

3H Bear Peak Ranch

25,244.04± acres | \$10,000,000 | Magdalena, New Mexico | Socorro County
4,371.04± deeded acres • 6,400± NM State lease • 8,273± BLM acres • 6,200± USFS acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

3H Bear Peak Ranch

We are excited to offer for sale the 3H Bear Peak Ranch, located in Central New Mexico in Famed GMU 17. This unique ranch offers not only exceptional big game hunting, but fantastic grazing opportunities.

Situated due south of Magdalena along the western slope of the Magdalena Mountain Range, Devils Backbone Wilderness Study Area, and adjoining the Cibola National Forest, the ranch has an exceptional blend of rolling grass prairies ascending to rugged mountains. Elevations range from around 5,800' in the southern plains country ascending upwards of 8,800' in the mountains.

Location

Albuquerque • 115 Miles
Las Cruces • 187 Miles
Phoenix • 350 Miles
Amarillo • 400 Miles



Acreage

The ranch is a blend of deeded, state and federal leases broken down as follows:

Total Acreage: 25,244.04 ± acres

- 4,371.04 • Deeded Acres
- 6,400 • NM State Lease acres
- 8,273 • BLM acres
- 6,200 • USFS acres

Pastures • 8 main pastures, fenced

Carrying Capacity • Typically stocked at around 300 AU; historically capable of 400 AU. Last year calves weaned 600lbs.

USFS Winter Permit • 150 AU, November–May



Ranch Access

Access to the ranch is through the Cibola National Forest, with the forest service road dead ending into the ranch gate, which can be locked to ensure privacy. Access throughout the ranch is considered to be very good, with just about all areas of the ranch being accessible.

From a grazing perspective, the ranch is very usable. The grass turf is in good condition, and the ranch is very well watered. The current owner typically stocks the ranch at around 300 AU; however, the ranch has held as many as 400 AU without problems.

The layout of the deeded and leased land is considered to be ideal from the ranch ownership standpoint. Most of the property is inaccessible to the public due to extreme topography and lack of service roads. Huge swaths of some of the best hunting grounds are isolated, and strategic locations of locked gates on the private deeded ownership maintains privacy.





