

FAY

RANCHES[®] *Inc.*

HIPICO OF SANTA FE

Santa Fe, New Mexico

\$5,060,000 | 81 ± Deeded Acres | 57 ± Leased Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



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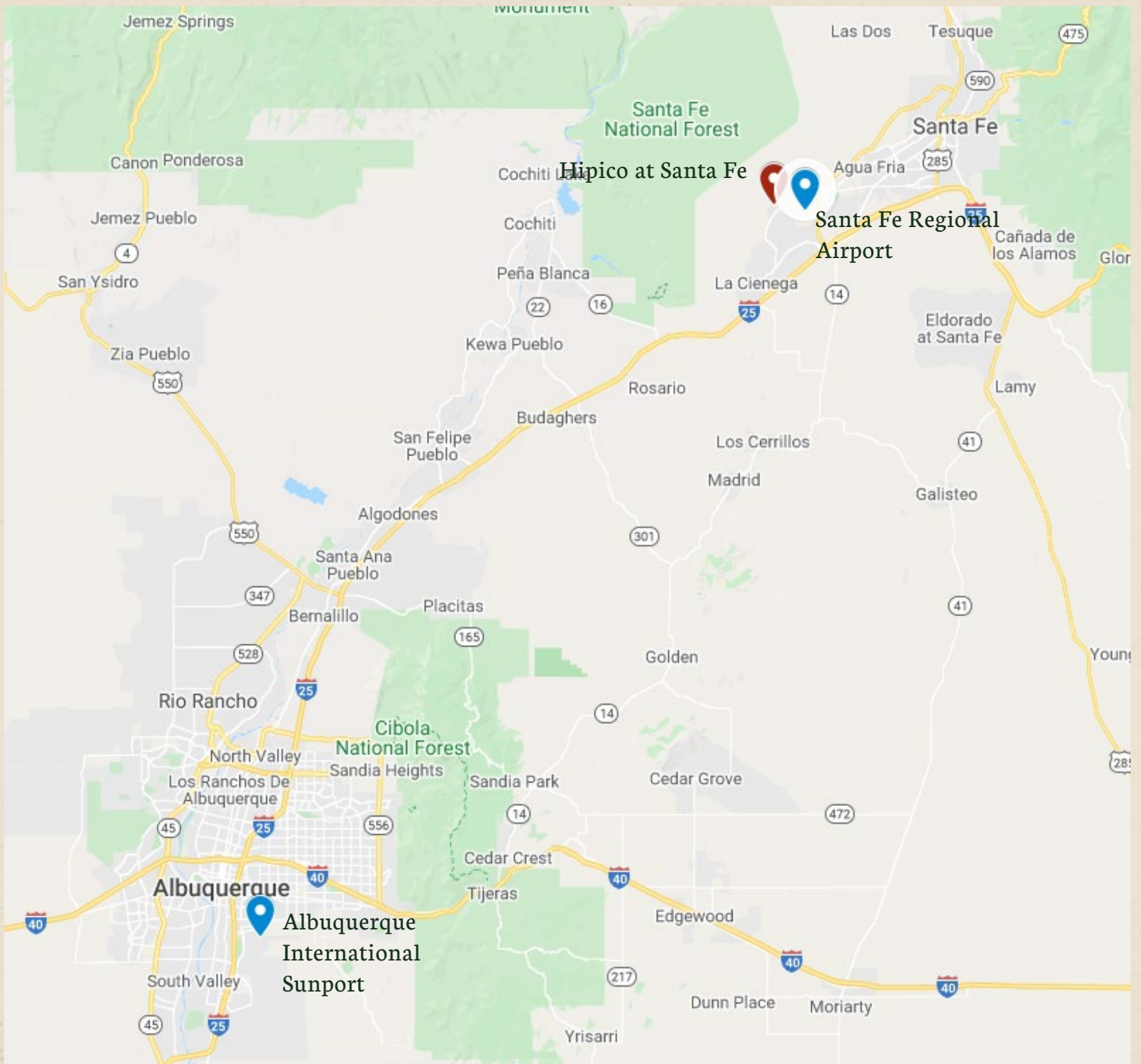
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INTRODUCTION

