellent conditions for wildlife throughout the year. The Rio Chama is less than 5 miles to the east.

Game species commonly found in the area include:

- Rocky Mountain elk
- Mule deer
- Black bear
- Merriam's turkey
- Mountain lion
- Coyote
- Bobcat
- A variety of small game and upland birds

GMU 5B consistently records some of northern New Mexico's highest elk harvest totals. Recent New Mexico Department of Game and Fish statistics show overall rifle elk success rates commonly ranging from 30% to over 50% depending on season and hunt type, with mature bulls harvested annually throughout the unit. Mule deer hunting also remains popular due to the area's extensive forest habitat, healthy migration corridors, and diverse terrain.

Forest Inholding Advantage

Owning a private inholding inside Santa Fe National Forest provides advantages that are increasingly difficult to find.

Instead of being limited to your own acreage, you'll enjoy immediate access to vast stretches of national forest for:

- Elk and deer hunting
- Horseback riding
- Hiking
- ATV and UTV exploration on designated roads
- Wildlife photography
- Camping
- Snowshoeing and winter recreation

Land Characteristics

Ranging from approximately 7,000 to 7,300 feet in elevation, the property transitions through several classic northern New Mexico habitat types. Lower elevations feature open sagebrush flats interspersed with pinon-juniper woodlands, gradually giving way to

mature ponderosa pine forests with scattered Gambel oak on north-facing slopes and draws. This diverse vegetation provides abundant forage, bedding cover, and travel corridors for wildlife throughout the year.

The mix of open valleys, timbered ridges, and natural drainages creates excellent habitat for elk, mule deer, black bear, Merriam's turkey, and numerous non-game species while offering a variety of hunting setups across the property.

Recreation Beyond the Property

Northern New Mexico offers an exceptional variety of outdoor destinations within approximately two hours.

Nearby attractions include:

- Heron Lake State Park - boating, kayaking, sailing, trout fishing, and camping
- El Vado Lake State Park - boating, fishing, camping, and seasonal water recreation
- Santa Fe and Carson National Forests- hiking, horseback riding, hunting, fishing, and winter activities
- Chama - home of the historic Cumbres & Toltec Scenic Railroad, restaurants, lodging, and outdoor recreation
- Brazos Cliffs and Brazos Ridge hiking areas
- Rio Chama
- Edward Sargent Wildlife Management Area
- Pagosa Springs, Colorado - approximately two hours away, offering world-famous hot springs, shopping, dining, skiing, and access to the San Juan National Forest.

Convenient Mountain Location

Approximate driving times include:

- Chama - about 35 minutes
- Heron Lake State Park - about 40 minutes
- El Vado Lake State Park - about 45 minutes
- Tierra Amarilla - about 45 minutes
- Cumbres Pass - about 1 hour
- Pagosa Springs, Colorado - approximately 2 hours

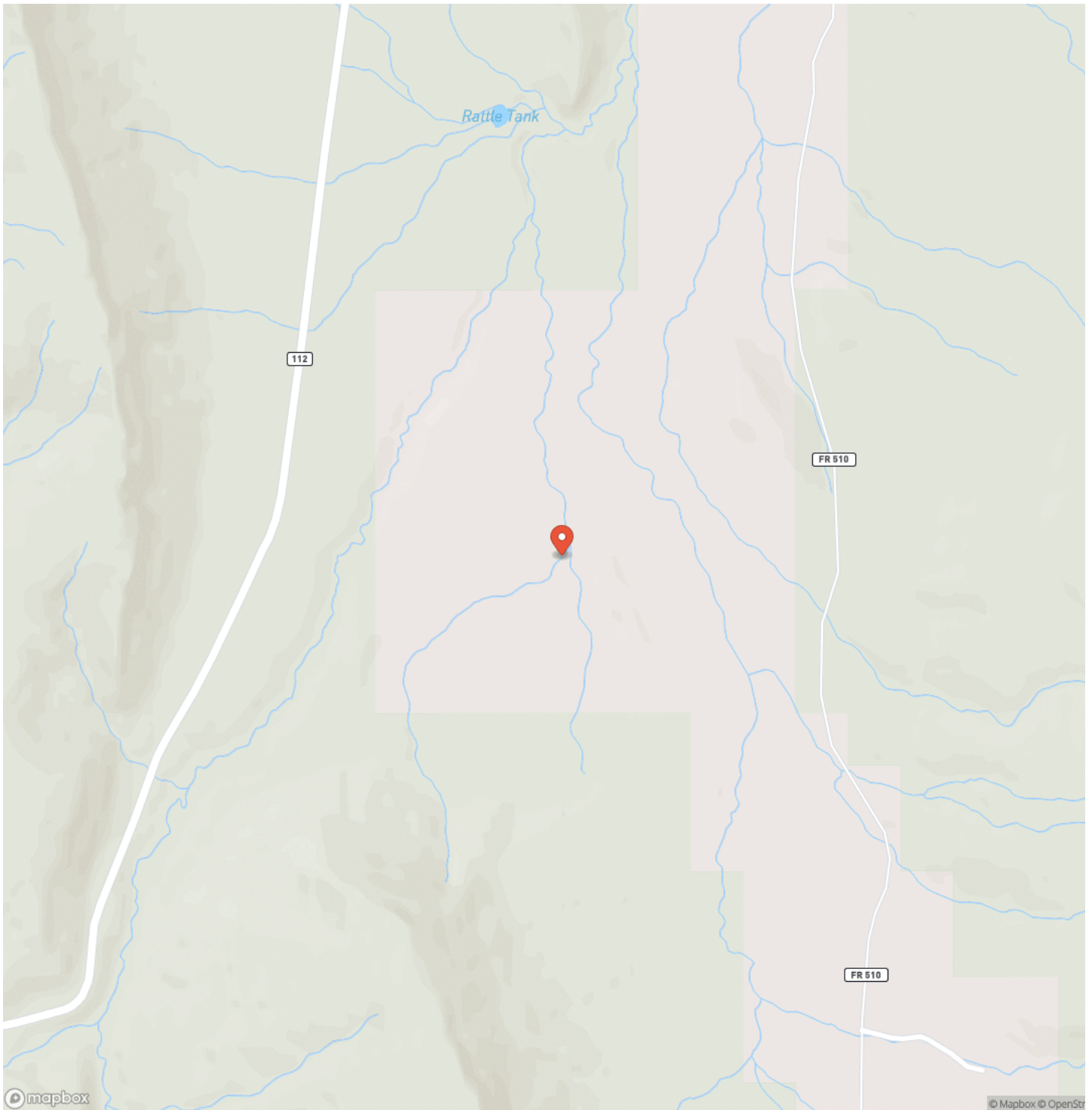
An Opportunity to Own a Forest Inholding

