

Santa Fe Trail Ranch

1,063± acres | \$1,850,000 | Las Vegas, New Mexico | San Miguel County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

Santa Fe Trail Ranch

Located just minutes from historic Las Vegas, New Mexico, and less than an hour from Santa Fe, the Santa Fe Trail Ranch offers an exceptional opportunity to own over 1,063± deeded acres of scenic Northern New Mexico landscape. Combining natural beauty, recreational opportunities, and development potential, this property is equally suited as a private sporting retreat, a family legacy ranch, or a strategic land investment.

Rolling hills blanketed with mature ponderosa pine, piñon, and juniper create a landscape that feels both expansive and intimate. Elevations ranging from approximately 6,300 to 6,600 feet provide mountain views, diverse terrain, and numerous building sites overlooking the surrounding countryside. The higher elevations provide great views of both Hermits and Starvation Peaks.

One of the ranch's most distinctive features is its versatility. Already subdivided into seven separately salable tracts with underground electricity, the property allows its next owner to preserve the ranch as a single private holding, establish a multi-generational family compound, construct custom mountain homes, or thoughtfully market individual parcels over time.

Opportunities offering this level of flexibility while retaining the privacy and character of a traditional New Mexico ranch are increasingly rare.

The ranch is easily accessed from Interstate 25, providing year-round convenience while maintaining the peaceful seclusion expected from quality recreational property. Whether your vision includes hunting, ranching, building, investing, or simply escaping to the mountains, Santa Fe Trail Ranch provides the foundation to create something truly special.







Land • Vegetation

Santa Fe Trail Ranch showcases the diverse beauty that defines Northern New Mexico. Rolling ridges, gentle valleys, and elevated building sites provide an ideal blend of privacy, scenery, and usability. Native grasses are complemented by healthy stands of mature ponderosa pine, piñon pine, and juniper, creating a landscape that supports abundant wildlife while offering exceptional year-round beauty.

The varied topography allows for numerous homesites, each capturing its own unique perspective of the surrounding mountains and high-country terrain. Whether overlooking open meadows or nestled among the pines, the ranch offers countless locations to build a custom residence or mountain getaway.







Wildlife • Recreation

For sportsmen and outdoor enthusiasts, Santa Fe Trail Ranch offers outstanding recreational opportunities throughout every season. The property's varied habitat attracts populations of elk and mule deer, while black bear and mountain lion also frequent the area, creating hunting opportunities.

Beyond hunting, the ranch is well suited for horseback riding, hiking, ATV exploration, wildlife photography, camping, and simply enjoying the quiet solitude of Northern New Mexico's mountain landscapes. Its combination of accessible terrain and scenic diversity makes the property equally appealing for weekend escapes or extended stays with family and friends. Whether gathering around a campfire beneath brilliant star-filled skies or watching elk move across the hills at sunrise, the ranch provides the setting for memories that span generations.













Water Assets • Infrastructure

Seven existing permitted water wells
(currently unequipped and to be verified)

Numerous stock tanks providing additional water resources for
wildlife and livestock

Direct access from Interstate 25

Internal roads provide access throughout much of the ranch, UTV
access may be needed on some roads.

Easily accessible year-round off paved frontage road south of
Romeroville.

The Santa Trail Ranch perimeter fence is mostly complete.
However, the fence has not been walked to ensure it is all
complete. Fencing may be required in some areas.

Location • Lifestyle

Located in San Miguel County, Santa Fe Trail Ranch provides the ideal balance between privacy and convenience. The ranch enjoys easy interstate access while remaining surrounded by the natural beauty of Northern New Mexico.

Nearby Las Vegas offers grocery stores, restaurants, healthcare, schools, and everyday services, while Santa Fe provides world-renowned dining, shopping, art galleries, cultural attractions, and commercial air service.

This location places outdoor recreation within easy reach while allowing owners to enjoy the conveniences of nearby communities without sacrificing the peace and solitude of ranch ownership.

Nearby Communities

Las Vegas, NM • Approximately 8 miles
Santa Fe, NM • Approximately 58 miles
Albuquerque, NM • Approximately 120 miles

Recreation

Big game hunting
Hiking and horseback riding
ATV and UTV exploration
Wildlife photography
Camping
Scenic driving
Bird watching
Family recreation

Climate

Las Vegas, New Mexico enjoys a comfortable four-season climate that supports year-round recreation.

Average July High: 84°F
Average January Low: 14°F
Average Annual Rainfall: 18 inches
Average Annual Snowfall: 30 inches
Approximately 272 sunny days each year
Comfortable mountain climate with warm summers and crisp winters

The region's abundant sunshine and moderate temperatures make the ranch enjoyable throughout every season.



Investment Potential

Few ranches offer the combination of recreational value and long-term investment opportunity found at Santa Fe Trail Ranch.

Already subdivided into seven separately salable parcels, the property allows a future owner to pursue multiple ownership strategies while preserving flexibility.

