



# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

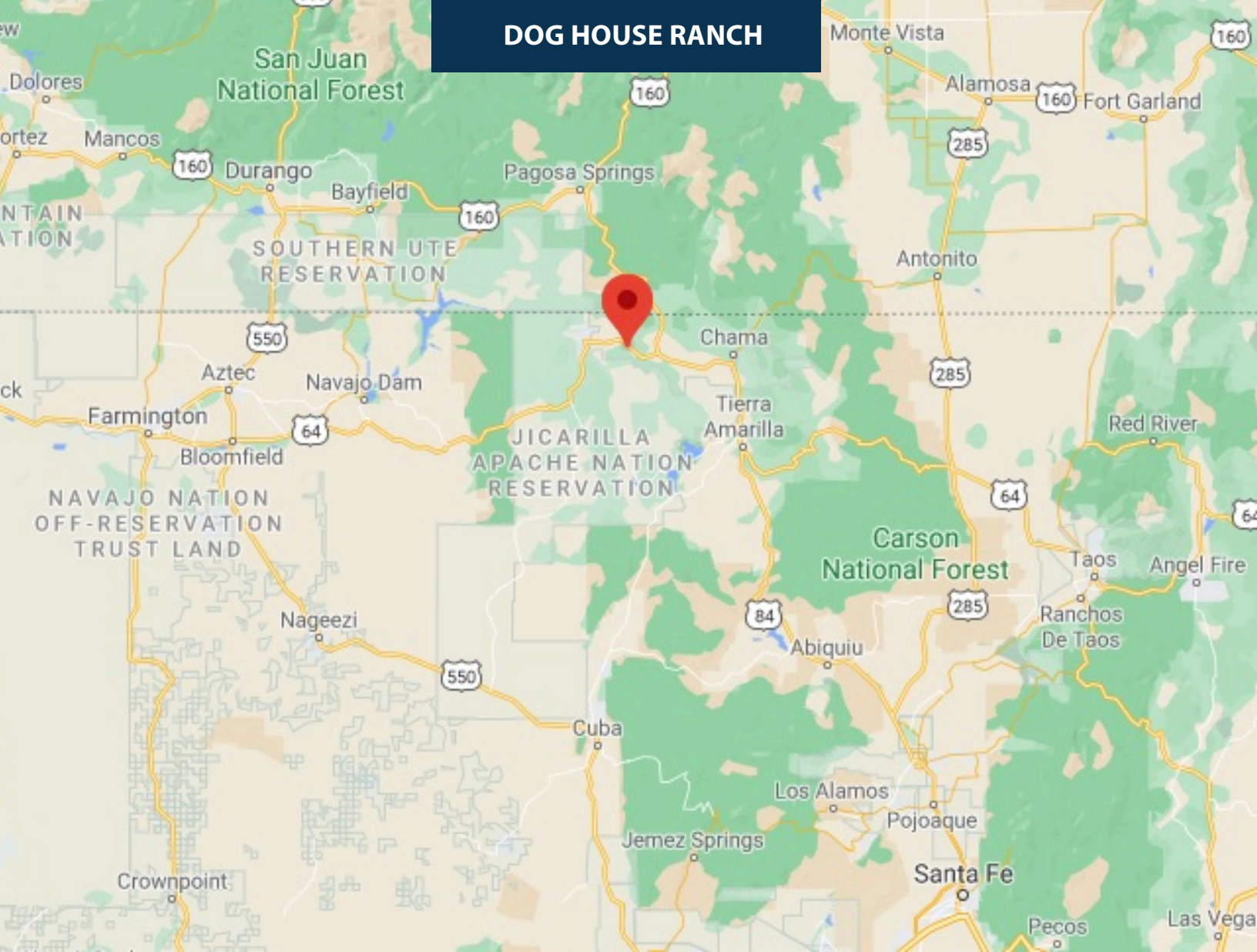
## **DOG HOUSE RANCH**

Rio Arriba County, Dulce, NM

600 ± Acres | \$1,350,000 | Shown by Appointment Only



## DOG HOUSE RANCH



Dog House Ranch is a sportsman's paradise, but also close enough to mountain towns of Chama, NM and Pagosa Springs, CO to be a year-round destination for your entire family. This spectacular ranch has trophy elk and mule deer in Northern Rio Arriba County, New Mexico, yet is close to the Colorado border. Being located one ridge over from the famed Jicarilla Apache Reservation with a superb reputation for outstanding wildlife stewardship greatly benefits this ranch. Also, within the migration corridor for both mule deer and wintering grounds for the Southern San Juan elk herd, the wildlife is abundant. Just east a few miles from the ranch lies the W.A. Humphries Wildlife Management area, the broken butt and quinlan ranches all famous for their wildlife. If you have thought about owning your own ranch you should do yourself a favor and take a look at the Dog House Ranch.

### Location:

The ranch is located about 10 minutes east of Dulce which is the main city for the Jicarilla Apache Nation. With a full grocery store, casino, gas you don't have far to go from the ranch to grab some necessities. Should you desire for fine dining, Pagosa Springs is a short 45 minute drive from the ranch and Chama is about 25 minutes. With an all weather access and frontage on highway 64 you can use the ranch even in the winter and snowmobile on the ranch or drive to Wolf Creek ski area which is just over an hour from the ranch.