HIPICO of Santa Fe offers an incredible opportunity to invest in a commercial property with outstanding water rights, existing infrastructure, strategic location, and a plethora of possible uses. Originally developed and operated as a profitable world-class equestrian facility, HIPICO events were severely limited in 2020 due to the Covid crisis. A new owner may choose to continue the successful equestrian event operation or re-purpose the property in their vision. The substantial water rights are a unique and valuable asset anywhere in the west but especially in northern New Mexico. HIPICO is located on the southwest side of Santa Fe near the airport, I-25, and borders thousands of BLM land acres. There are multiple improvements on the property, including three single-family homes, a clubhouse, 14,000 sq ft main barn, 25,000 sq ft indoor arena, 9,000 sq ft show barn, hay barn, shop, and storage buildings. There are over 46,000 sq ft of covered space, not including the residences. The property's focal pieces are the equestrian and polo fields exquisitely maintained with the finest footing available. A small RV park with water and electricity is already in place, begging for expansion. The HIPICO event schedule has been impressive with top-level equestrian events, polo, horsemanship clinics, and the home for the New Mexico Center for Therapeutic Riding. International equestrians and equine athletes flocked to the A-Rated Santa Fe Summer Series featuring A-rated Dressage and Hunter/Jumper competitions. Because of the investment quality, paired with recreational and environmental components, HIPICO is one of the open market's unique properties. What's your vision? Continued Equestrian facility, Residential development, Upscale RV park, logistics hub, retreat center? All are possibilities, and then there is always your unique vision!





LOCATION

HIPICO enjoys an incredibly unique location near the Santa Fe Airport, bordering Santa Fe city limits with proximity to Interstate 25, allowing direct routes south to Albuquerque and north to Colorado. HIPICO is adjacent to thousands of acres of BLM land, allowing quick, seamless hiking or horseback access. The renowned Santa Fe Plaza and the benefits of Santa Fe itself are minutes away by car.

GETTING THERE

Hipico Santa Fe is easily accessed by car, air, and even by rail. The Santa Fe Airport with commercial air service is within minutes of the property. Albuquerque Airport is less than an hour away and there is the opportunity to ride the Rail Runner between Santa Fe and Albuquerque.

AIRPORT SERVICES

The Santa Fe Airport is located within walking distance of Hipico and offers daily non-stop service to Denver and Dallas connecting northern New Mexico to the world. There is also a full service FBO at the airport for private aircraft. Albuquerque International Sunport is less than an hour from HIPICO and is the largest New Mexico commercial airport with eight major carriers going to 20+ destinations.



Santa Fe, New Mexico - www.travelmagazine.com



Santa Fe Airport - www.sharingsantafe.com

NEARBY ATTRACTIONS & ACTIVITIES

Santa Fe is the oldest capital in the United States. The city is blessed with a blending of three cultures, Spanish, Anglo, and Native, making it one of the most interesting places in the world to visit. For centuries artists, chefs, dreamers, and wellness experts have found Santa Fe to be a magnet. Around every corner, there is a museum, art gallery, or quaint restaurant. Canyon Road features over one hundred galleries, boutiques, and restaurants in one-half mile. The museums are endless. Outside of the city, Native American ruins and still occupied pueblos make great day trips as do visits to Taos and the Rio Grande Gorge.



Santa Fe, New Mexico



Taos Pueblo, New Mexico

INCOME RETURN OPPORTUNITY

Due to the location, proximity to transportation, and abundant, inexpensive water, possible best uses of the property, other than its current use, maybe as a residential development, an RV park, a light manufacturing location, commercial logistic distribution center, retreat center, or as a headquarters for a non-profit or for-profit organization. Only your imagination limits you. The current owners' vision for Hipico has been as a world-class equestrian facility. HIPICO has hosted many significant equestrian events and has an international reputation for excellence. HIPICO's location is unique as sanctioned facilities are limited to a two hundred and fifty-mile spacing. The nearest like facility is located in Parker, Colorado. HIPICO has been profitable, generating millions of dollars in event fees, sponsorship, RV space rental, and other miscellaneous revenues. COVID changed all of that last year, and the owners have had to absorb a year without revenue. They have chosen to move on to other endeavors, but the viability of an equestrian operation at HIPICO still exists as the world returns to normal.



