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LAND OF ENCHANTMENT RANCH LAS VEGAS, NEW MEXICO | \$17,250,000



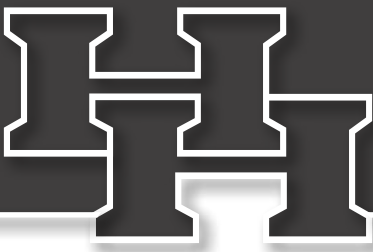
EXECUTIVE SUMMARY

The Land of Enchantment Ranch is located near the small village of Tecolote, southwest of Las Vegas and northeast of Santa Fe, New Mexico, and easily accessible from Interstate 25. Santa Fe and Santa Fe Regional Airport are about an hour's drive from the property and approximately two hours from Albuquerque and Albuquerque International Sunport to the ranch. One large, contiguous, uninterrupted, and well-blocked piece of land comprises the property, which spans 12,700± deeded acres. Santa Fe National Forest borders the ranch for nearly the entirety of its western boundary. The property features three main access points, one providing direct entry to the Santa Fe National Forest and its several hundred thousand acres of public land. A network of well-maintained and clearly marked ranch roads has been established, ensuring ease of travel throughout the property.

The ownership group and ranch manager have meticulously managed the land since their ownership began in 1996. Limited and seasonal livestock grazing, abundant water enhancement work, wildlife food plots, and thoughtful forestry management plans were implemented and have been in place for many years. The ranch is well-watered, offering wells, springs, Tres Hermanos Creek, several stock ponds, small seasonal lakes, and seasonal creeks flowing through the numerous drainages and canyons on the property. Modest building improvements include a traditionally constructed stone residence and shop that represent the local culture and era of the area. The residence is designed with two wings, providing guest privacy. It also boasts a stucco-walled courtyard and a beautiful native flagstone patio. In addition, the compound includes a stucco garage and a large dog run. A fenced campsite has been developed, featuring a covered deck, a campfire ring, and seating made from native stone. The land offers an abundance of premier building sites located throughout the property.

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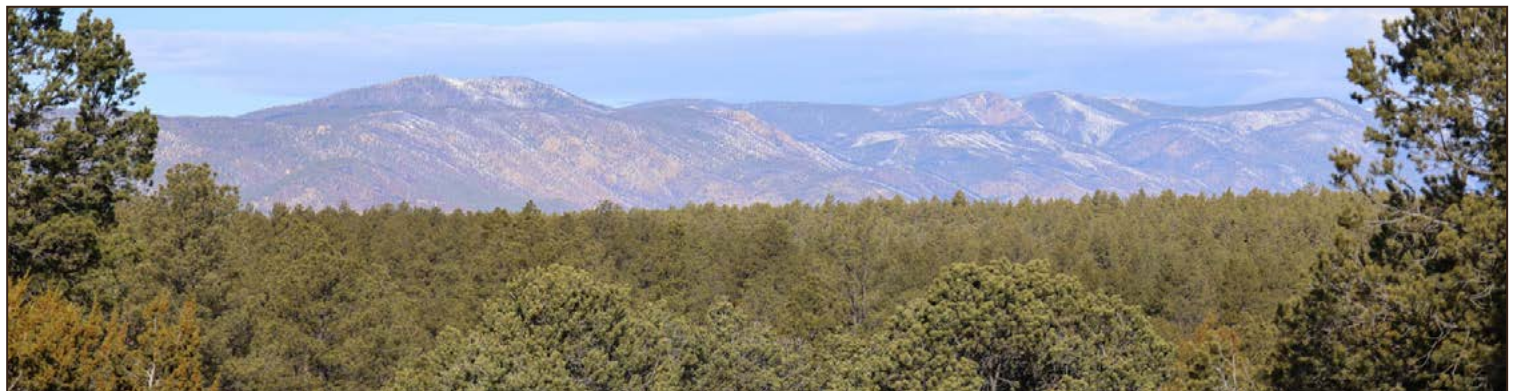
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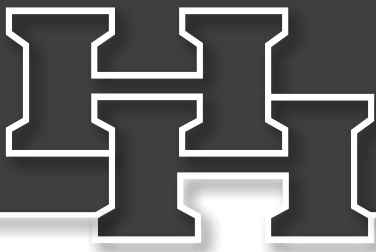
The ranch is ideally situated in Game Management Unit 46 for migrating wildlife, including elk, deer, bear, mountain lion, turkey, and small game species. Within northern New Mexico and located along a migratory fowl flyway, the Land of Enchantment is an ideal location for bird watching. The ranch participates in New Mexico's EPlus system and may allocate as many tags as desired at their discretion. Wildlife populations, while migratory, are prevalent through the ranch in later seasons. The ownership group and management have done a tremendous job of forestry management and thinning, water development practices, and making every effort to attract wildlife to the landholding.