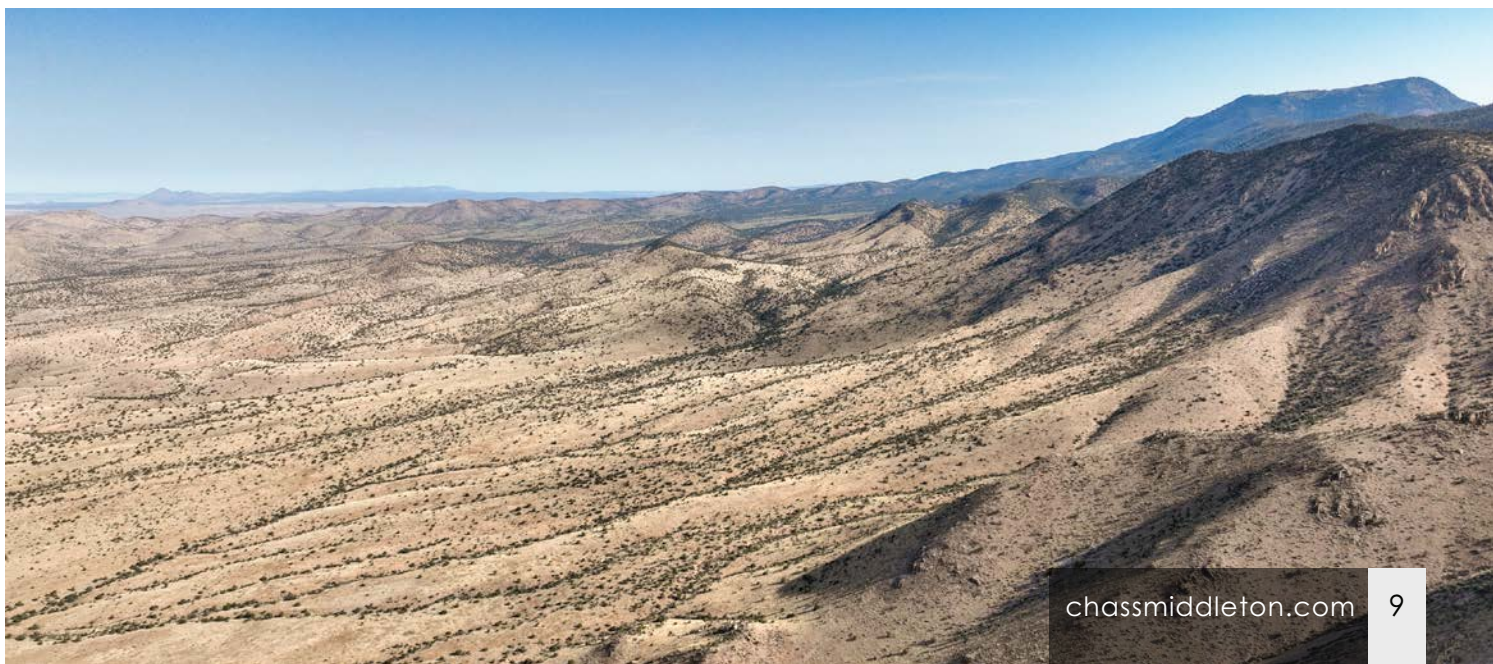


Ranch History

The current owners have owned and operated the ranch for approximately a dozen years. They worked in conjunction with the current manager to build a quality cow herd and enhance the ranch for grazing and hunting. Always at the forefront of their mind was improving the ranch, even at the expense of maximizing profit.









Water Features

The 3H Bear Peak Ranch is considered to be very well watered, and the infrastructure appears to be in very good working condition. Nearly the entire system has been reworked in the previous several years and everything was built to work without issue and made to last. There is an abundance of water storage along the ±16 miles of poly pipeline.

There are three main wells that supply water throughout the ranch. One well, located at the headquarters, supplies a pipeline throughout the southwestern portion of the ranch, feeding three large storage reservoirs and four drinking troughs. Two solar wells furnish water to the eastern portion of the property, feeding about a dozen more drinking troughs and large storage reservoirs. Through the northeastern part of the ranch several springs are used to furnish water in the higher country, with pipelines to drinking troughs, and another spring services a pipeline to drinking troughs and water storage in the western portion of the property.

A very dependable and robust system has been installed in many of the water storages, consisting of using solar pumps to push water through pipelines to drinking troughs that may be miles away. This system has proven to operate well in this country. In many locations, floats were installed inside of covered rubber tire drinking troughs, which supply water to another nearby rubber tire drinker. This too has proven to be a very reliable method to furnish water reliably and efficiently.

Several seasonal ponds and one spring fed pond, provide additional livestock and wildlife water.

Game Management Unit 17

The 3H Bear Peak Ranch lies within the confines of New Mexico's famed GMU 17. Renowned for quality big game hunting, many outfitters and guides consider Unit 17 to be one of their top choices, if not their overall favorite. This area is known to hold some of the biggest bull elk in New Mexico. Elk hunting in Unit 17 is one of New Mexico's primitive weapons only units, however, rifle hunting for elk is allowed in the Secondary Zone. Part of the draw to this area is that the terrain is rugged and physically demanding. It seems that almost every year Unit 17 will produce a couple of bulls nearing or above the 400" mark.

In 2023 a massive bull green scored at 436 1/8" was taken by an archery hunter. This potential state record free-range bull was harvested on a ranch less than five miles from the 3H Bear Peak Headquarters.

Elk are managed across the state in three zones, each having different management goals. The three management zones are Primary, Secondary, and Special.

Within the Primary Zone on the 3H Bear Peak Ranch, elk hunting is limited to primitive weapons only (muzzleloaders/archery).

In the Secondary Zone RIFLE HUNTING FOR ELK IS ALLOWED on the ranch.

Pronghorn antelope thrive in this area as well, and the ranch supports a healthy herd. New Mexico is known for having some of the largest in the record books, and the herds in and around the 3H Bear Peak Ranch have quality genetics and trophy potential.

Rifle hunting for deer and antelope is allowed, as well as hunting with primitive weapons (muzzleloader/archery).