ACREAGE

HIPICO is comprised of 81 ± deeded acres and 57 ± acres leased from the City of Santa Fe. The land is flat and near the Santa Fe River and is bordered by thousands of BLM land acres.

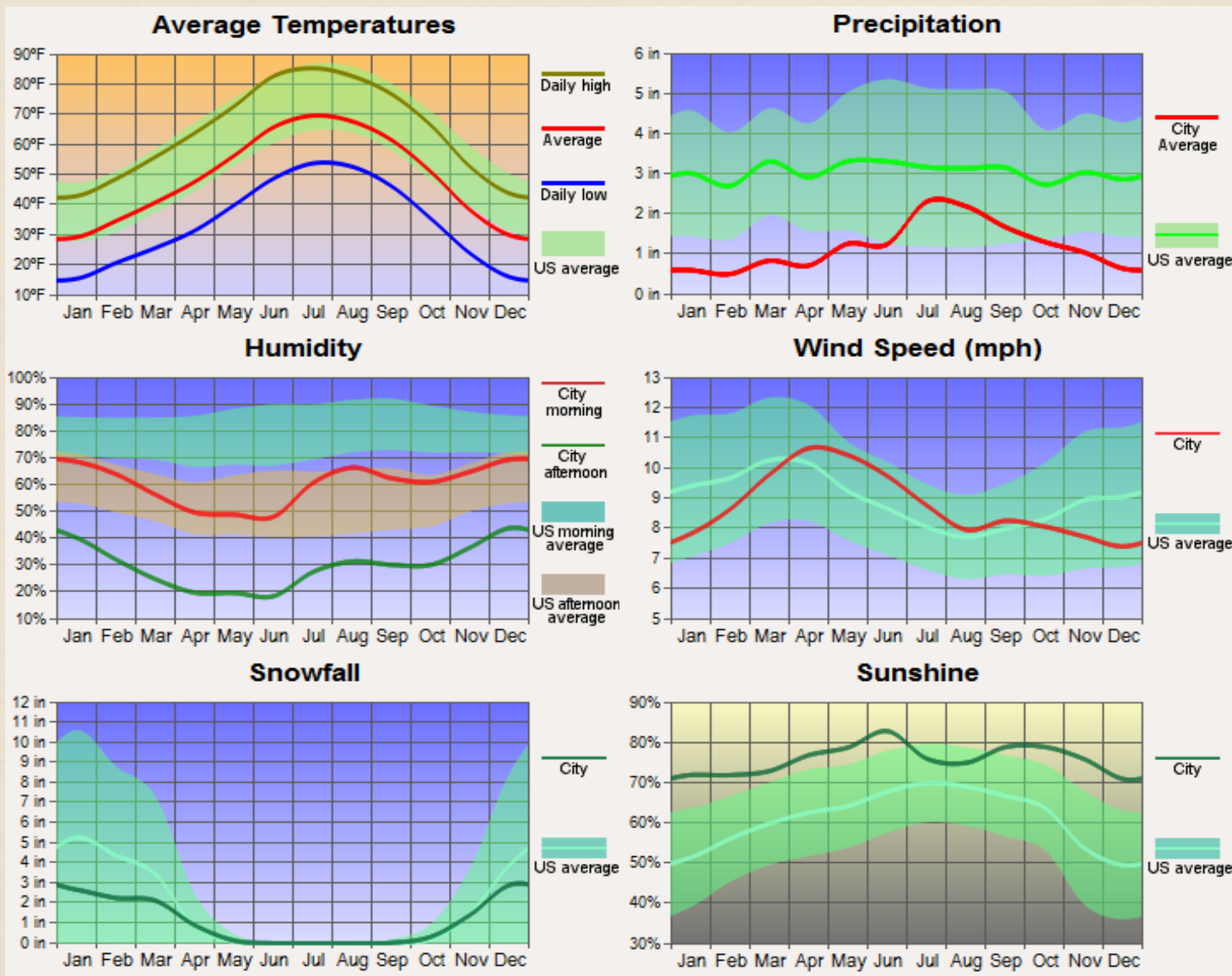


SCENIC VISTAS

Graced with multi-colored sunsets casting light on the Sangre de Cristos to the east, views across thousands of acres of undeveloped BLM land leading to the lower Rio Grande Valley to the west, a northern view commanded by the Jemez mountains, and to the south the Cerrillos Hills, the Ortiz Mountains, and the Sandia Mountains, it is safe to say that HIPICO enjoys the quintessential views and magical light that has drawn generations of artists and photographers to Northern New Mexico.