Potential opportunities include:

- Maintain the ranch as a private recreational retreat
- Develop a multi-generational family ranch with multiple homes
- Construct custom residences on premium view lots
- Market individual parcels over time as demand grows
- Hold as a long-term land investment in a highly desirable Northern New Mexico location

Whether your vision is immediate enjoyment or future appreciation, Santa Fe Trail Ranch offers exceptional versatility.



Price

\$1,850,000 • \$1,740.36 per acre

Included with the sale are all owned mineral, water, wind energy, and solar energy rights, if any, owned by the Seller and transferable.

Remarks

Some ranches are defined by their history. Others are defined by their landscape. Santa Fe Trail Ranch is distinguished by something even more valuable: opportunity.

Whether preserved as a private recreational retreat, developed into a family legacy property, or held as a strategic investment, this remarkable ranch offers the freedom to shape its future while enjoying the timeless beauty of Northern New Mexico.

Santa Fe Trail Ranch is more than a property. It is an invitation to create your own legacy among the mountains, forests, and wide-open skies of the American Southwest.



Santa Fe Trail Ranch

Las Vegas, New Mexico | San Miguel County

- Approximately 1,063± deeded acres
- Subdivided into seven separately salable parcels
- Elevation ranging from approximately 6,300 to 6,600 feet
- Multiple homesites with panoramic mountain and valley views
- Mature stands of ponderosa pine, piñon pine, and juniper
- Seven existing permitted water wells (currently unequipped and to be verified)
- Numerous stock tanks distributed throughout the property
- Habitat for elk, mule deer, black bear, mountain lion, and many other species
- Convenient year-round access directly from Interstate 25
- Approximately 8 miles to Las Vegas, New Mexico
- Approximately 58 miles to Santa Fe, New Mexico
- Offered at \$1,850,000

For more information or to schedule a private showing, please contact Jim Welles at (505) 967.6562