Land of Enchantment Ranch presents an excellent opportunity for those seeking a ranch to continue solid stewardship and management practices, enhance wildlife habitat, develop water projects, and take advantage of build-to-suit options, with ample opportunity for outdoor pursuits, and all in an easily accessible location and at a reasonable price. New Mexico typically has a short supply of available large acreage ranches. This ranch presents unique physical features coinciding with privacy and views and is only an hour from Santa Fe.



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JUST THE FACTS

- 12,700± deeded acres
- Adjacent to Tecolote and ten miles southwest of Las Vegas, New Mexico
- Approximately one hour's drive from Santa Fe and Santa Fe Regional Airport
- About a two-hour drive to Albuquerque and Albuquerque International Sunport
- Traditionally inspired 2,172± square foot two-bedroom, two-bathroom primary residence, constructed from local rock sourced on the ranch and stucco originally built in 1925 and remodeled in 1997
- Stone-constructed shop/storage outbuilding
- Three-sided lean-to for equipment and supply storage
- Nearly the entire western boundary is adjacent to the Santa Fe National Forest
- Located in Game Management Unit 46
- Receives elk tags allocated through EPlus
- Eleven wells, four-solar powered, and one windmill powered with 8,000 gallons of storage
- Seven springs
- Thirteen man-made reservoirs have also been cleaned and lined with bentonite to facilitate better storage
- Several miles of frontage and both banks of Tres Hermanos Creek
- Tres Hermanos and Pino Real Canyon provide seasonal water flows
- Terrific views of several local landmarks, including Hermits Peak and Tecolote Peak, as well as extensive viewsheds in nearly every direction
- Numerous stock ponds, small seasonal lakes, and numerous seasonal drainages
- Diverse topography and elevation change across the ranch, which includes abundant arroyos, small canyons, long drainages, and large mesas that transition into plains on the east side of the ranch
- Evidence of Native American artifacts, petroglyphs, and remnants of rock buildings from early settlers are throughout the ranch
- Abundant ponderosa pine trees cover over 70± percent of the ranch
- Open meadows, pasture, hillside, and drainages comprise the balance of the land
- An ongoing and long-standing forestry management program is in place
- Selective thinning has been accomplished through the use of a masticator to enrich the soil, create more forage for wildlife and seasonal livestock grazing
- Migrating wildlife includes elk, deer, bear, mountain lions, turkey, seasonal waterfowl, and a variety of small game and bird species
- Alfalfa and perennial food plots have been planted in strategic locations
- Seasonal and purposely understocked grazing is managed with conservation in mind
- An excellent internal road system and easy access throughout the ranch
- Shooting range featuring a covered shooting bench and targets from 25 to 400 yards
- 2022 property taxes were \$2,322.84
- The ranch manager has been with the ranch for nearly a decade and has an intimate knowledge of the property and community

