

# \$5,850,000 - 1 The Ranch At Angel Fire, Angel Fire

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MLS® #202502734

**\$5,850,000**

0 Bedroom, 0.00 Bathroom,  
Land on 186.00 Acres

N/A, Angel Fire, NM

The Ranch at Angel Fire is a rare legacy opportunity to own the largest privately held property in Angel Fire Resort. This 186 acre ranch is jewel of alpine beauty and serenity. A prime development with mixed use Residential and Commercial.

Cross a charming, village maintained bridge overlooking adjoining greenbelt, beaver pond, year round streams and horses grazing in wild flower meadows. Wheeler Peak, New Mexico's tallest mountain, anchors a stunning view to the Northwest. Whispering aspen groves, spruce, tall pines, and oak glades are on the upper portions of the property, where ancient rock bluffs punctuate grass meadows with dramatic 360° views of Wheeler Peak, Osha Mountain, Monte Verde Lake and the entire Moreno Valley.

Two year-round mountain streams offer watering holes for local wildlife, including the abundant elk herds, white tail deer, mule deer, bear, mountain lions, and bobcats which grace the mountains and valleys of Angel Fire. Bird enthusiasts will appreciate the many hawks, falcons, bald eagles, golden eagles, owls, and falcons that make their home in the towering trees.

Three existing cleared building sites with stunning sunset views of the lake and Sangre de Cristo mountains, are a natural starting place to create your sanctuary at The Ranch at Angel Fire.

The ace in the hole for discerning buyers is the property's zoning, offering both



Residential and Mixed Use, the highest use zoning classification. This rare zoning enables development, or sub-development of parts of the property. Upscale boutique hotel? Destination spa or retreat? Restaurant, condos or casitas? World class mountain bike clinic? Equestrian ranch?

As the Ranch is located within Angel Fire Resort, buyers receive three lifetime memberships that provide access to the 18 hole championship golf course, tennis courts, mountain bike trails, summer and winter access to the ski resort, fishing at Monte Verde lake and Clubhouse facilities which include a year round indoor lap pool, spa, workout facilities, two restaurants and other resort amenities. [Learn more](#)

In recent years the resort has added world class downhill mountain bike trails. Chairlifts equipped to carry bikes take you to the mountain top from which you can hike or bike down, or descend via zipline over the beautiful Sangre de Cristos mountains.

Just five minutes from Angel Fire airport and the town of Angel Fire, your getaway can be fully supported by the town's stores and restaurants.

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Caroline Ostenberg             |
| Listing Office | Berkshire Hathaway HomeService |

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | 202502734   |
| Price     | \$5,850,000 |
| Bathrooms | 0.00        |
| Acres     | 186.00      |
| Type      | Land        |
| Sub-Type  | Residential |
| Status    | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1 The Ranch At Angel Fire |
| Area        | 73-Colfax County          |
| Subdivision | N/A                       |
| City        | Angel Fire                |
| County      | Colfax                    |
| State       | NM                        |
| Zip Code    | 87710                     |

## Amenities

|           |                    |
|-----------|--------------------|
| Utilities | Other, See Remarks |
|-----------|--------------------|

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Eagle Nest Elementary     |
| Middle     | Moreno Valley Jr. High    |
| High       | Moreno Valley High School |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 116             |
| Zoning         | Other           |



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