

# Ojo Feliz Ranch

248.64 Acres

Mora County, NM

\$349,000



HAYDEN  OUTDOORS

# Ojo Feliz Ranch

TOTAL ACRES:

248.64

PRICE:

\$349,000

COUNTY:

Mora County

CLOSEST TOWN:

Mora, NM

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Food Plots  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Timber  
Wooded

## Land Details:

**Address:** NSN County Road 3, Ojo Feliz, New Mexico 87735, USA  
**Closest Town:** Mora  
**Total Acres:** 248.64  
**Deeded Acres:** 248.64  
**Estimated Taxes:** \$55.41

## Building Details

**Basement:** None  
**Outbuildings:** 1  
**Types of Outbuildings:**

- Well House

**Waterfront Features:**

- Dirt Tank on larger parcel

**Exterior Features:**

- Well and well house on larger parcel with 4 metal water tanks

## Property Summary

Recently appraised for 470k!! The parcels combined are almost 250 acres in NM Hunting Unit 46.

## Land

This property consist of two parcels: one is 165.85 acres and the other is 82.80 acres. They are across the road from each other and can be purchased separately or together. Both sides have wooded trees and pasture. Recent survey from 2 months ago priced the property at 470k!! This is a great opportunity to purchase land that is listed under value for a quick sale.

The larger parcel, 165.85 acres has a well, well house, pasture and then wooded area makes up the back and largest portion of the property. There is also a dirt tank back on the property. There is good elevation and character and evidence of elk, deer, bear and mountain lion.

The smaller parcel is 82.80 and is heavily wooded with some two track roads and on the back end flattens out.

## Improvements

There is a well house and well on the property with several metal water tanks.





### Recreation

This property is located in hunting unit 46. This entire unit is private land only. So the only way to hunt in here is to buy a private land owners tags or own your own land. This unit is OTC for Elk and Deer, plus Bear, and Mountain lion. Both parcels have good tree coverage and varying terrain with elevation. The larger parcel has a great year round dirt tank in the middle of a pasture in the wooded part. There are signs of elk, deer, bear and mountain lion. Tags available would be

### Agriculture

There is a large pastures on the larger parcel near the well that could be irrigated and turn into agriculture land.

### Location

Ojo Feliz is about 30 minutes from Mora, NM, about 45 minutes from Las Vegas, NM and approximately 1 hour, 45 minutes from Santa Fe. It would be an easy drive from Santa Fe to take HWY 25 up to HWY 442.

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FARM, RANCH & RECREATIONAL REAL ESTATE



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