

FAY

RANCHES[®] *Inc.*

THE RANCH AT ANGEL FIRE

Angel Fire, New Mexico

\$3,250,000 | 186± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



The Ranch at Angel Fire | Angel Fire, New Mexico

A SPECIAL PLACE

The Ranch at Angel Fire is a rare opportunity to own the largest privately held property in Angel Fire Resort. This 186± acre property offers the new owner a variety of use options. Not only would this make an incredibly special private retreat in the heart of what has been described as “one of the last affordable ski areas”, but the zoning is what truly sets it apart.

Much of the appeal and value to discerning buyers IS the property’s zoning, both Residential and Mixed Use, the highest use zoning classification. Such rare zoning enables development, or sub-development of parts of the property in whatever ways your dreams take you: Upscale boutique hotel? Destination spa or retreat? Restaurant, condos or casitas? World class mountain bike clinic? Equestrian ranch? Family compound? Such zoning, plus the high percentage of buildable acreage, supports maximum flexibility in how your vision for this unique property can unfold for you or your loved ones. Three existing cleared building sites, with stunning sunset views of Monte Verde Lake and the Sangre de Cristo mountains, are a natural starting place to create your sanctuary at The Ranch at Angel Fire.

Entering the property, you cross a charming, village maintained bridge overlooking adjoining greenbelt, beaver pond, year round stream and horses grazing in wild flower meadows. Wheeler Peak, New Mexico’s tallest mountain, anchors a stunning view to the Northwest. Wind your way through whispering aspen groves, spruce, tall pines, and oak glades to the upper portions of the property, where ancient rock bluffs punctuate sweet 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 on the property and surrounding hills.

As the Ranch is located within Angel Fire Resort, the buyer receives 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.



A SPECIAL PLACE

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 Cristo mountains.

Literally 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. You are also within an easy day trip for exploring some of the Southwest's most iconic towns, cultural centers and art meccas including Taos, Santa Fe, Albuquerque and Georgia O'Keefe's Ghost Ranch at Abiquiú.

The days bring brilliant New Mexico blue skies, the nights explode with stars, and the silence you experience on this special property is profound, magical and deeply rejuvenating. The Ranch at Angel Fire offers the right buyer a safe haven retreat from the challenges of life, a space and place to reconnect with nature, with family, with friends, and with yourself.

THE OPPORTUNITY

Undoubtedly one of the most important aspects of the ranch is the zoning and the versatility and potential profit that represents. It is paramount to comprehend the uniqueness of the property in regard to location and development opportunities. The residential mixed-use zoning designation allows for many types of uses. Some have envisioned a boutique hotel, or destination spa or retreat. Maybe a restaurant and shopping area or an equestrian center is more your style.

The ranch is literally on the other side of the hill from the ski mountain itself. It is hard to imagine that there is another parcel of land this size in the country, with favorable zoning and such near proximity to a year-round resort that includes alpine skiing, Nordic skiing, world class mountain biking, hiking, golf, and tennis, at this price.

Central to the zoning benefit is the ability to also offer single family home lots as part of a master plan of commercial and residential development. A significant amount of engineering and land planning has already been done, should the new owner choose to go in that direction. Additionally there are three potential homesites on the ranch that have already been cleared and offer amazing views in all directions.

However, it's possible that, the best use of this special property is as a family compound, safe, rural, but with all of the recreational and cultural advantages of which one could dream.



Aspen Road



LOCATION

The Ranch at Angel Fire is in a very special location on the legendary Enchanted Circle in North Central New Mexico. The Angel Fire Ski Mountain and Resort are just minutes away offering a variety of four-season recreational opportunities. Taos and Santa Fe are easy drives. An airstrip, grocery, and restaurants are also very close.

