



FAY

RANCHES[®] *Inc.*

FOUNDERS RANCH

Edgewood, New Mexico

\$3,650,000 | 480± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Founders Ranch | Edgewood, New Mexico

INTRODUCTION

At 7,100 feet elevation among rolling hills of pinon pines and junipers sits Founders Ranch, a unique 480± acre ranch and recreational facility that is the jewel of the Estancia Valley in New Mexico. It is currently offered for sale by the original owners of The Single Action Shooting Society.

When the current owners purchased the ranch 18 years ago, it consisted of 480± acres, a three-bedroom, two-bath ranch house, a large barn, a 7-foot high game fence encircling its 3.5-mile perimeter, a water well with a 10,000-gallon water storage tank, and a herd of longhorn cattle.

Since that purchase, the ranch has been developed into a world-class Cowboy Action Shooting™ and recreational facility. A new sporting clays facility was added, complete with a small clubhouse. This very popular course has ten stations plus a five-stand second course. Seventeen shooting bays were carved into the hills; a western town was built, complete with an entertainment | meeting hall, an Old West Saloon, and a gorgeous chapel that has been the site of several weddings and other services.

The ranch also boasts a sizeable equestrian arena, complete with an enclosed announcer stand, sound system, and a 3,000-gallon water tank to service the horses. The World Championships of SASS Cowboy Mounted Shooting™ were held here for nearly two decades, drawing equestrian aficionados from around the Southwest as participants. The arena is suitable for almost all equestrian events.

Recent use of the ranch has primarily been as an event venue. Numerous events benefitting the local public, non-profit events, and for-profit activities have been held annually. However, it would be perfectly suitable as a private ranch estate. The numerous buildings may be repurposed, and there is sufficient water and fencing to support livestock or a lovely equestrian center.

Let your mind run wild about how you would use this incredibly unique ranch property near Albuquerque and minutes from I-40. The ranch comes with an incredible inclusion list, including a small herd of longhorns!

QUICK FACTS

- 480± acres
- Three-bedroom home and outbuildings
- Faux western town & event center
- 7-foot-high perimeter fencing
- Large equestrian arena
- Water well and stock tanks
- Shooting berms
- Sporting clay course
- Small herd of longhorn cattle included
- Very accessible year-round
- Extensive inclusion list of shooting and farm equipment





FAUX WESTERN TOWN EVENT CENTER

Founders Ranch was developed as the Single Action Shooting Society (SASS) home. SASS was formed to preserve the sport of Cowboy Action Shooting and Wild Bunch Action Shooting, both trademarked names. SASS serves as the governing and sanctioning body of both sports. Founders hosted numerous large shooting competitions utilizing the Western Town Event Center as the hub for the events. The event center features a variety of spaces used for vendors and large gatherings. One suitable and best use for the property is as an event center.





Movie Set



Saloon

SPORT SHOOTING FACILITIES

Due to the previous purpose of the property, Founders Ranch offers numerous handgun, rifle, and shotgun ranges that have been used for a large number of various marksmanship events. A complete Sporting Clays Course, including clay throwers, is included in the sale. A wide variety of metal handgun and rifle targets are also included. Another obvious possible best use for the property would be as a private shooting facility. This use may not suit every Buyer's needs, so liquidation of the extensive shooting assets (targets, benches, and clay throwing equipment) could provide a partial offset to the sales price for the Buyer.