The property is enrolled in both the primary and secondary elk programs, so this gives the landowner the flexibility to decide how many tags they want to sell for Ranch Only Hunting. This is the same for elk, antelope and deer, with tags offered over the counter.

Through the EPLUS Program, the ranch receives Unit Wide Tags for:

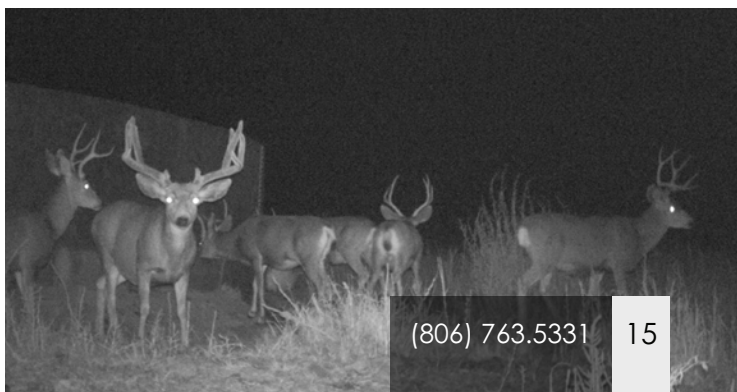
- One Mature Bull Elk
- One Either Sex Elk
- One Cow Elk

Historically, the ranch has generated hunting opportunities with the sale of approximately 4 bull elk tags, 4–6 mule deer tags, and 3–5 antelope tags annually.

Of interest, the 3H Bear Peak Ranch is among the top 10-12 ranches in Unit 17 in terms of elk occupied acreage according to NM Dept. of Fish & Game EPLUS. The largest is an adjoining ranch.

Wildlife is abundant, with black bear and mountain lion common in the higher elevations, and a thriving quail and dove population throughout the ranch.





Desert Bighorn Sheep

Desert Bighorn Sheep were successfully reintroduced into the Ladron Mountains west of Socorro in 1992, and the population has been steadily expanding its range ever since. According to a source affiliated with the New Mexico Wild Sheep Foundation, bighorn sheep have crossed Highway 60, which runs between Socorro and Magdalena, and occupy the Chupadera Range, which is located east of the 3H Bear Peak. The New Mexico Wild Sheep Foundation is working towards further establishment of that herd into the Devils Backbone Range, which is largely located on the 3H Bear Peak. There are wildlife drinkers that are scheduled to be rebuilt in the Devils Backbone to support a growing sheep population into this area. This habitat is definitely suitable for bighorn sheep and there are projects in place currently that are said to be supported as a legacy project by the Wild Sheep Foundation.

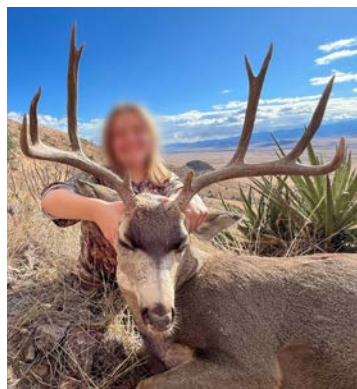
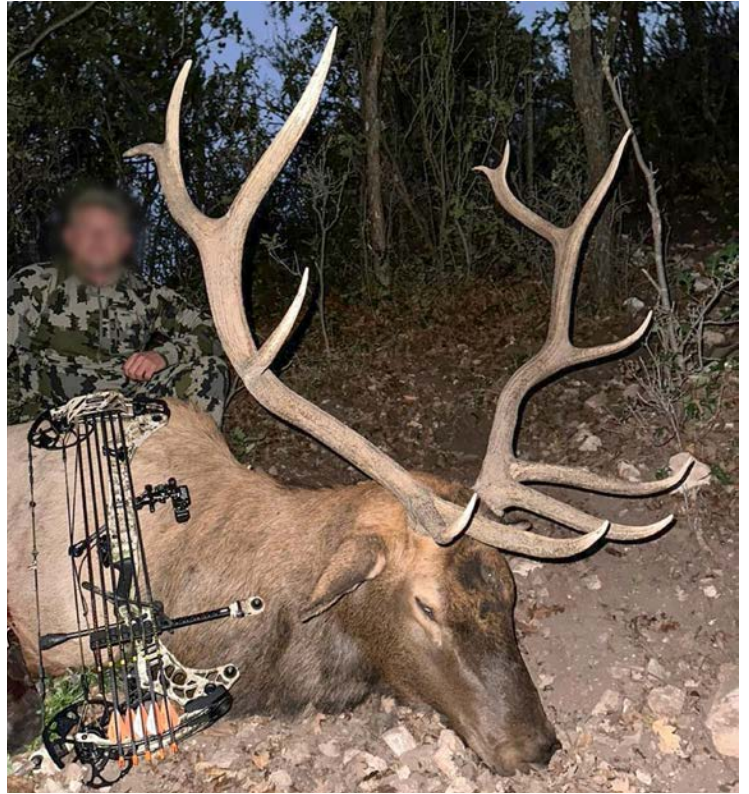
From Outdoor Life: The world of wild sheep conservation hit a new milestone in January, when a single New Mexico bighorn tag sold for \$1.3 million at auction during the 2025 Sheep Show. This is the highest price ever paid for a big-game auction tag in North America. The auction tag that sold at the show in Reno on Jan. 18 is for one Rocky Mountain bighorn sheep in New Mexico. The same New Mexico bighorn tag that just sold for over \$1 million went for \$600,000 at the 2024 show in Reno.