**Water:** The ranch has historically been watered by a natural spring that has been developed and flows into a pond. There are an additional 4 ponds on the ranch which catch rain and snow runoff. The current owner has applied for a drilling permit and intends to add a water well.

**Minerals:** The owner does not believe they own any minerals.

**Improvements:** The current improvements are a mobile home with an attached 2 story concrete block structure. This currently has 3 bedrooms and 2 bathrooms. The home overlooks one of the main meadows on the lower part of the ranch. There is also a concrete block covered storage shed located next to the house. Power will be run to the home as it has historically been served by solar panels but those have been removed in anticipation of the new electrical supply.

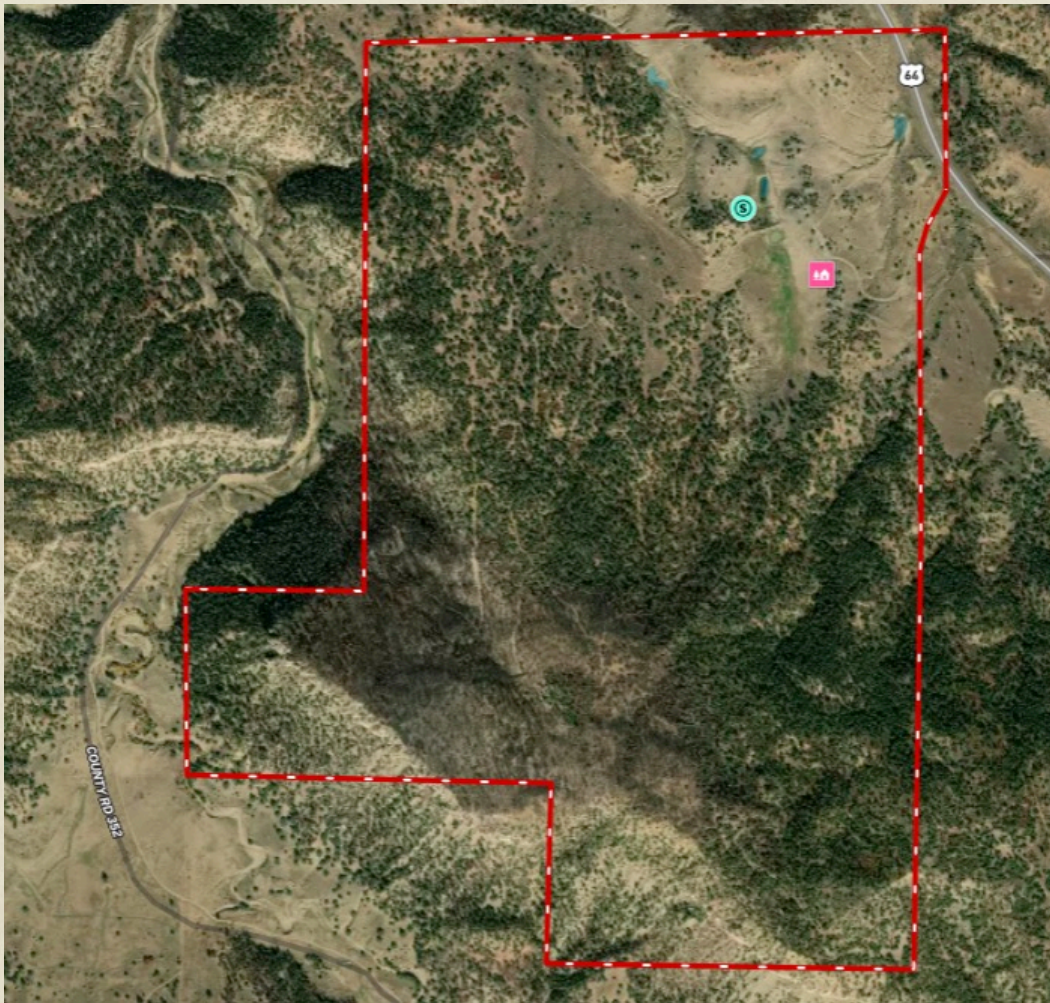
#### **Wildlife:**

*Trophy Mule Deer:* Dog House is located at ground zero for large mule deer with many large bucks seen on the ranch this past season. You don't have to look far in the record books to know that Rio Arriba County has the most entries in New Mexico for mule deer. Unit 4 where this ranch is located is simple to draw a tag for a private land mule deer. The state also has a special Mule Deer Landowner Incentive Program which if a new owner desires to apply the ranch, it could allow for extended seasons and additional tags with the top tier tag during the rut.

*Trophy Elk:* The ranch has historically qualified for 4-5 elk tags per season, several of these are either sex tags. This past season we had several 6x6 and one 7x6 as well as many younger bulls. Pictures of some of these are in the slide show. While you have a very active rut on the ranch, the late season hunts in December can be outstanding as the large herds from the high alpine herds migrate down and winter on the ranch.

*Other game:* The ranch has turkey frequently on the ranch and both bear and lion will come through.





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