Sporting Clays Event



Shooting Lanes



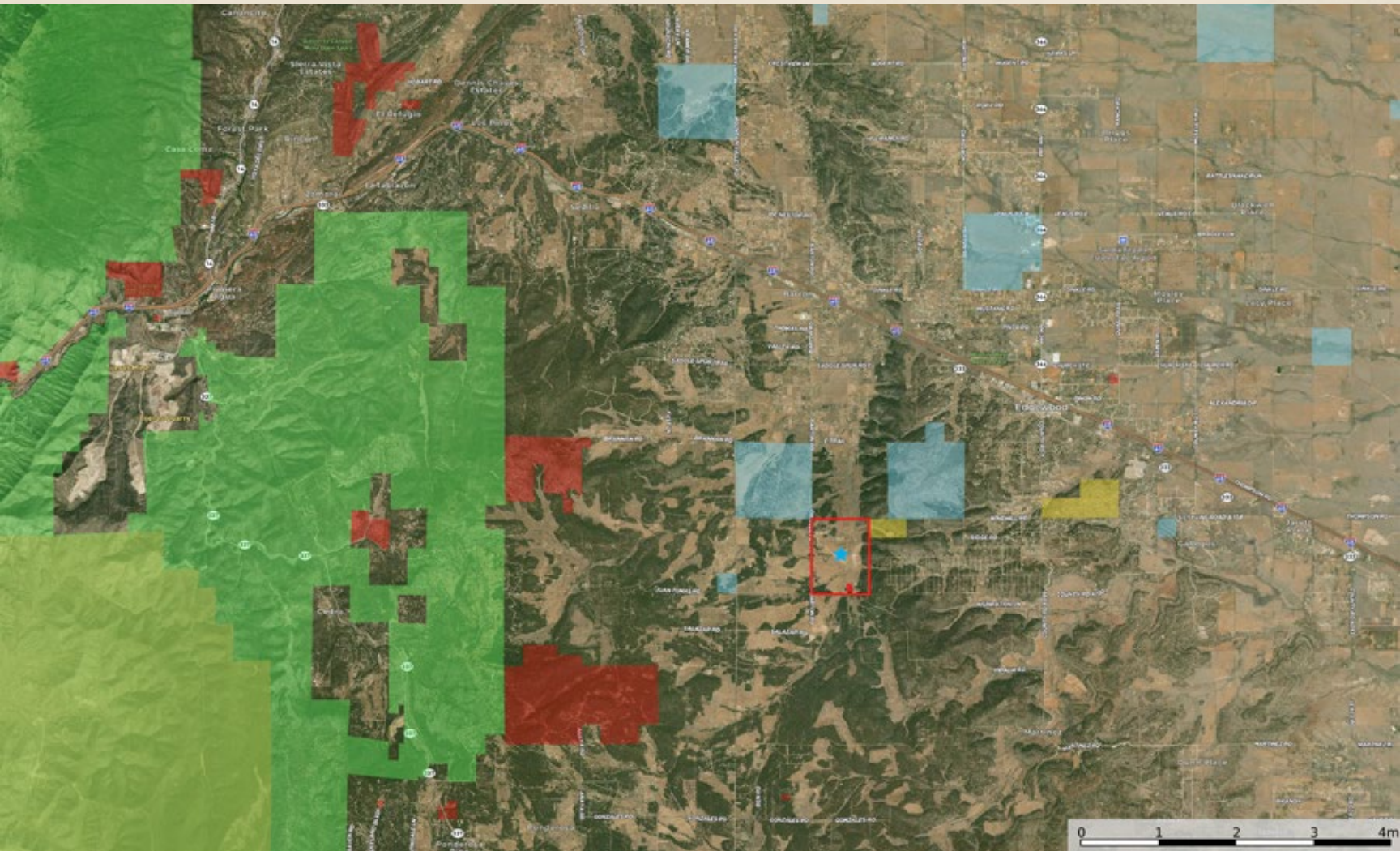
Horseback Shooting



LOCATION & AIRPORT SERVICES

Founders Ranch is easy to get to via I-40 from the east or west and located 10 minutes south of the interstate via county roads. Albuquerque International Airport is only 30 minutes from the ranch allowing convenient access from anywhere in the world.





AREA HISTORY

Founders Ranch is located in the Edgewood, New Mexico area, not far from historic US Route 66, now the I-40 corridor. The Edgewood town motto, “Where the Plains Meet the Mountains,” is an excellent description of the area. The passage up to and through the Sandia Mountains to the west has been used for centuries by soldiers, cowboys, settlers, and Native Americans. The ranch provides a glimpse into the past American West way of life, including a small resident herd of longhorn cattle that meander the property. New Mexico itself has a much-storied history rich in the melding of the Spanish, Anglo, and Native American cultures. Short drives and day trips from the ranch offer a variety of opportunities to visit iconic historical sites.