Large private inholdings within Carson National Forest seldom come to market. Whether your interests include hunting, building a secluded recreational retreat, investing in northern New Mexico land, or simply enjoying direct access to one of the Southwest's premier public land landscapes, this 267.5± acre property offers an exceptional setting in the heart of Game Management Unit 5B.

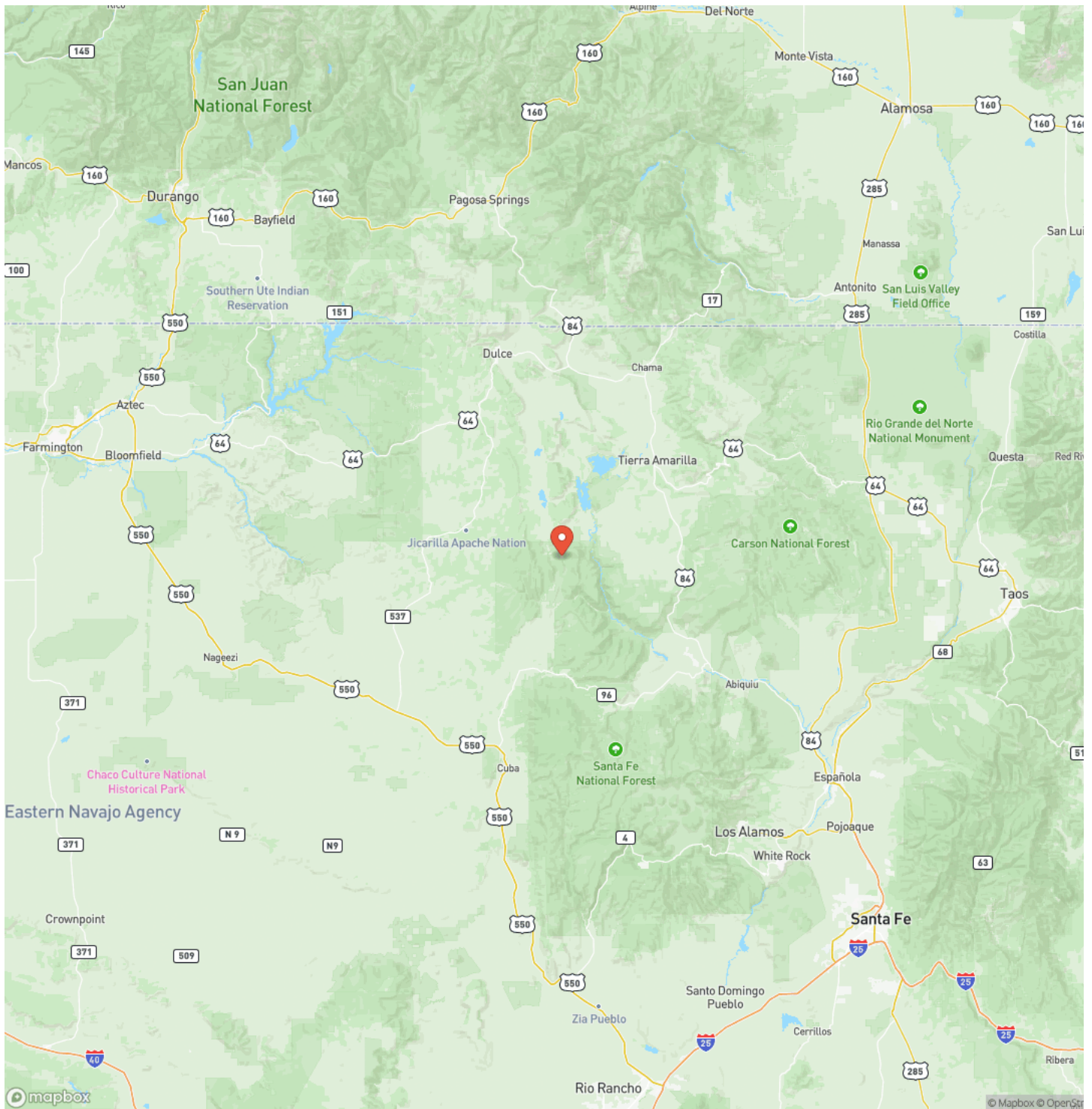
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Enchanted Ranch Land and Home

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