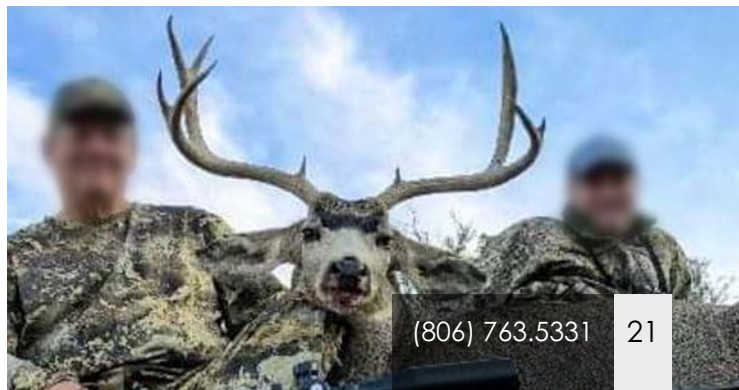
The privacy of this ranch cannot be overstated. Shielded by the Magdalena Mountains, the rugged Devil's Backbone Range, and challenging topography with virtually no road access, together, ensure unmatched seclusion.











Owners' Home

The ranch is very nicely improved with a beautiful owner's home, ranch house that serves as the lodge, manager/foreman home and two small cabins.

The Spanish style owners' home was constructed with two master bedrooms, two full baths, an office and open kitchen/living area. A beautiful rock fireplace accentuates the interior. This beautiful and efficient home offers a nearly new metal roof, wrap around porch, radiant heating, patterned stained concrete flooring, and easy to maintain xeriscape landscaping. The home was built to offer unobstructed scenic views of the ranch in every direction.







Lodge

The ranch lodge is an older, extremely well-preserved, ranch house that contains three bedrooms upstairs, one downstairs bedroom, and two full baths. The current configuration offers two living areas, a dining room, and an open kitchen. The metal roof on the ranch house matches that of the owner's home.



Ranch Headquarters

The two-bedroom manager/foreman home has an open kitchen and living area, and the two bunkhouses offer guests a unique accommodation.

Additionally, at the ranch headquarters there is an insulated metal shop building with three large sliding bay doors, three wooden sheds, a cowboy style bunkroom, tack room, feed storage room, hay loft, round pen and a great set of livestock pens.

There is an additional set of pens located in the eastern portion of the ranch, as well as several traps throughout the ranch.

The owner's home and ranch lodge come tastefully furnished, and all furnishings convey with the sale.









Broker Comments

The 3H Bear Peak Ranch represents the best of the Southwest: vast landscapes, trophy hunting, quality grazing, and excellent improvements. Its combination of deeded and leased lands, secure access, strong water system, and premier location in GMU 17 make it a legacy investment.

If you are seeking a true Western ranch with both production and recreation, the 3H Bear Peak Ranch deserves your attention.