Taos Pueblo



Bandelier National Monument



LAND FEATURES

480± deeded acres

The ranch lies in rolling pinion pine and juniper laden foothills interspersed with native grass meadows. Of course, the ranch has many features and improvements, including a full-sized dirt equestrian arena, a stock tank to hold water runoff, and small arroyos. A seven-foot-high game fence, once used in bison ranching, encloses the perimeter of the Founders Ranch. The ranch's meadow grass sustains the currently eleven-head herd of longhorn cattle with minimal additional care.





RANCH IMPROVEMENTS

There are several significant improvements on the ranch in addition to the Western Town Event Center. A beautiful, recently built chapel in a stunning setting has been used for several church services and weddings. The modest, three-bedroom ranch house has been used as an event office as well as a location to house employees. It could be easily updated and remodeled to serve as a nice owner's home. Should the new owner wish to build something more elegant, there are many possible home sites offering stunning New Mexico views. Perhaps the best possible use for the ranch is as a private sporting retreat and residence, offering privacy and solitude only a short distance from the conveniences of town. The very large equipment and maintenance barn is filled with equipment and items that transfer with the ranch sale for the new owner's use and enjoyment.

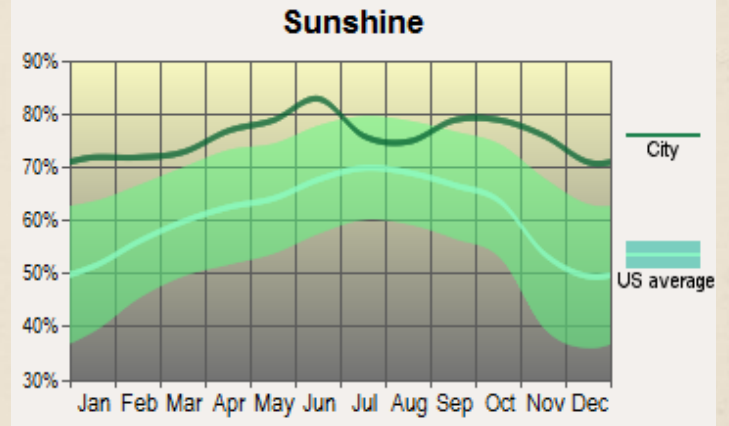
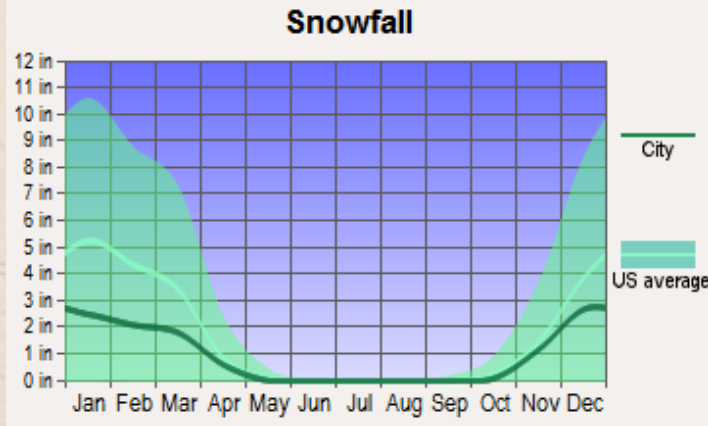
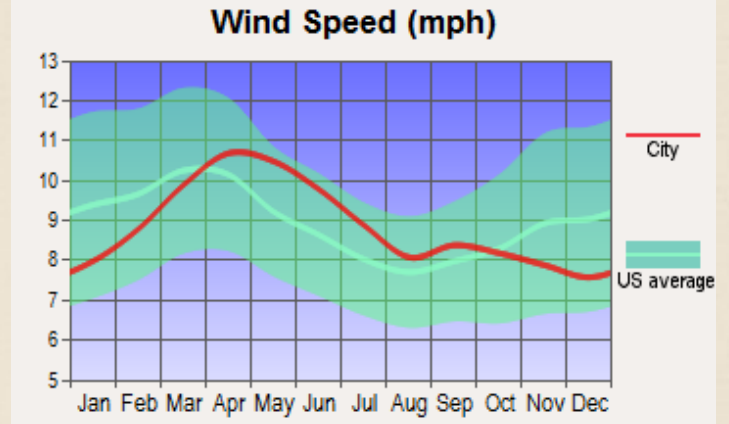
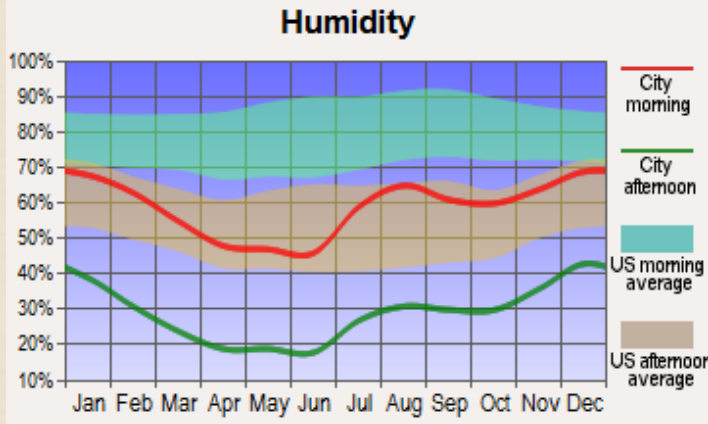
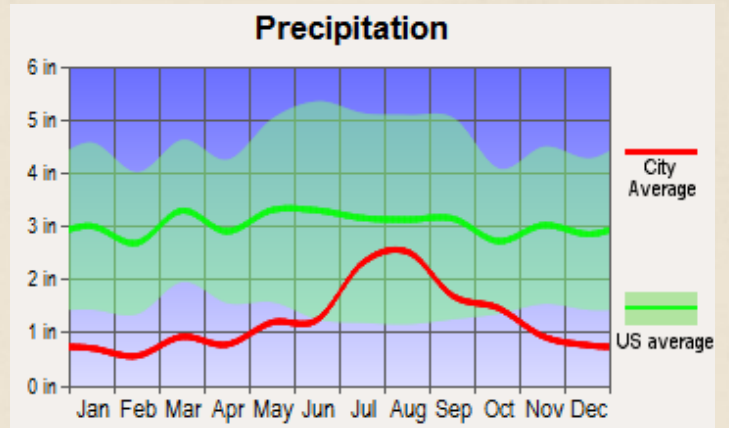
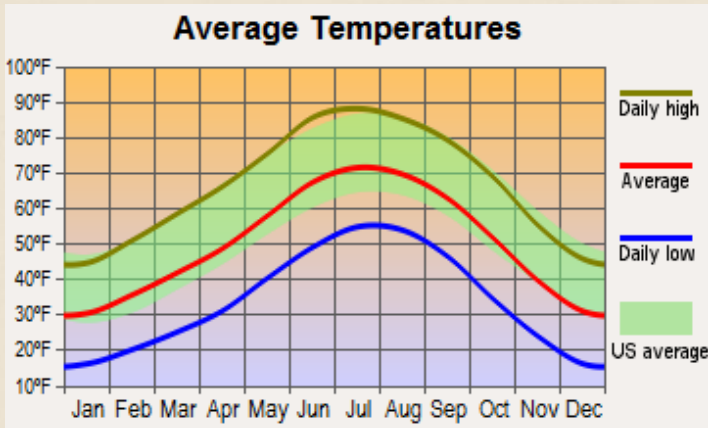




CLIMATE

Climate for Edgewood, New Mexico

Climate data courtesy of <http://www.city-data.com/city/Edgewood-New-Mexico.html>



MINERAL RIGHTS

Some 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 habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethic and land-use practices have significantly enhanced the landscape on which we work.

