

TEN HIGH RANCH

ANGEL FIRE, NEW MEXICO | 3,310 ACRES | \$19,900,000

Ten High Ranch, located 12 miles southeast of Angel Fire, New Mexico and accessible via State Highway 120, is an expansive, 3,310-acre private hunting property situated atop Ocate Mesa. With elevations ranging from 9,000 to over 10,000 feet, it lives up to its name, referencing 10,000' high. The ranch offers breathtaking vistas along with diverse terrain and vegetation supporting a healthy environment for a variety of wildlife species. Its varied landscape features a rich mix of vegetation, including Bristlecone pine forests, open meadows, and stands of Douglas fir, Ponderosa pine, and aspen. The property is well-watered, with multiple wetlands fed by springs and seeps, as well as ponds and creeks—one of which flows continuously while others are seasonal.

The views from Ocate Mesa are breathtaking, extending beyond Wagon Mound in the distance. The rich grasslands throughout the ranch provide excellent feed, and the property has been thoughtfully managed with some livestock grazing, maintaining the health and vibrant nature of the land. While the area was once historically logged, the forest has since been regenerated now highlighting mature trees alongside young growth.



The mix of vegetation and water make it an ideal hunting property for early season archery as well as late season rifle hunting. The surrounding area is entirely private which limits public hunting pressure. The large ranch property adjoins the Hidden Lake Subdivision, and a secondary access point via easement benefits the property. Electric power is available via Hidden Lakes Subdivision.

Although largely undeveloped apart from road systems and fencing, the ranch includes a historical building site where the current owner keeps a small camping trailer on the property for hunting and recreational use. There are several suitable potential building sites on the ranch to accommodate the vision of a new owner. The opportunity exists to own an existing home in the Hidden Lakes Subdivision next door – please contact the Broker for more information.



AREA & LOCATION

Angel Fire, New Mexico, is a small village located in the Moreno Valley in the Sangre de Cristo Mountains, part of the Southern Rockies. Known for its stunning natural beauty, Angel Fire is a year-round destination for outdoor activities. In the winter, it becomes a popular ski resort offering snowboarding, skiing, and snowshoeing, while the summer months invite visitors to explore hiking trails, mountain biking, fishing, and golfing.

At an elevation of around 8,600 feet, Angel Fire offers panoramic views, including sights of Wheeler Peak, New Mexico's highest point. The village maintains a relaxed, peaceful atmosphere, appealing to both adventure seekers and those in search of a quiet mountain retreat.

A major attraction is Angel Fire Resort, which features a well-groomed ski mountain, a thrilling zip-line, and an 18-hole golf course. Additionally, Angel Fire serves as a gateway to nearby attractions like Taos, Red River, and the Enchanted Circle Scenic Byway, making it an ideal hub for exploring the region's rich history, vibrant arts scene, and diverse landscapes.

Historically, Angel Fire's roots lie in its connection to the land and its cultural significance. The area was once home to Native American tribes, particularly the Ute and Apache, who cherished the valley's spiritual importance and abundant wildlife. The village's name is believed to have originated from the Ute people's description of the glowing mountain peaks at sunset, which they called "fire from the heavens." This mystical vision left a lasting impression on early settlers, who adopted the name Angel Fire.

There is also a jet capable airport near Angel Fire.