CLIMATE

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Data Courtesy of <https://www.city-data.com/city/Santa-Fe-New-Mexico.html>



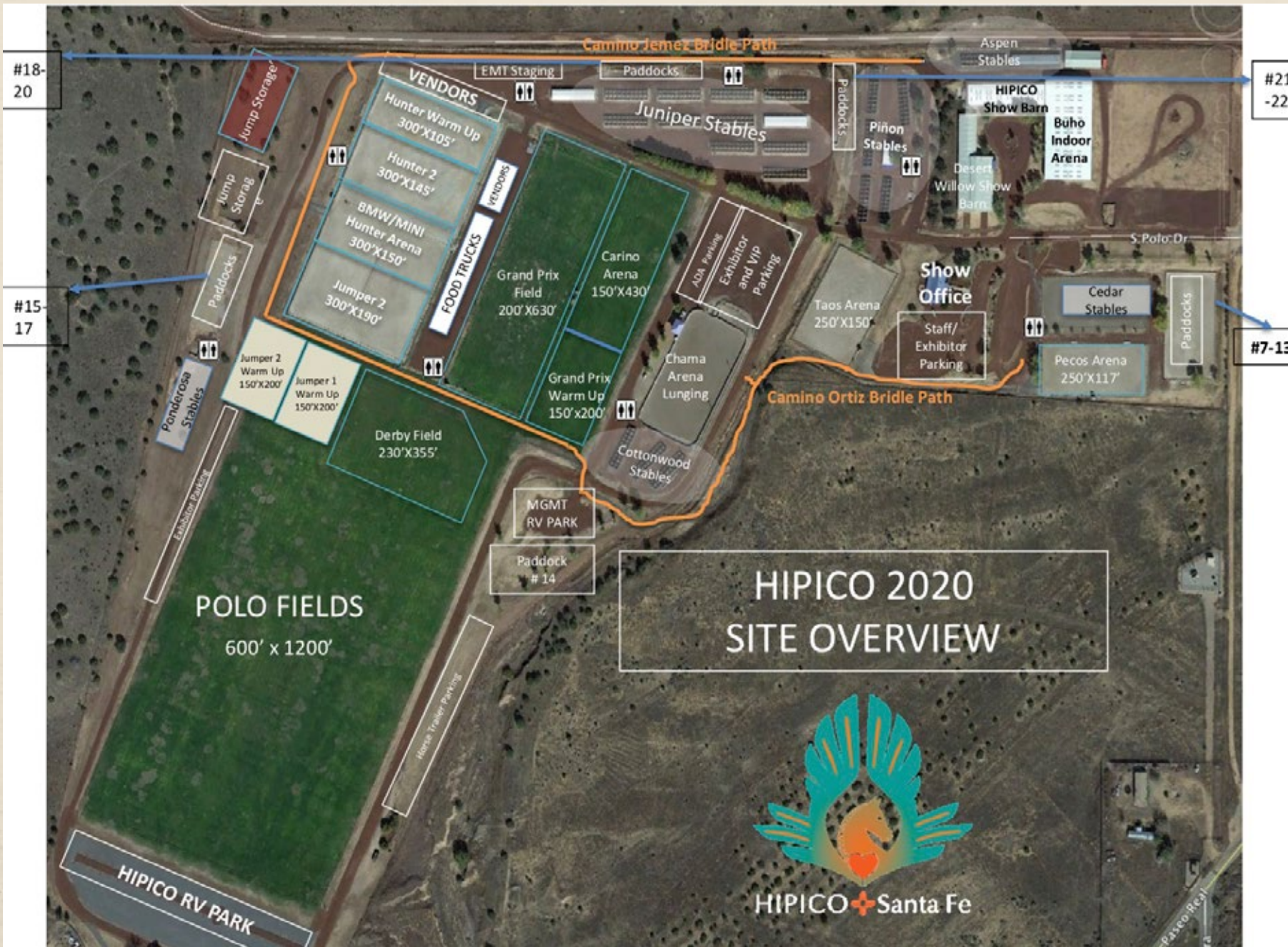


IMPROVEMENTS

HIPICO improvements are extensive. The 2100 sq ft Clubhouse could be re-purposed as a residence. There are three other homes on the property, including two which are approximately 1400 sq ft each, and a third which is 2000 sq ft. The structures were built in phases between 1986 and 2002. There is a small RV park with some utilities. The opportunity to expand the RV park is at the top of the current owner's to-do list. Not to be overlooked are the beautiful fenced equestrian and polo fields that are the property's centerpiece.



- An equestrian complex consisting of a 14,000 sq ft Main Barn
- 9000 sq ft Show Barn
- 23,000 sq ft Indoor Riding Arena
- 3600 sq ft Hay Barn
- 3600 sq ft of shop and equipment storage space are located on the north end of the property.