JEFF BUERGER | jeff@hallandhall.com

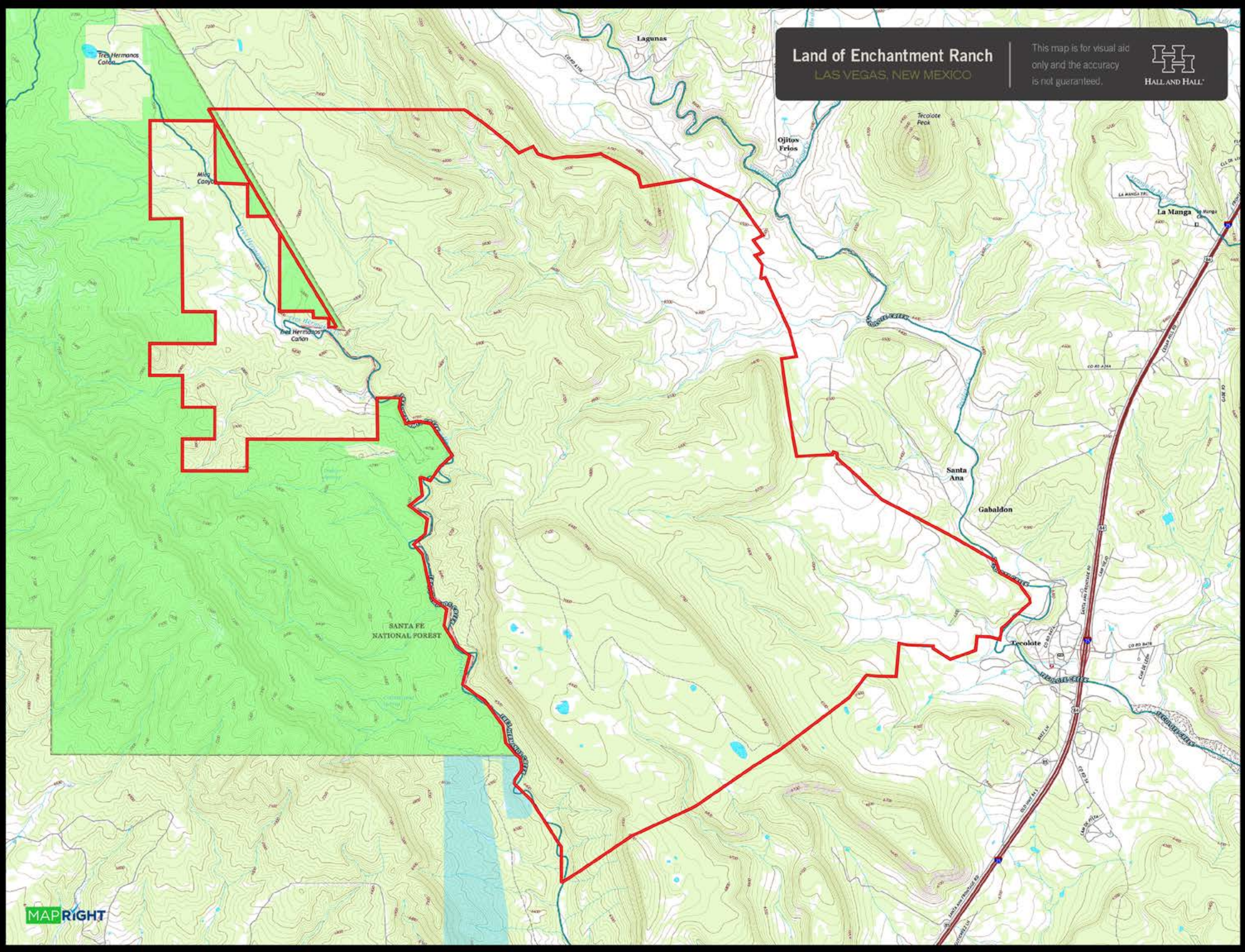
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Land of Enchantment Ranch