Estimated Real Estate Taxes are \$2,106.72











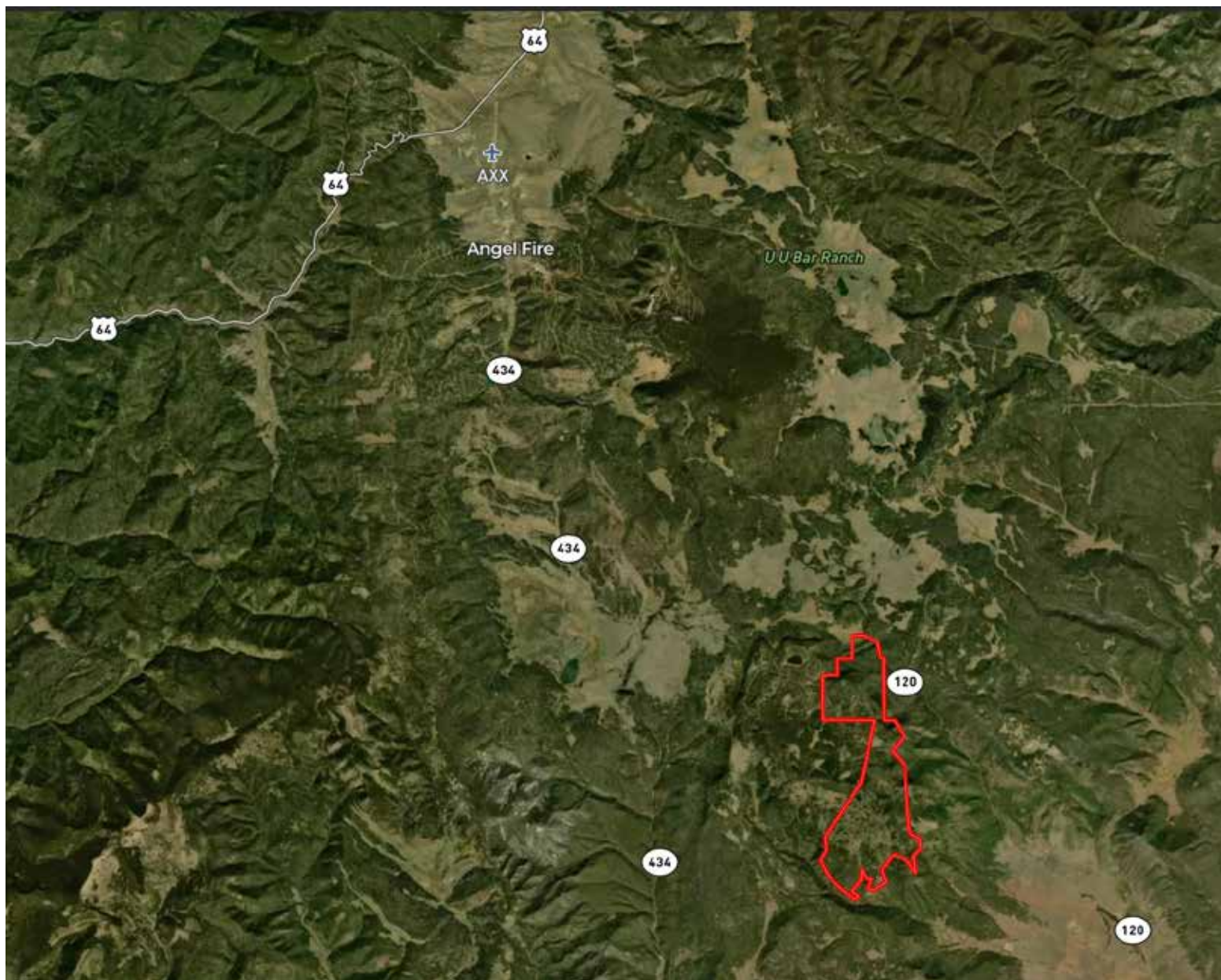


WILDLIFE

The ranch is located in GMU 46 which largely consists of privately owned land in what is identified as a Secondary Management Zone. This zone allows for unlimited landowner elk tags. This portion of New Mexico is well known for its superb elk hunting, in terms of both quantity and quality, and Ten High Ranch is no exception. The combination of acreage, seclusion, topography, water resources, vegetation mix, and healthy timber provide excellent hunting opportunities for elk and other wildlife, including mule deer, bear, mountain lion, grouse, and turkey. Contact listing agent for large game photos.

SUMMARY

Ten High Ranch represents a larger recreational tract in the coveted Angel Fire area offering a plethora of hunting opportunities. Year-round recreational opportunities are available on the property and in the area surrounding Angel Fire. Hunting properties of this magnitude and quality are seldom on the market. Considering its close proximity to Angel Fire and significant recreational acreage, Ten High Ranch provides a combination of attributes highly sought after in a ranch investment.



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