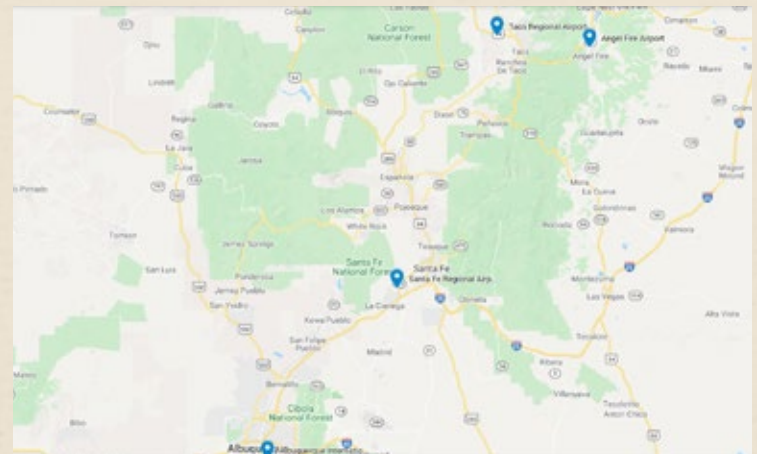
DRIVING TO THE RANCH

The Ranch is easily accessible by car from the south and west, 35 minutes to Taos and less than two hours from the art galleries and restaurants of Santa Fe. Arriving from the east, there are no mountain passes to cross and Angel Fire is the nearest northern New Mexico ski mountain to Texas.



NEARBY AIRPORT SERVICES

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ACREAGE

The 186± platted acres are varied in terrain offering multiple building sites and stunning views.

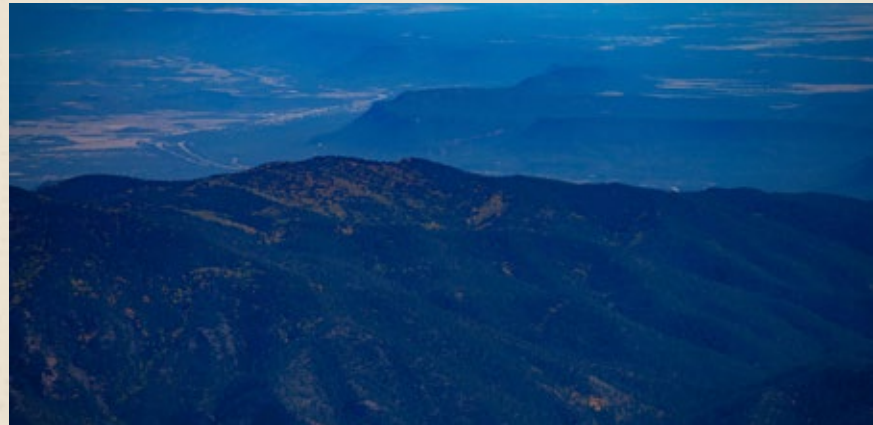
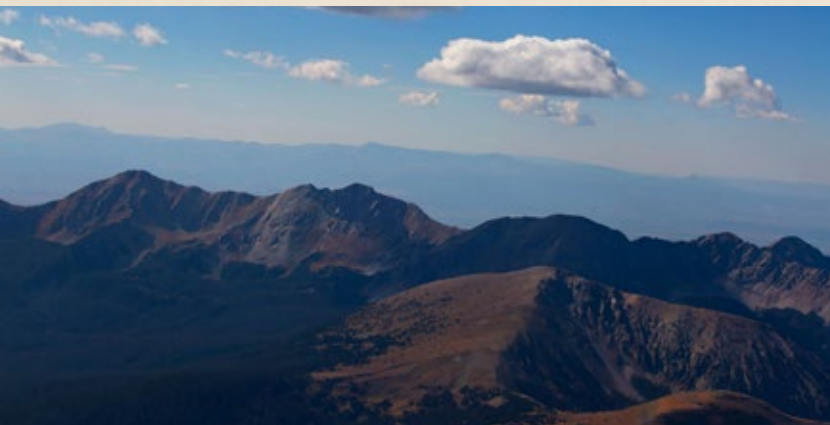
Backside of the Sangre de Cristo Mountains