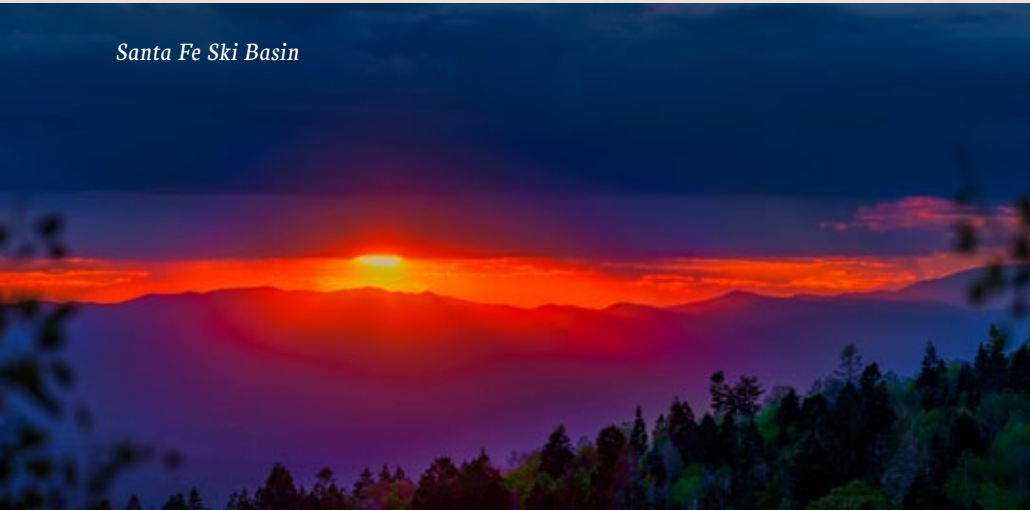
RECREATION & HUNTING

In addition to the many shooting sports opportunities on the ranch, the terrain is highly conducive to mountain biking, ATV riding, and horseback trail riding. The land has rolling features and flat meadows that offer every skill level, exciting scenery, and challenging grades. The property is not suitable for hunting because of the high perimeter fence. The immediate area has abundant wildlife, including elk, mule deer, and black bear. If a new owner wanted to hunt the property, it would require removing the high fence.

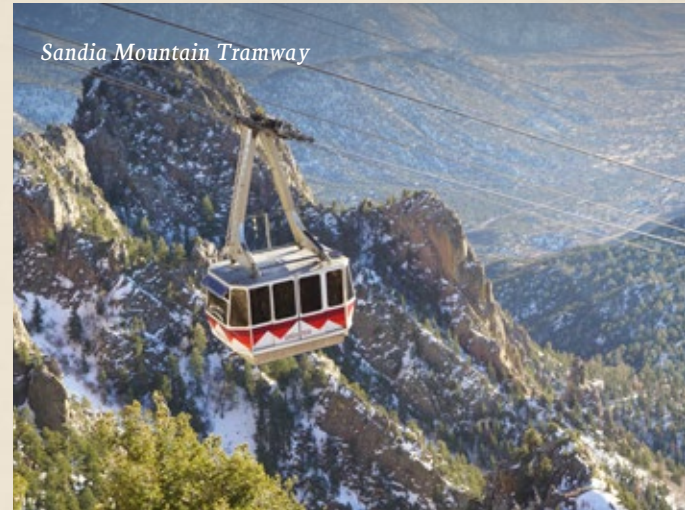


NEARBY ATTRACTIONS | ACTIVITIES

Santa Fe Ski Basin



Sandia Mountain Tramway



White Sands National Monument



INCOME | RETURN OPPORTUNITY

Founders Ranch operated as a commercially viable event property until the COVID pandemic struck and closed down public events in New Mexico. The property and improvements lend themselves to a variety of income-producing endeavors. What could a skilled entrepreneur do with the numerous shooting ranges, sporting clay course, event hall, music stage, equestrian arena, RV pads, vendor space, wedding chapel, high fence pasture, home, 480± unencumbered acres, and office space? The potential income streams are plentiful and varied.





PRICE

\$3,650,000

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.



SUMMARY

Founders Ranch is a unique property with equal commercial, agricultural, or residential potential. The infrastructure for large-scale event business, including buildings, shooting ranges, sporting clay equipment, music stage, RV pads, wedding chapel, is in place. The original commercial use was mixed as a home for the Single Action Shooting Society and their sanctioned events. Simultaneously the ranch functioned as a multi-use event center, hosting weddings, live music, and other special events.

