



6 MILE CREEK RANCH

1,769 ± ACRES | COLFAX COUNTY, EAGLE NEST, NEW MEXICO



REPUBLIC RANCHES LLC

CLAYTON LEONARD

Sales Agent

210-669-2782

claytonleonard@republicranches.com

REPUBLICRANCHES.COM



SIX MILE CREEK RANCH

Majestic. Stunning. Paradise. These words perfectly describe this once in a lifetime offering. Views of Wheeler Peak rising above the ranch to the west and Eagles Nest Lake framed below Touch Me Not and Baldy Mountains to the east; you immediately feel the full depth of the Sangre De Cristo mountains from almost any location on the ranch. Imagine sitting quietly on an early, fall morning enjoying the sheer beauty and listening to the bugle of a bull as hundreds of elk move back to the sanctuary of tall timber on the ranch. Water is key to life in the mountains, 6 Mile and Probar Creeks meander through the ranch providing life to game both large and small. With ponds being fed by the live water flowing through the ranch, the fishing is outstanding. In addition, significant water rights convey allowing a new owner many options to expand the already amazing trout experience. Lying in the center of the Golden Triangle for New Mexico winter sports, the ranch is minutes away from Angel Fire Resort, Red River Ski area, and Taos Ski Valley. If searching for that perfect year-round family estate or looking for development potential, 6 Mile Creek Ranch is the place for you.

Price: \$14,000,000



★ Colfax County

★ 1,769 +/- Acres

★ Perfect year-round family estate

★ 3 fishing lakes and 2 smaller ponds

★ 390 +/- acres of flood irrigated pasture

★ Elk, mule deer, turkey, black bear, mountain lion



Improvements: The ranch boasts a 2 bedroom and 2 bathroom home largely in a ranch style décor. There is also a three bay garage/barn next to the main house with cattle corals behind the main compound. A water well services the main house while the remainder of the ranch is watered via the creek and pond system present.

Water Rights: The ranch possesses 494.5 ac/ft of adjudicated water rights. Priority dates on the water rights are 1882, 1883, and 1902. These rights stem from water both from the Six Mile Creek and the Pobar Creek. Both streams flow through the ranch and are main sources of water for Eagles Nest Lake. These rights significantly add to the value of the ranch.

Wildlife

Elk: Six Mile Creek Ranch is run as a trophy elk and trout ranch under the current ownership. It annually receives 25 elk tags: 15 bull tags and 10 cow tags. Five to seven bulls are harvested each year to maintain good age structure within the bull herd. The top scoring bull harvested under current ownership was a 348 B&C with a typical bull harvest in the 310-330 range. Large herds of cows and bulls are commonly seen on the ranch with groups of 20-100 typical.

Mule Deer: There are some mule deer regularly seen, however, their numbers are much smaller compared to the elk.

Merriam's Turkey: Solid, turkey habitat starts with water and large trees for roosting and this ranch has both. Good numbers are seen regularly on the ranch and have been lightly hunted.

Black Bear: This area of New Mexico is known to have good numbers of Black Bear.

Mountain Lion: Lions are seen in the area but not regularly on the ranch.



Fishing: The ranch maintains three primary, fishing lakes and two smaller ponds. The lakes are regularly stocked and run for trophy fish production. Rainbow, Brooke, Brown, and Cutthroat are the primary species with trophies being produced over the years. The current owner added aeration in several of the ponds to increase the oxygen levels and overall health of the fishery. Six Mile creek runs separate from all of these lakes allowing a new owner the opportunity to develop this part of the ranch utilizing vast water rights. Eagles Nest lake lies in the valley just below the ranch. This lake, with over 3,000 surface acres, provides an active fishery for several trout species including: Rainbow, Brown, Cutthroat, Kokanee Salmon, Northern Pike, Yellow Perch, and Carp. Local guides enjoy strong reviews on Trip Advisor for excursions on Eagles Nest Lake.

Livestock: With nearly 390+/- acres of flood irrigated pasture, the ranch has a typical stocking rate of 250-500 yearlings. Cattle are typically run from May-Sept 15. Exterior fences are in good repair.

Timber: The higher elevations of the ranch contain Ponderosa Pine, Douglas-Fir, White-Fir, Engleman Spruce, and Aspen. These are the primary species found in the over-story. There has been no commercial foresting in the past 10 years under the current ownership.

Altitude: 8200 to 9600ft

Minerals: No minerals

Taxes: \$4253 in 2018

MAP



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Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.