Price • Remarks

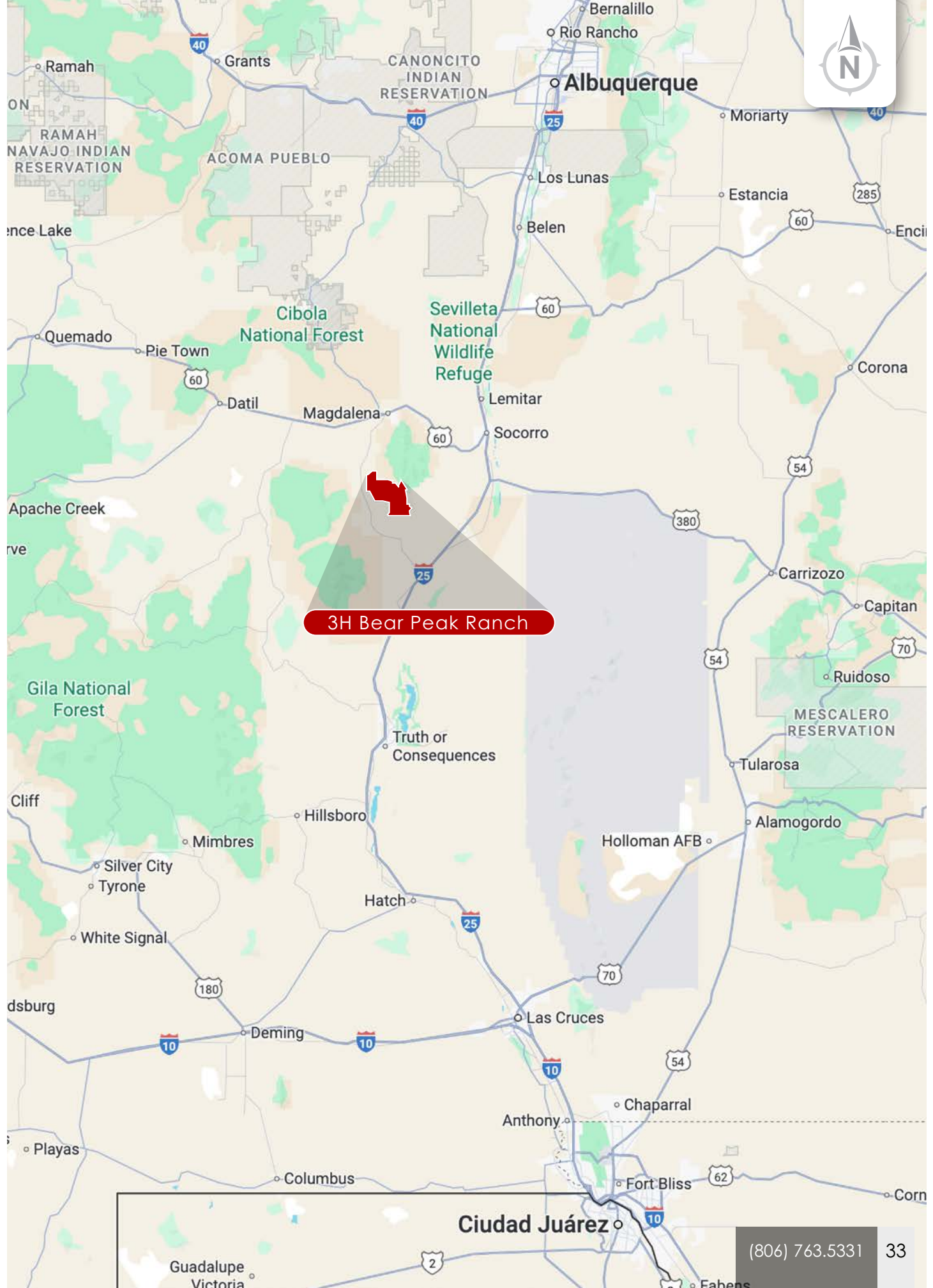
The 3H Bear Peak Ranch is offered at an asking price of \$10,000,000. Included in the offering are the furnishings in the homes, a list of ranch equipment which includes a dozer, motor grader, tractor, etc. All owned minerals are included as well as all renewable energy rights.