The ranch is well situated, private, secure, and endowed with beautiful topography and vegetation. Big New Mexico views of mountains and plains exist everywhere on the ranch. Consequentially, the property would be superbly suitable as a private estate. The nutritious native grass meadows, high perimeter fence, and availability of water invite consideration of the ranch for use as a small livestock farm, possibly for exotic or specialized animals. Founders Ranch is located a mere 30 minutes from Albuquerque, and its international airport, shopping, dining, and the advantages of a large city.







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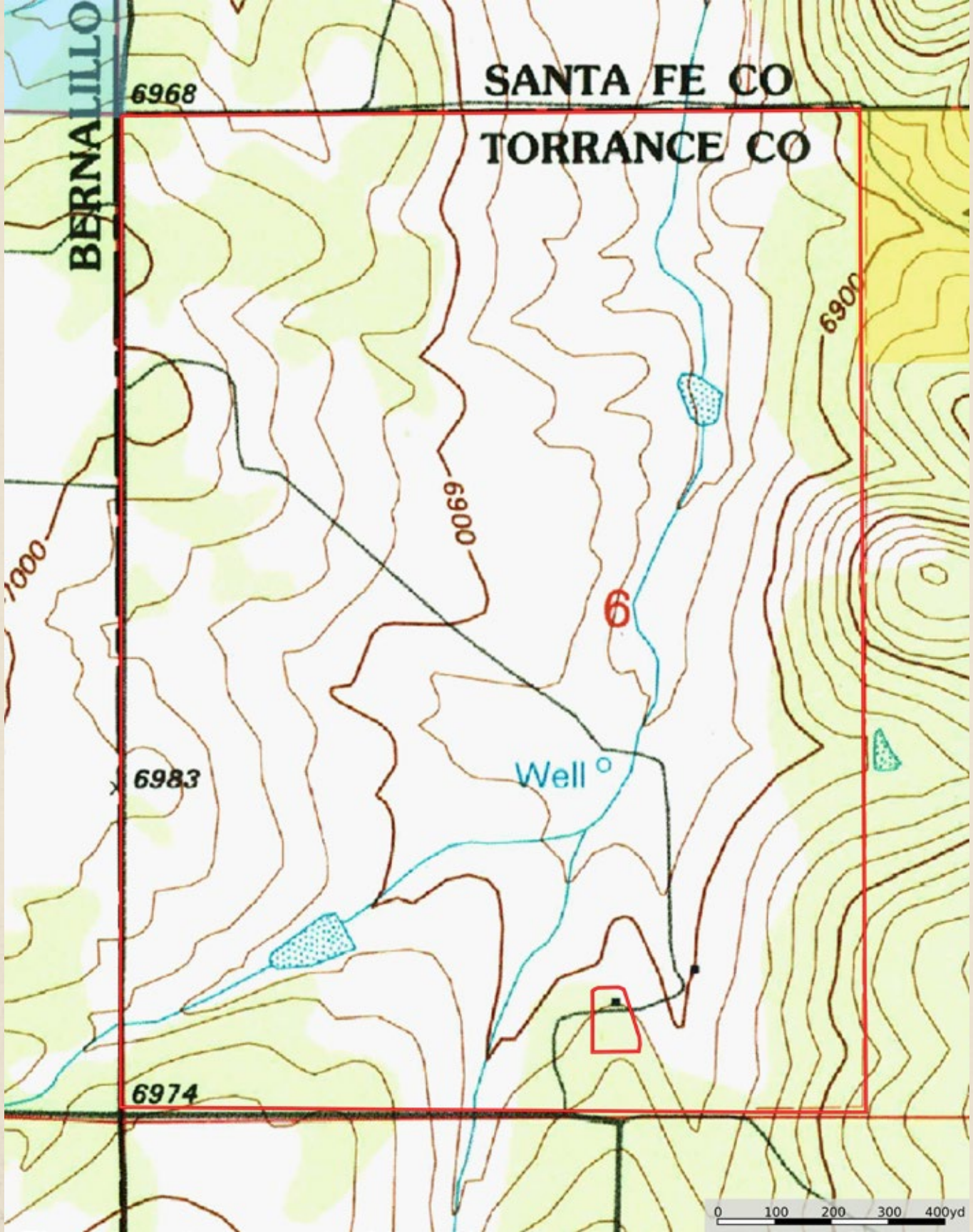
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NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2020
PART I – BROKER DUTIES

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

Brokers owe the following broker duties to all prospective buyers, sellers, landlords (owners) and tenants.