Horseback Riding near Santa Fe, New Mexico - www.santafeselection.com

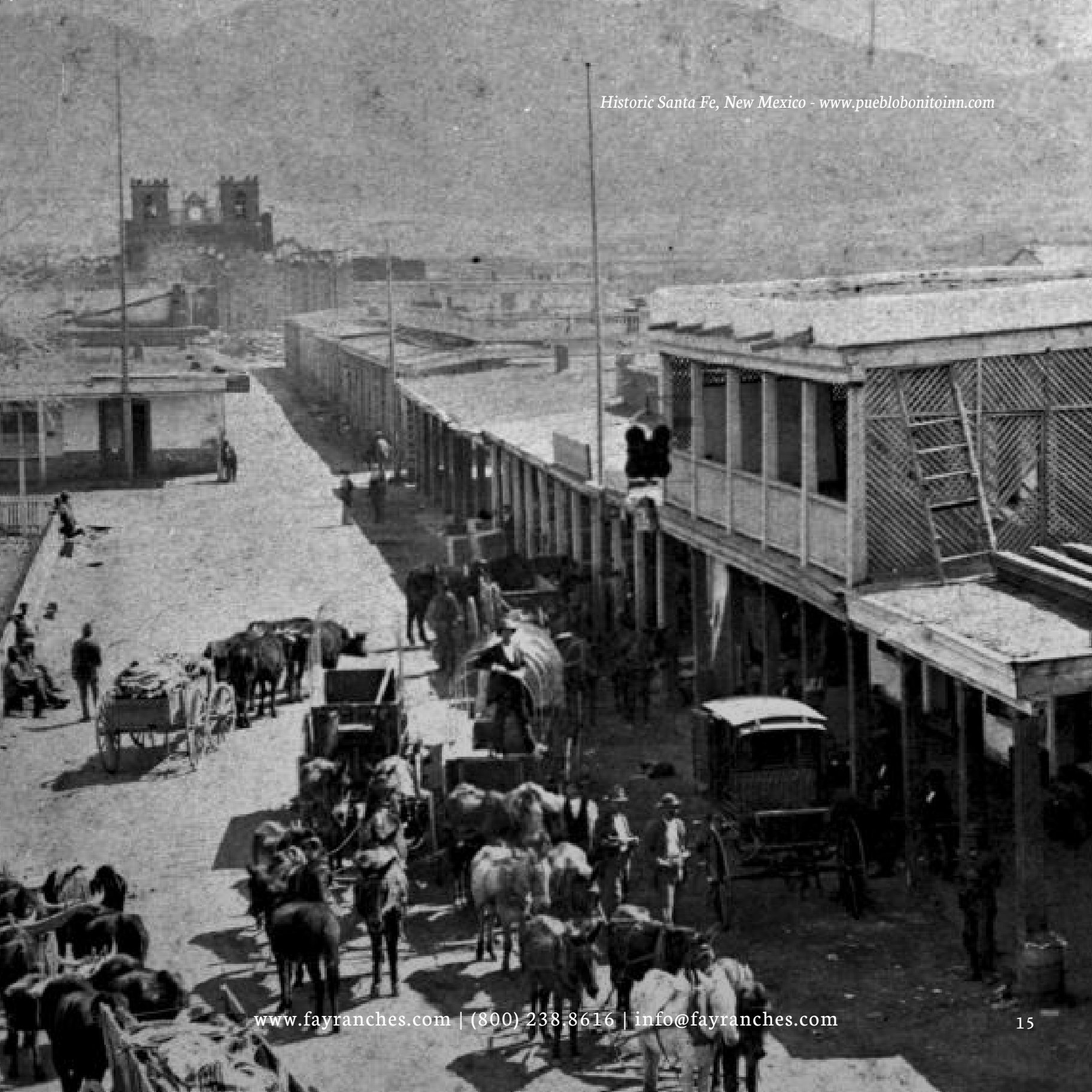
RECREATION

Recreational opportunities in Northern Mexico are as abundant as they are varied. HIPICO itself, of course, offers endless equestrian opportunities, and trail riding into the adjacent BLM land is as good as it gets. Of course, if you would rather go by foot, there is great hiking in the adjacent BLM, the nearby Santa Fe National Forest, the Jemez Mountains, and Cerrillos Hills, to mention a few locations. Mountain biking is another local pastime, and of course, the Santa Fe Ski Basin is up the road from Santa Fe. Exploring further out leads to more world-class hiking, skiing, biking, hot springs, and equestrian adventures.

AREA HISTORY

Santa Fe was founded in 1610 by Pedro de Peralta. Human occupation of the region stretches back at least 11,000 years. The Ancestral Puebloans' golden age was around 1000 AD, and they built houses with adobe bricks along the rivers so they could farm. The Athabaskan language family included the Navajo and Apache, who were the largest non-Pueblo Native American group. Their culture was semi-nomadic and operated in small bands driven by their survival needs. The ancient El Camino Real de Tierra Adentro road was the primary route from Santa Fe and the La Cienega region to Mexico City. La Cienega is the 1680 Pueblo Revolt location and is also only minutes from HIPICO. Nearby El Rancho de las Golondrinas at Las Cienega's springs was a famous trading post along the El Camino Real. The blending of Anglo, Spanish, and Native cultures continues to shape the history of Santa Fe.





WATER RIGHTS

HIPICO water rights are one of the most valuable assets of the property. They generally consist of a stock well, two domestic wells, partial ownership of the high producing Hagerman Well, and the additional right to purchase a significant amount of inexpensive fresh well water and effluent water from Santa Fe. The following is a description of those rights:

Hagerman Well

Priority Date: August 31, 1956

Diversion Amount: 60.7 AFY when used for irrigation on a defined 20.33 acres

Consumptive Amount: 30.35 AFY

Domestic and livestock water rights: 6.0 ac-ft from the two domestic wells.

Point of Diversion: Well RG-590, located in the Cieneguilla Land Grant, at the NW 1/4 NE 1/4 NE 1/4, Section 17, Township 16 North, Range 8 East, N.M.P.M., Santa Fe County, New Mexico, at X=540,100 feet, Y=1,680,150 New Mexico State Plane Coordinate System, Central Zone, NAD 27.

Place of Use: Domestic, livestock, irrigation, municipal, industrial, and commercial

Stock Well

6.0 AFY for domestic and livestock purposes

Domestic Well 1

3.0 AFY for domestic or livestock purposes

Domestic Well 2

3.0 AFY for domestic or livestock purposes

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.

CONSERVATION STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.





QUICK FACTS

- 80± deeded acres, 57± leased acres
- Borders the city of Santa Fe
- Abundant deeded Water Resources
- Extensive Improvements that can be re-purposed
- Proven revenue generating location
- Near Santa Fe Airport
- Near Interstate 25
- Borders thousands of BLM acres
- Currently a world-class equestrian facility



SUMMARY

Open your mind to what HIPICO is now and what it could be. Possibly you want to carry on the dream of the current owners and continue to operate one of the best equestrian training and event centers in the country. That would certainly be easy to do as the facilities, reputation, and connections are all in place. If your vision takes you elsewhere, then HIPICO offers abundant water resources, a fantastic location, tens of thousands of square feet of covered and enclosed space, utility infrastructure, all bordering thousands of acres of BLM land.