If you are seeking a true Western ranch with both production and recreation, the 3H Bear Peak Ranch deserves your attention.

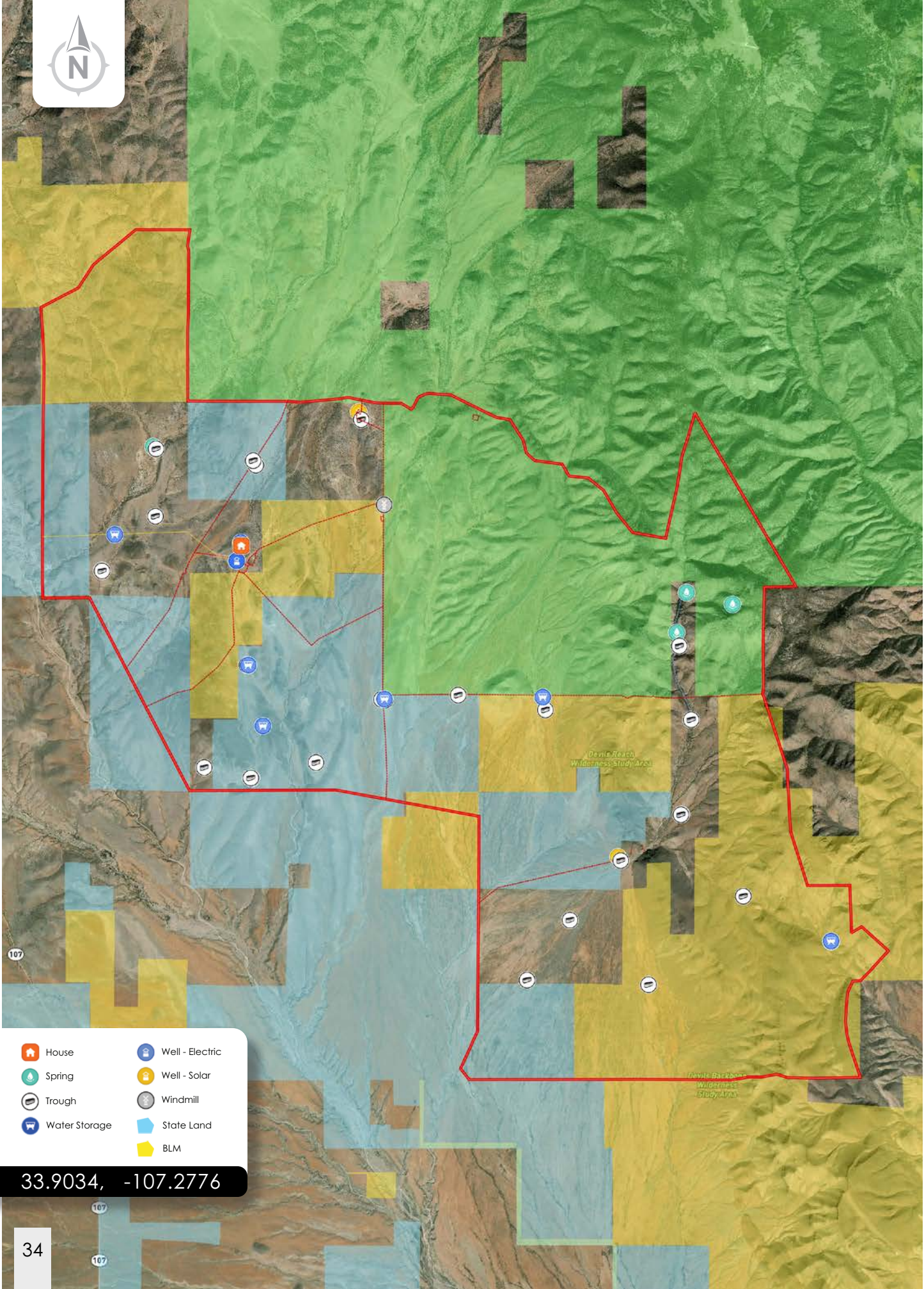
For more information, or to schedule a showing, please contact Charlie Middleton at (806) 786.0313.