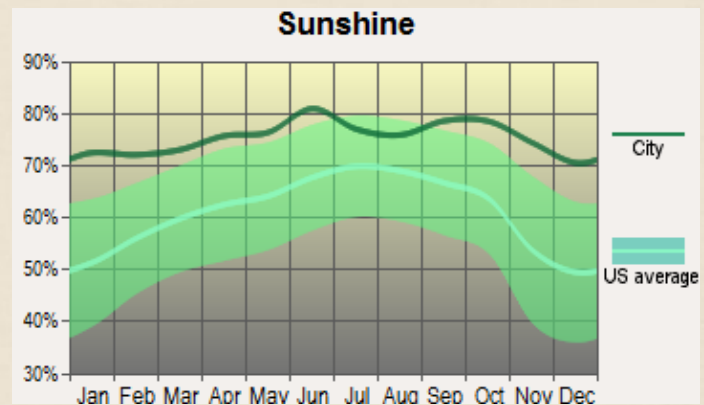
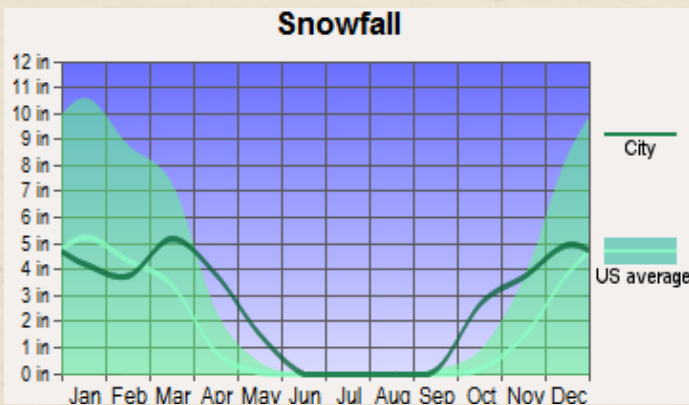
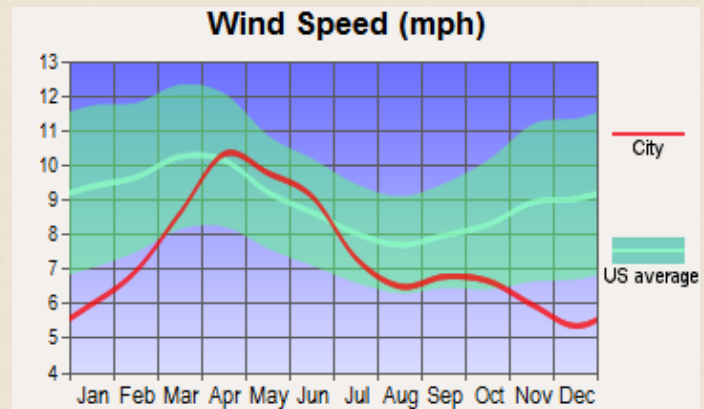
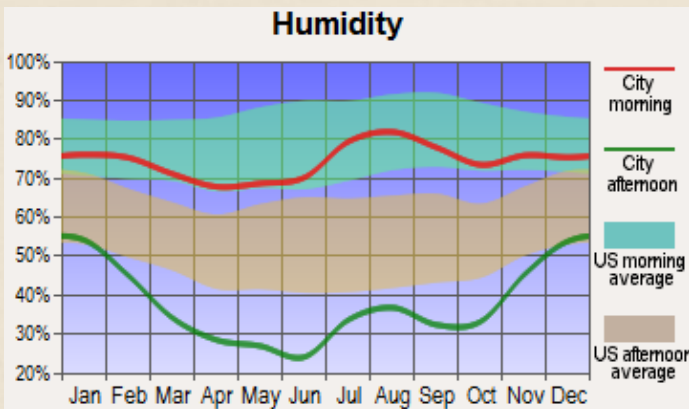
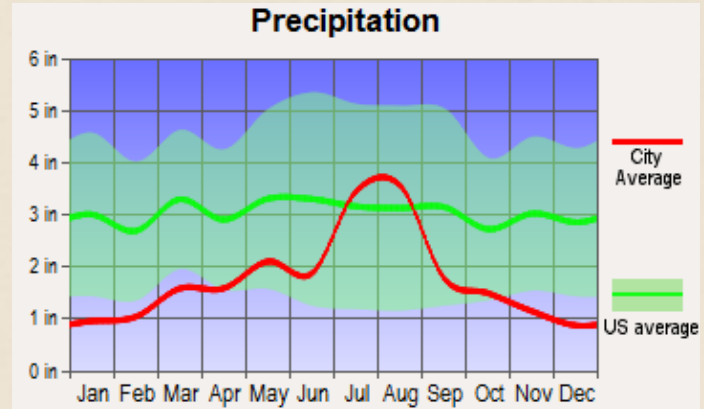
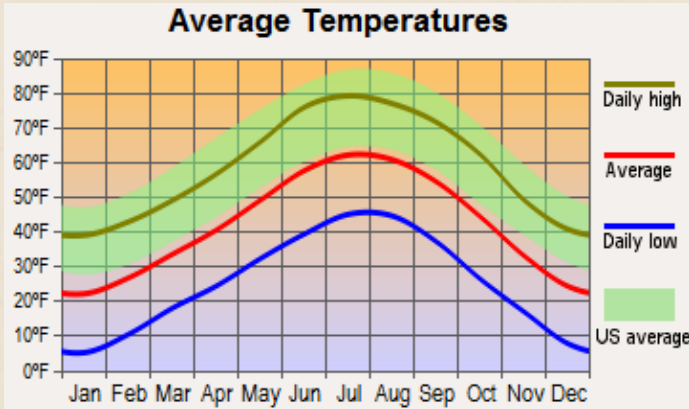
SCENIC VISTAS