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of potential conflict of interest or any other written agreement that the broker has in the transaction, including, but not limited to:
 - A. any written brokerage relationship the Broker has with any other parties to the transaction or;
 - B. any material interest or relationship of a business, personal, or family nature that the broker has in the transaction;
 - C. any written agreement the Broker has with a licensed Transaction Coordinator who will be providing service related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

In addition to the above duties, Brokers owe the following Broker Duties to the buyer, seller, landlord (owner) and/or tenant to whom the broker is directly providing real estate services, regardless of the scope and nature of those services. Brokers working as Property Managers for a landlord (owner) are directly providing real estate services to the landlord (owner), not to the tenant:

1. Unless otherwise agreed in writing with the applicable party, assistance to the party in completing the transaction, including:
 - A. timely presentation of and response to all written offers or counter-offers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advice to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship options available in New Mexico which include, but are not limited to:
 - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interests of the person in a real estate transaction. Such agreements include buyer agency, seller agency, designated agency, and sub-agency agreements.
 - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as a facilitator in a real estate transaction rather than as an exclusive agent for either party to the transaction.
 - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller/owner shall not disclose the following to the buyer/tenant in a transaction:
 - A. that the seller/owner has previously indicated they will accept a sales/lease price less than the asking or listed price of a property;
 - B. that the seller/owner will agree to financing terms other than those offered;
 - C. the seller/owner's motivations for selling/leasing; or
 - D. any other information the seller/owner has requested in writing remain confidential, unless disclosure is required by law;

APPLICABLE PARTY: PLEASE ACKNOWLEDGE RECEIPT OF THIS INFORMATION BY INITIALING BELOW

NEW MEXICO ASSOCIATION OF REALTORS®
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PART I – BROKER DUTIES

8. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a buyer/tenant shall not disclose the following to the seller/owner in the transaction:
- A. that the buyer/tenant has previously indicated they will pay a price greater than the price submitted in a written offer;
 - B. the buyer/tenant's motivation for buying/leasing; or
 - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.
9. In the event, the broker is working for the landlord (owner) as a residential property manager, the broker additionally owes to the landlord (owner) all duties owed under the law of agency.

In addition to the broker duties owed to prospective buyers, sellers, landlords (owners) and tenants as set forth in the above sections, Brokers working as Property Managers for landlords (owners) owe the following duties to TENANTS:

- 1. Prompt accounting for all money or property received by the broker from the tenant, including issuance of a receipt for cash received;
- 2. If a residential property manager, written disclosure that the broker is the agent of the owner of the property and not of the tenant; in the commercial property management context, written disclosure of the broker's relationship with the landlord (owner).

PART II - OTHER REQUIRED DISCLOSURES

Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

- 1. Broker has a written brokerage relationship with any other party(ies) to the transaction.
- 2. Broker(s) has any **CONFLICT OF INTEREST** (including any material interest or relationship of a business, personal, or family nature in the transaction).
- 3. Broker(s) knows of **ADVERSE MATERIAL FACTS** about the Property or Transaction.
- 4. Broker(s) has a written agreement with a licensed **TRANSACTION COORDINATOR** who will be providing services related to the transaction.
- 5. **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: **AGENT** **TRANSACTION BROKER** **OTHER.** If "OTHER", explain: _____

APPLICABLE PARTY

PARTY IS A **SELLER** **BUYER** **LANDLORD (OWNER)** **TENANT**

Signature Date Time

Signature Date Time

BROKER

Broker Signature Broker's NMREC Lic# Broker is is not a REALTOR®

Brokerage Firm Office Phone Email Address

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FAY RANCHES[®] *Inc.*

Invest & Enjoy

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