

# BLUE HILLS ELK RANCH

CATRON COUNTY, NEW MEXICO



PRESENTED BY



**PREMIER  
RANCH PROPERTIES**

REPRESENTING WESTERN RANCHERS WITH THE VALUES OF YESTERDAY AND THE TECHNOLOGY OF TODAY



## **A LAND OF ENCHANTMENT**

Majestic mesas, a familiar landmark of southwestern New Mexico, covered in piñon, juniper, and cedar, along with open meadows of gramma grass and wildflowers make up the terrain and landscape of Blue Hills Elk Ranch.

Spectacular sunrises over the Sawtooth Mountains in the wee hours of the morning, distant views of snow capped, 11,300 foot, Mount Taylor in the winter months, along with the anticipation of seeing elk, antelope, mule deer, predators, small game, and a variety of feathered friends enhance the surroundings of Blue Hills Elk Ranch, making each day an adventure in itself.

Blue Hills Elk Ranch is located at a comfortable elevation of 7,200 feet, between Pie Town and Grants, in New Mexico's largest county, Catron County. Situated in Game Management Unit 12 the ranch received 5 highly coveted rifle elk tags.

Healthy gramma grass and numerous drinkers provide feed and water for 70 to 80 AUM year-round on approximately 5,430 acres of deeded lands and 640 acres of state leased lands.



# BLUE HILLS ELK RANCH

## \$4,300,000



### LAND STATUS

APPROXIMATELY 5,430 DEEDED ACRES  
640 STATE LEASED ACRES

### ELK PERMITS

5 RIFLE ELK PERMITS, ANY 5 DAYS STARTING OCTOBER 1  
3 COW ELK PERMITS

### CARRYING CAPACITY & PASTURES

MINIMUM OF 70 TO 80 AUM YEAR ROUND  
4 PASTURES

### WELLS AND TANKS

SOUTH PASTURE: 480 FOOT GOOD WELL, SOLAR, STORAGE TANK  
2 DIRT TANKS & 3 TIRE TANKS  
NORTH PASTURE: WELL, WINDMILL, AND STORAGE TANK  
2 DIRT TANKS & NORTH LAKE



## EXCELLENT HUNTING OPPORTUNITIES



Unique to hunting in southwestern New Mexico, Blue Hills Elk Ranch typically receives 5 rifle elk permits annually. These tags are good for any 5 days from the opening of the season, which in Unit 12 is normally October 1, through December 31 within the ranch boundaries. Elsewhere, in the southwestern part of the state, rifle elk season typically starts in mid October. An early start date of October 1 puts the rifle hunt on Blue Hills Elk Ranch in the peak of the rut, something not often found in New Mexico hunting. Several trophy bulls scoring over 375 have been taken in Unit 12 over the past several years, and no doubt others will be taken in years to come. In addition, Blue Hills Elk Ranch typically receives 3 cow elk permits annually.

Archery elk hunts take place in September, and licenses can be drawn through the state lottery system. Future habitat improvements to the ranch, and a working relationship with the game and fish, could very well lead to an increased number of elk permits issued by the department.





In addition to fantastic elk hunting, Blue Hills Elk Ranch has quality mule deer hunting. A 5 day rifle hunt runs from the end of October to the beginning of November. Archery season runs for approximately 3 weeks in September, and a 5 day muzzleloader hunt starts at the end of September to the first of October. These licenses are unlimited in number or "over the counter" within the boundaries of the ranch.

Other hunting on the ranch, and in the area, includes mountain lion, black bear, coyotes, and other small game species.



## CATTLE OPERATIONS AND WATER SYSTEMS



Historically Blue Hills Elk Ranch runs a minimum of 70 to 80 cows year round, although this number can go to 100 on a year with good precipitation.

The ranch is divided into 4 pastures with good water distribution throughout. The north portion of the ranch has one well and storage tank, and 2 dirt tanks. Natural lakes in the northeast corner provide additional water for livestock and wildlife. A very good 480 foot well on the south portion of the ranch is solar powered with a 220 horse submersible pump. It supplies a 5,000 gallon water storage tank, and pipeline to 3 large rubber tire tanks in 3 separate pastures. The south portion of the ranch has 2 dirt tanks.





North Pasture Windmill



South Pasture Dirt Tank



## LOCATION AND FEATURES OF THE AREA



Heading north from Blue Hills Elk Ranch to Grants and I-40 takes approximately 45 minutes, and from I-40 east to Albuquerque takes approximately 1 hour. Along the way you'll pass El Malpaís National Monument with Bandera Volcano and the Ice Caves to the west. The drive is spectacular with rolling black lava on the west side of Highway 117. The steep sandstone bluffs of La Ventana arch, and the high mesas of the Pueblo of Acoma, are a stark contrast on the east side of the highway.

The "badlands", or Malpaís, are filled with lava tubes for exploring. Bandera Volcano is situated on the Continental Divide and the trails take you through twisted juniper, fir, and ponderosa pine along the lava flow to the Ice Caves. The Ice Caves never rise above 31 degrees and the contrast of the blue green ice of the caves with the ancient lava flow above is staggering. The El Malpaís National Conservation Area and the Cibola Wilderness Area provide thousands of acres for recreation and exploration, all within minutes of Blue Hills Elk Ranch.



Views of Mount Taylor and the  
Pueblo of Acoma



The famous little community of Pie Town is about 30 minutes south of Blue Hills Elk Ranch. From there Highway 60 takes you west, an additional hour, to Springerville, and Eagar, for supplies and amenities. In contrast to heading north towards Grants, the communities of Springerville, Eagar and Show Low provide opportunities for fishing on the many lakes of the area, and winter sports at Sunrise Apache ski resort.

### AIRPORTS

The closest international airport is located in Albuquerque, which is approximately an hour and forty-five minutes from Blue Hills Elk Ranch. The



southwestern atmosphere of Albuquerque and the various cultures from cowboy, to Spanish, and Native American make it a city of delight with unlimited entertainment and activity.

The Springerville Municipal Airport can accommodate large planes, has two runways, one runway over 8,400 feet in length, 24 hour fuel, and courtesy cars. The Grants-Milan Municipal Airport is located 3 miles outside of Grants with similar amenities.



## FOUR WONDERFUL SEASONS IN SPECTACULAR COUNTRYSIDE



Blue Hills Elk Ranch experiences four splendid seasons, as does most of New Mexico. Rocky red bluffs covered in winter snow, the early warmth of spring, sudden summer thunderstorms, and fall pastures of green grass and wildflowers exemplify the beauty of Blue Hills Elk Ranch.

Located in a semi-arid climate, Blue Hills Elk Ranch receives annual precipitation of 11 inches. Average high temperatures are in the 70's, and average low temperatures are in the 30's. As with most of New Mexico the sun

shines 275 to 300 days a year on Blue Hills Elk Ranch.





# Blue Hills Elk Ranch \$4,300,000



Over 6,000 acres of magnificent country with scenic views in all directions, terrain that ranges from grassy meadows to rocky bluffs and rolling pinon juniper covered mountains, 5 rifle elk tags in an excellent hunting area, and the capacity to run a minimum of 70 to 80 cows year round, amounts to a fantastic ranch and a multitude of surrounding beauty and recreational opportunity.

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Qualifying Broker



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