The views from the ranch are stunning. The Sangre de Cristo mountain range and Wheeler Peak, the highest mountain in New Mexico dominate the visual canvas to the west. Angel Fire Country Club and Monte Verde lake are nestled below the ranch and invite the viewer to participate in the abundant recreational activities the area has to offer.



CLIMATE

The base elevation of the ranch is at approximately 8600 ft and sits on the edge of the beautiful Moreno Valley. Angel Fire enjoys mild Springs and Autumns, cool Summer days and nights and a great winter season with blue skies and fresh powder snow.



Data provided by city-data.com/city/Angel-Fire-New-Mexico.html



RECREATION

This location is about recreation. In fact, it is a recreational destination of significant magnitude. There are so many possibilities in every season. In Summer and Fall a world class downhill mountain biking course weaves down the ski mountain through the ski runs that, in winter, are covered with dry New Mexico powder snow. Nordic skiing, snowboarding, sledding, snowshoeing, ice-fishing, snowmobiling, and the novel World Championship Shovel Races round out winter activities. Summer brings a host of activities including golf, tennis, world class fly fishing, hiking, horseback riding, camping, and anything else one can dream up. Hundreds of miles of trails and all of these recreational activities exist right outside the door of The Ranch at Angel Fire.

Big game hunting in the immediate area for Elk, Mule Deer, and Black Bear is unparalleled. Large herds of elk frequently roam the property and the nearby valleys and hills. Mule Deer and Black Bear are plentiful. Wildlife is abundant in general and diverse.

RECREATION

ANGEL FIRE RESORT

Complete Information on Membership in the Angel Fire Resort and it's many benefits may be found at:

<https://www.angelfireresort.com/membership/>



Angel Fire Resort - Flickr



Taos Pueblo - Wikimedia

NEARBY ATTRACTIONS & ACTIVITIES

The Ranch at Angel Fire is within easy drive to four other northern New Mexico ski areas. Some of the most iconic towns, cities and native American cultural sites are easy day trips from the ranch. Santa Fe and Taos offer a variety of seasonal art markets, music festivals, museums, and of course famous New Mexico Red and Green Chile! There is no shortage of exciting places to explore by any mode of transportation you might choose.



MINERAL & TIMBER RIGHTS

Any and 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

- 186± Dramatic Acres
- Zoned Residential and Mixed Use
- Largest Private Acreage Inside Angel Fire Resort
- Incredible Recreational Opportunities including Skiing, Snowboarding, Mountain Biking, Golf, Tennis, Hiking and many more
- Three Building Sites already identified
- Outstanding Development and Commercial Potential
- Located near to the Iconic towns of Santa Fe and Taos, New Mexico
- Nearby Airport with long runway accommodating private and corporate aircraft
- Private Access Road
- Forested with aspen groves and mixed conifers, pines, firs and spruces
- Impressive rock formations
- Hunting and Fishing minutes away







SUMMARY

It is almost impossible to grasp the scope of the opportunity The Ranch at Angel Fire presents. Located in the heart of a four-season recreational mecca, in an area infused with the incredibly unique New Mexican culture, this ranch is truly, figuratively and literally one of a kind. The residential and mixed -zoning is central to the value of the property and allows the owner to explore numerous possible uses. The property can be developed, land banked, and or used as a private compound. Words alone cannot describe the beauty and serenity of this place. We invite you to schedule a tour today.