On top of everything, the cultural and historical significance of Santa Fe and Northern New Mexico combined with a perfect climate make this a place you want to call home or operate your business.



sharonmcelvain.com

PRICE

\$5,060,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Jim Vidamour ALC 719 890-4590 | jvidamour@fayranches.com** or **Robert Martin (505) 603-9140 | rmartin@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.



NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



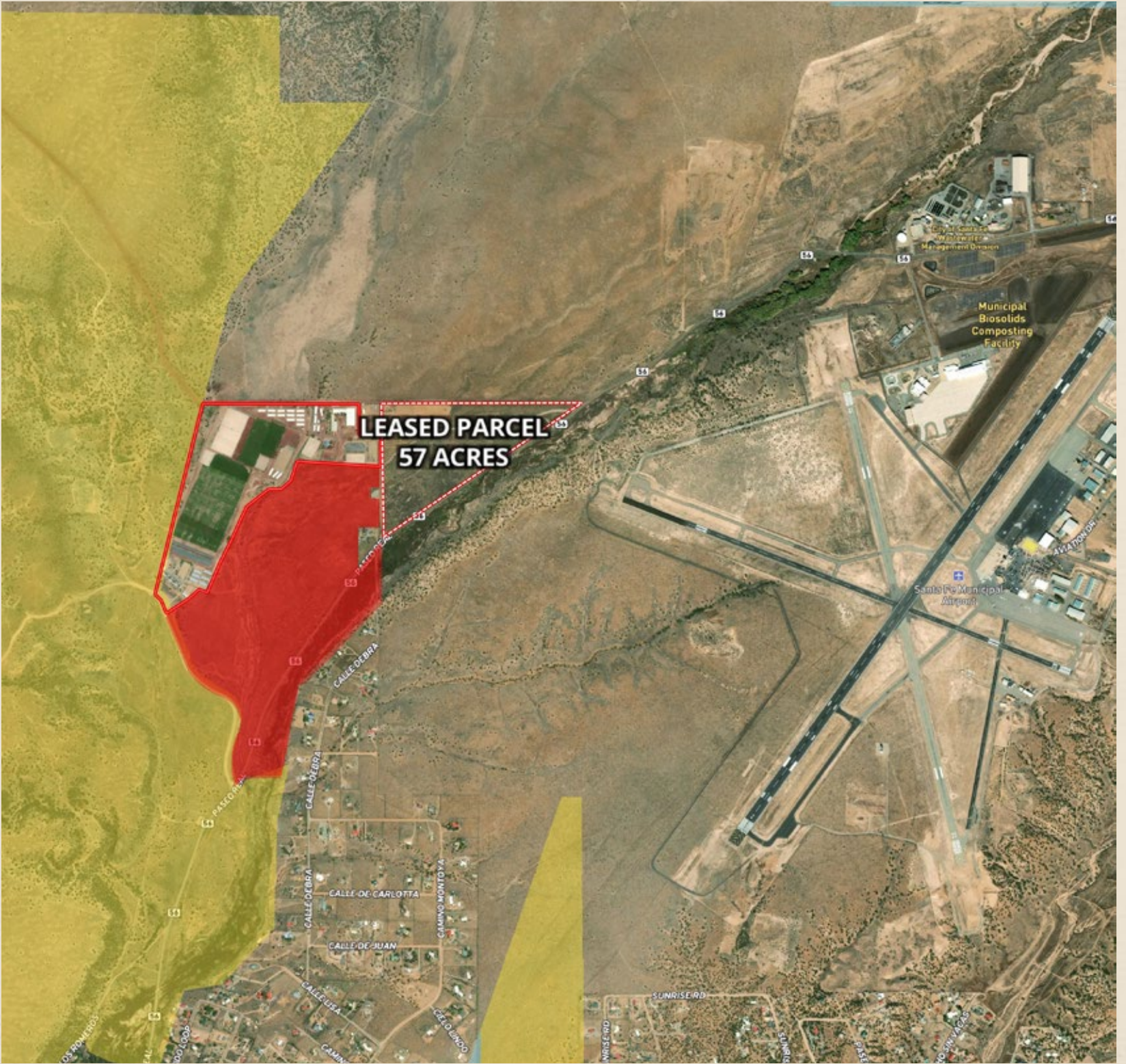


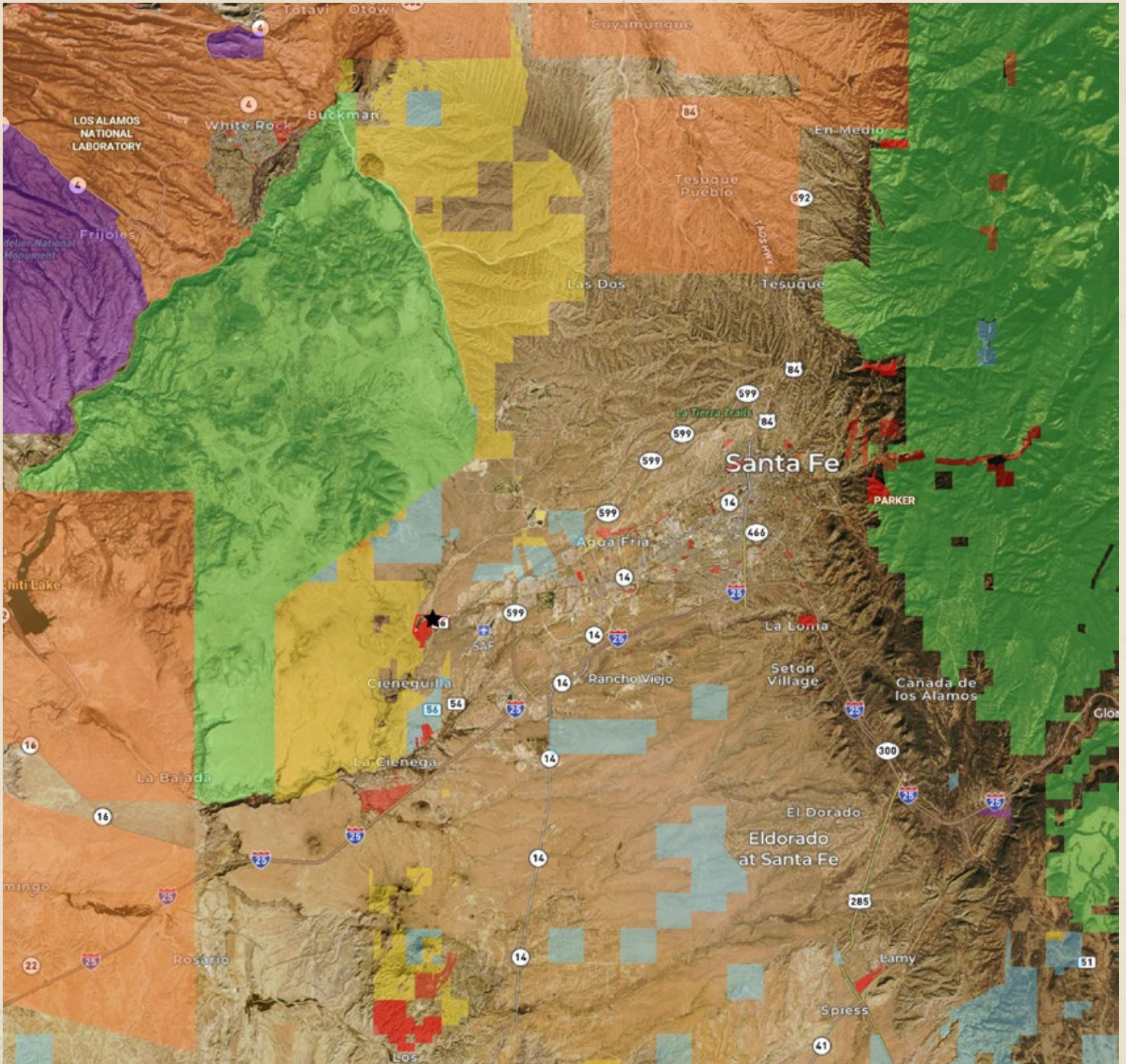












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Invest & Enjoy

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