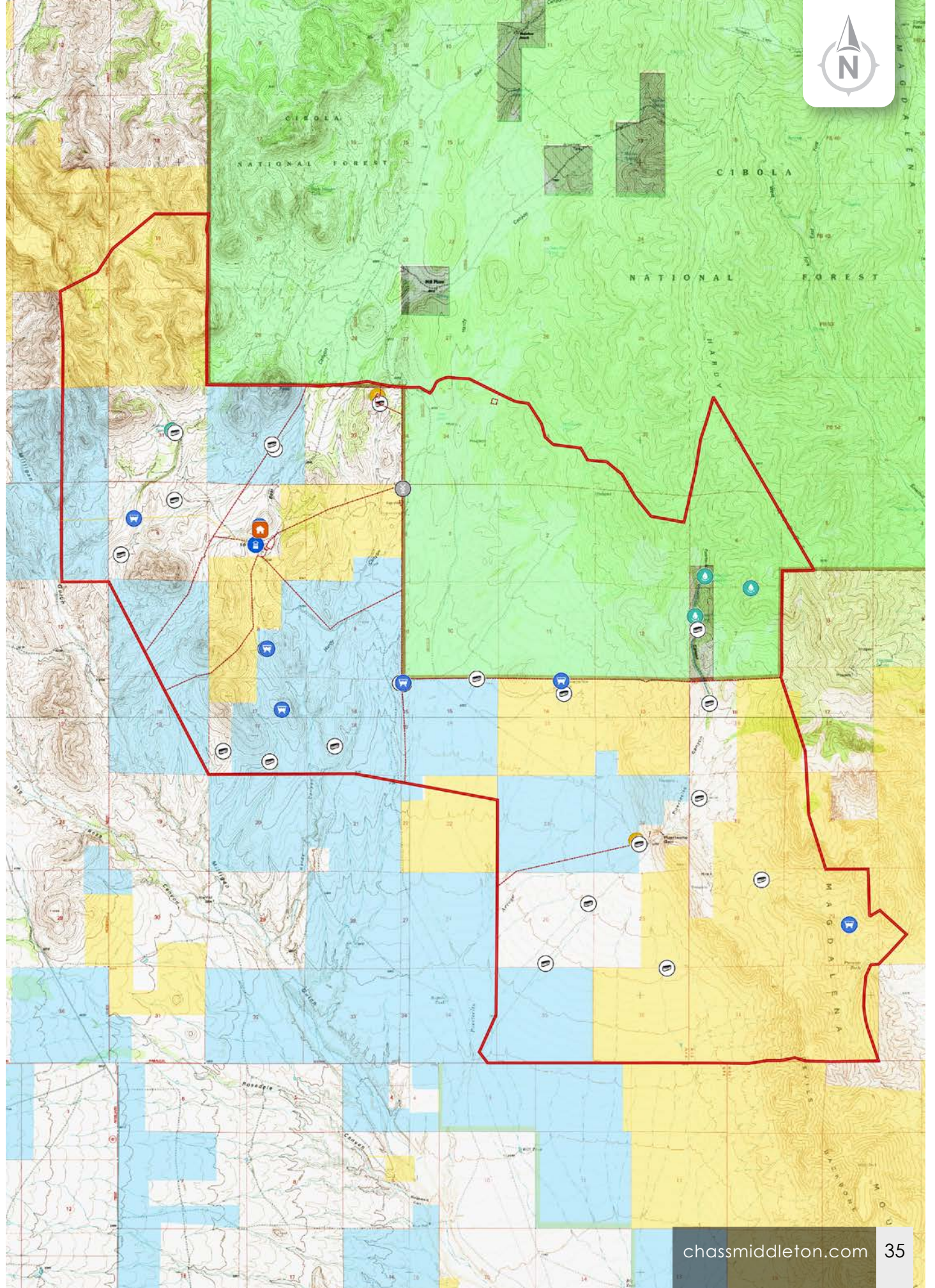


3H Bear Peak Ranch



- House
- Spring
- Trough
- Water Storage
- Well - Electric
- Well - Solar
- Windmill
- State Land
- BLM

33.9034, -107.2776



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Charlie Middleton

Associate Broker • TX
Real Estate Associate Broker • NM

(806) 786.0313

charlie@csmanson.com

(806) 763.5331

chasmiddleton.com



YouTube