PRICE

\$3,250,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Jim Vidamour at (719) 890-4590 | jvidamour@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.

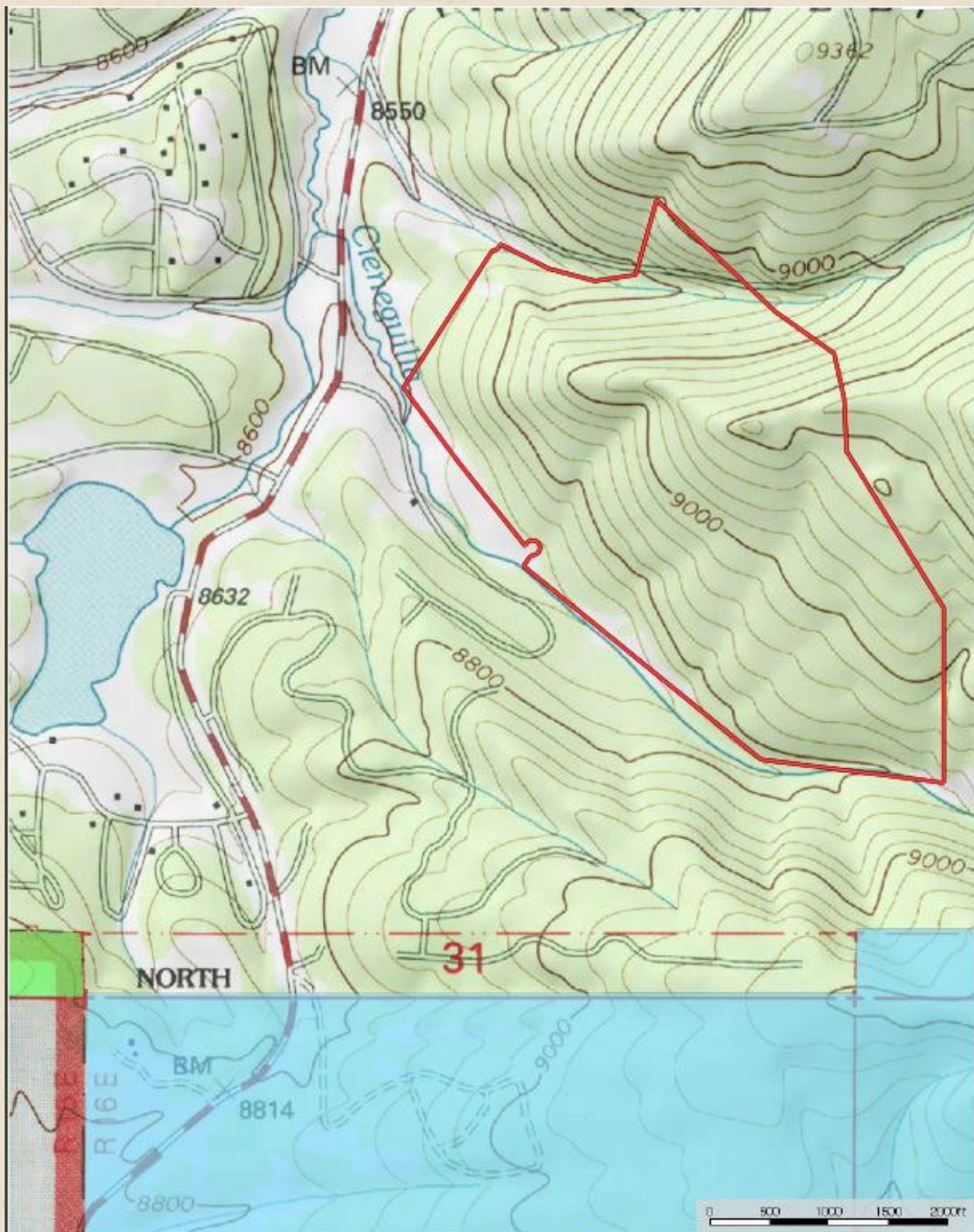
NOTICE

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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