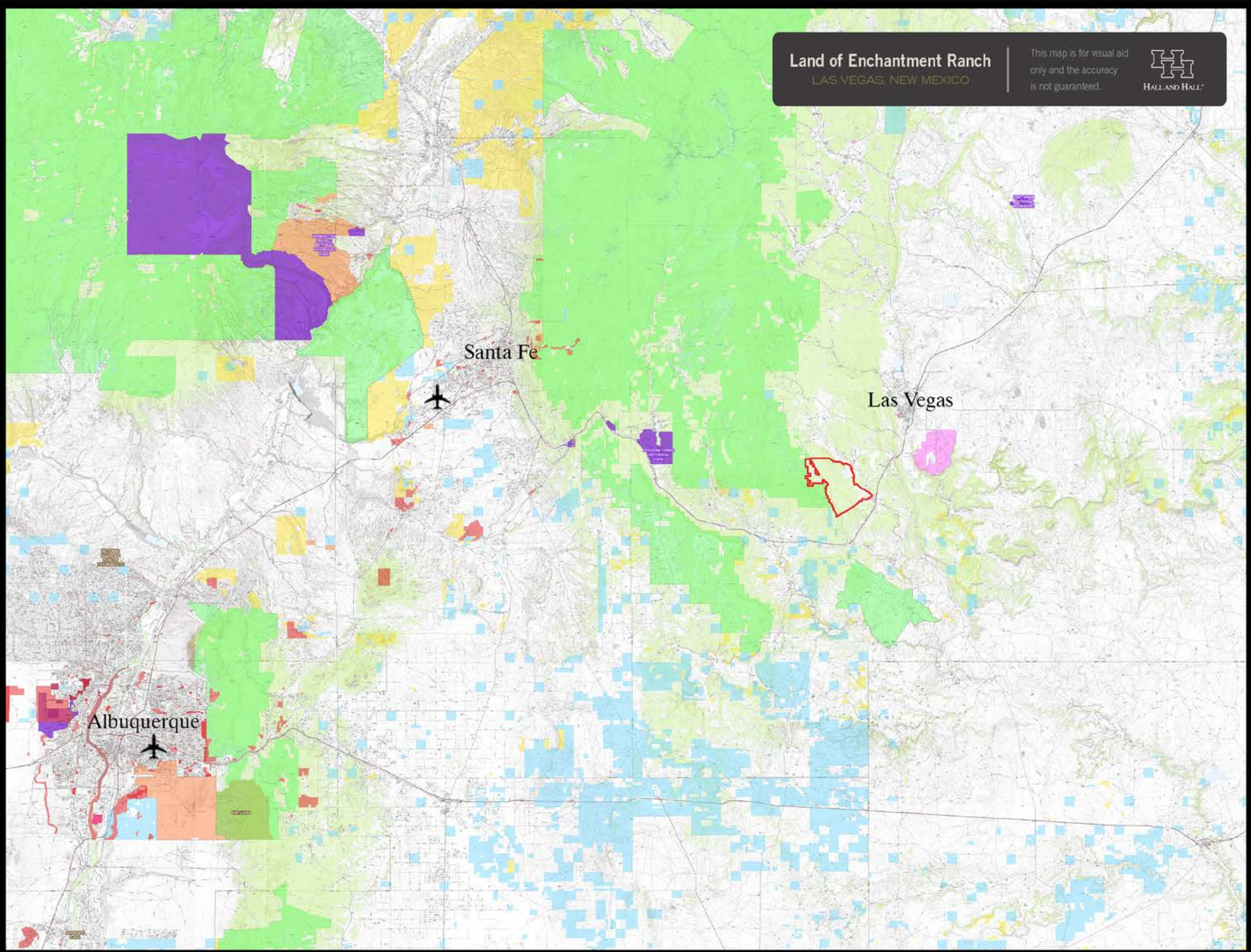
LAS VEGAS, NEW MEXICO

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Land of Enchantment Ranch
LAS VEGAS, NEW MEXICO