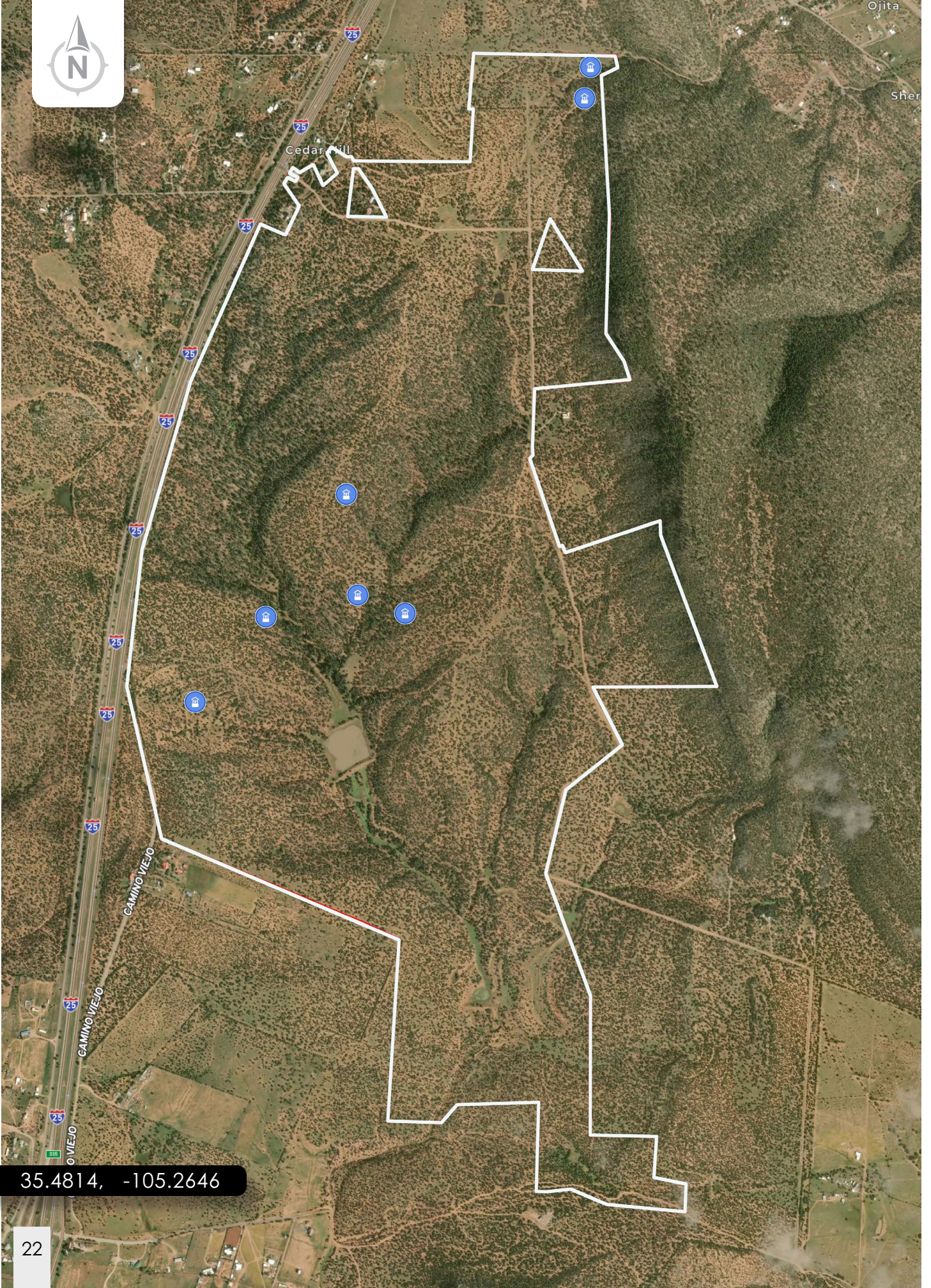


Santa Fe

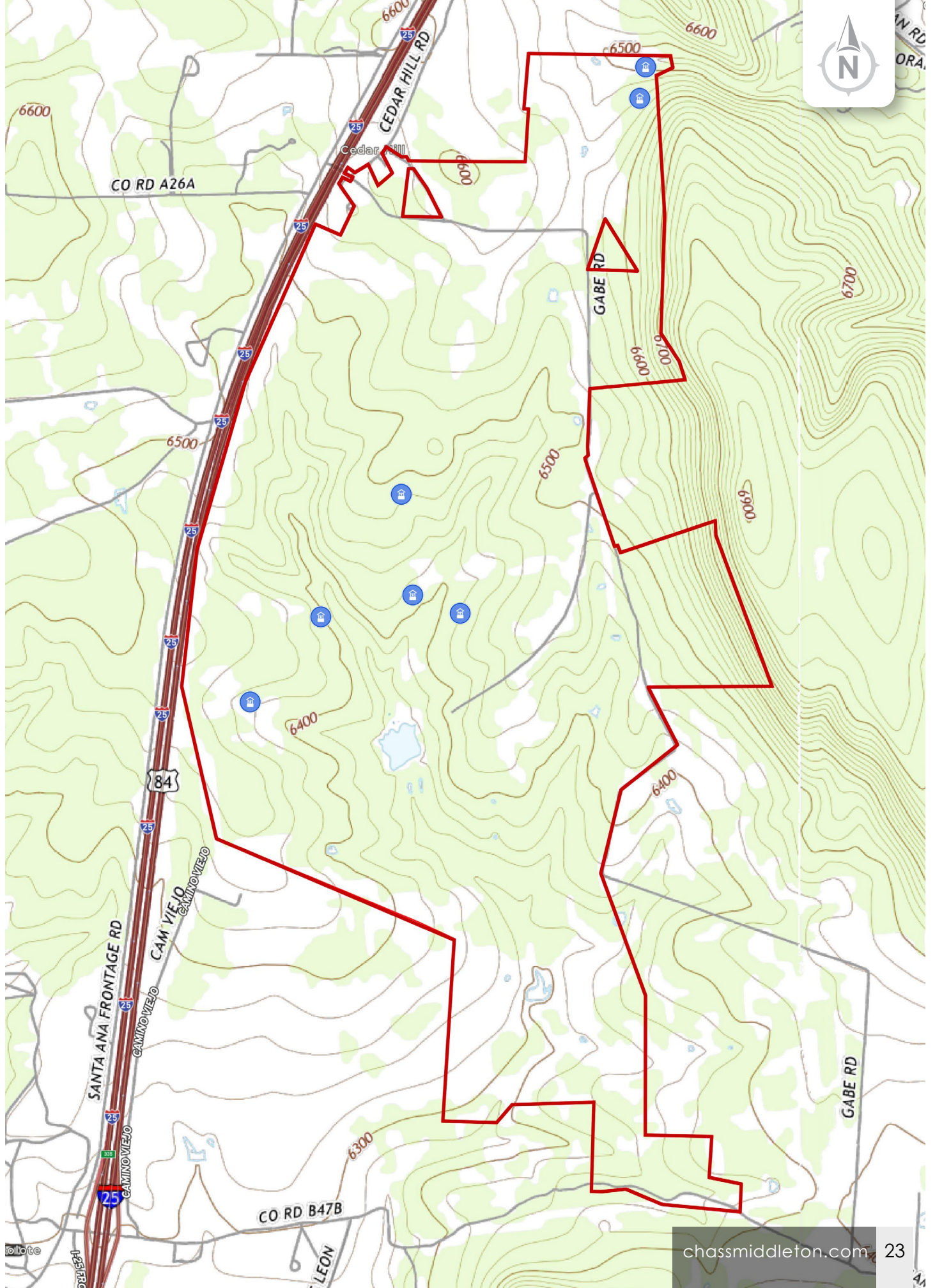
Las Vegas

Albuquerque

Santa Fe Trail Ranch



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Chas. S. Middleton

— AND SON —

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Est. 1920

James (Jim) Welles

Real Estate Associate Broker • NM

(505) 967.6562

jim@csmandson.com



(806) 763.5331

chasmiddleton.com



YouTube