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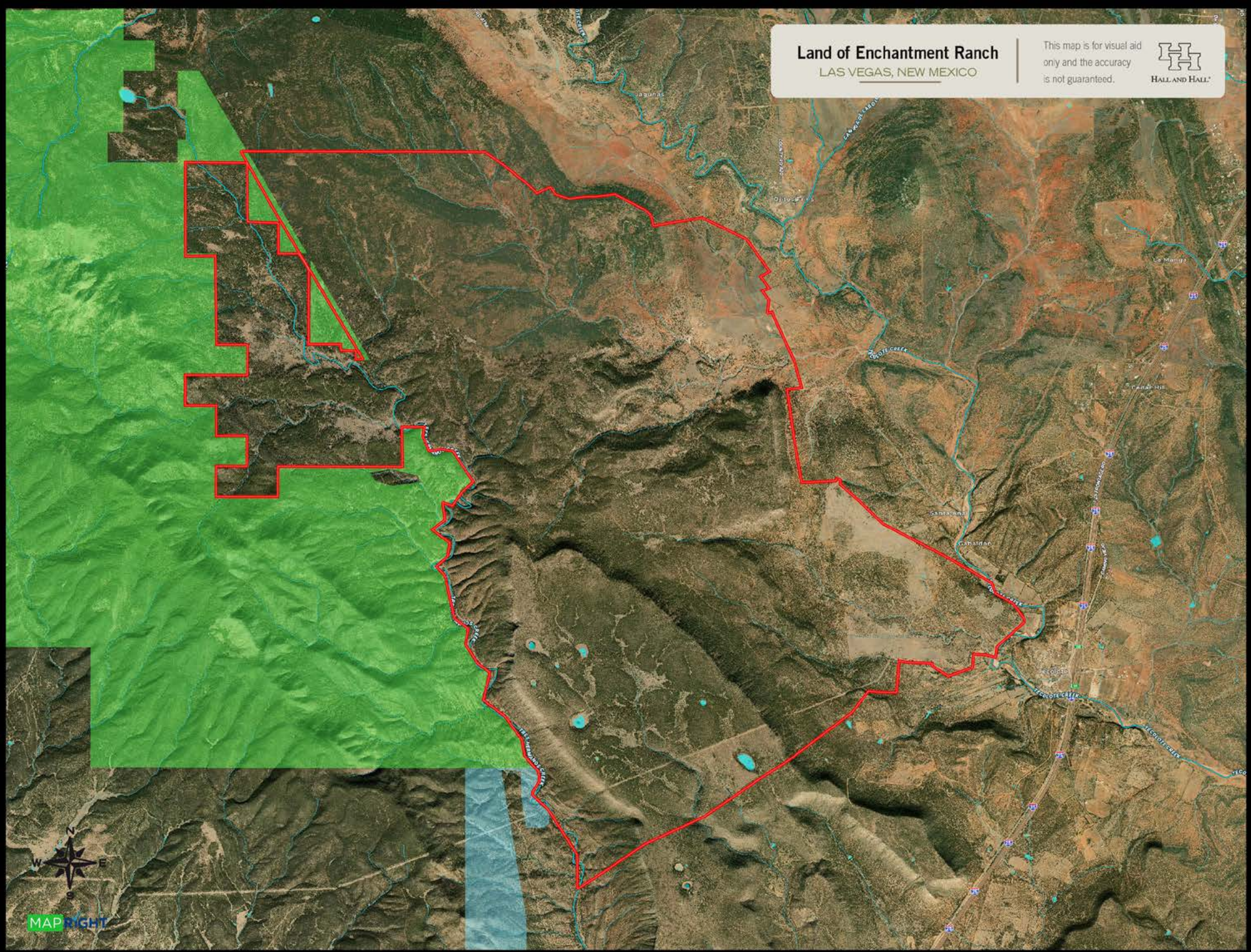
Santa Fe

Las Vegas

Albuquerque

Land of Enchantment Ranch
LAS VEGAS, NEW MEXICO

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MAP RIGHT