

An aerial photograph of a ranch property. In the foreground, a river flows through a lush, green landscape. A wooden bridge with a dark railing spans across the river. The middle ground features several large, dark-colored buildings with gabled roofs, surrounded by dense trees and vegetation. The background is dominated by a large, forested hillside under a clear blue sky.

FAY RANCHES[®] *Inc.*

LOS TRIGOS RANCH

Santa Fe, New Mexico

\$12,000,000 | 612± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Los Trigos Ranch | Santa Fe, New Mexico

INTRODUCTION

Los Trigos Ranch is an iconic Pecos River property just 30 minutes from the Santa Fe Plaza. Almost two miles of the trout-filled Pecos River meanders through the middle of the ranch, dotted by majestic cottonwoods and native willows. Deep river pools flow against stunning canyon wall backdrops, providing habitat for 20-inch rainbows, cutbows, and browns. Abundant wildlife, including trophy elk, mule deer, black bears, and mountain lions, roam this 612+ acre property. Los Trigos adjoins the Santa Fe National Forest on the north, offering endless recreational possibilities.

Originally part of the Los Trigos Grant conveyed by Spain in 1815, the history of Los Trigos is rich and storied. Los Trigos was part of Tex Austin's Forked Lightning Ranch, later owned by Buddy Fogelson and his wife, actress Greer Garson. Owned and loved by the Cowles family since 1990, Los Trigos sits directly between the two properties formerly owned by Jane Fonda and Val Kilmer.

The six-building compound was custom designed by the architect and late owner, Bill Cowles. The cohesive exteriors of all buildings in the compound are Northern New Mexico pitched-roof style, with unique vertical wood planks and plaster chinking. The improvements include an owner's residence, manager's house, foaling barn with office, stables, workshop, and a detached studio. There is a machinery barn and a small river cabin outside the main compound.

Carefully managed, the forest provides cover and open meadows for wildlife. Multiple thinning projects over the years have improved the habitat and reduced fire danger, creating a lush growth of grama and other grasses. A series of springs provide drinking water for the numerous mule deer and massive elk on the property. Black bears peacefully wander the ranch. Wild turkeys, quail, foxes, coyotes, and beavers are abundant. Red-tailed hawks nest on the property, and bald eagles are frequent visitors.



QUICK FACTS

- 612± deeded acres
- Almost two miles of Pecos River frontage - both sides
- Fly fishing for trophy-sized trout
- Extremely private
- Abundant wildlife, including large elk, mule deer, and black bears
- Stunning main residence within a well-designed compound
- Adjoins National Forest
- Great horseback riding and hiking
- Easy access to Santa Fe
- Los Trigos is truly a legacy ranch



LOCATION

Los Trigos Ranch is just 30 minutes east of Santa Fe, with easy access from Interstate 25, allowing direct routes south to Albuquerque and north to Colorado.

AIRPORT SERVICES

The Santa Fe Regional Airport is 35 minutes away with daily non-stop flights to Denver and Dallas. The airport provides full fixed-base operator largest commercial airport in New Mexico, with eight major carriers.

Old Town Santa Fe





AREA HISTORY

The ranch has a deep cultural and historical significance. The property was once home to the indigenous people of the Pecos Pueblo. Numerous cultural resources have been uncovered, including pottery shards, stone axe heads, numerous arrowheads, and even a native American field house from the 1300s. The Santa Fe National Historic Trail crosses the southern end of the property.



ACREAGE

Los Trigos Ranch is comprised of 612± deeded acres and borders the Santa Fe National Forest.

SCENIC VISTAS

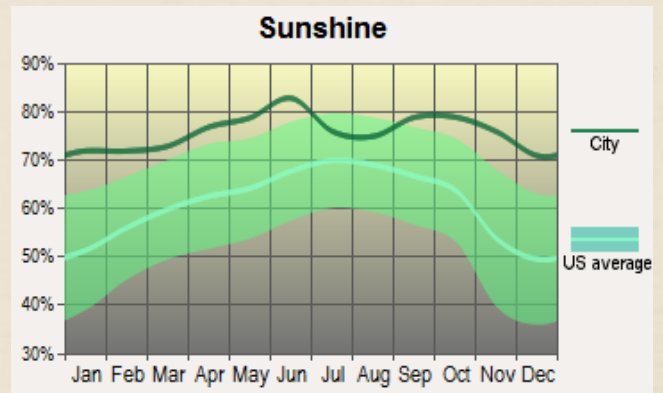
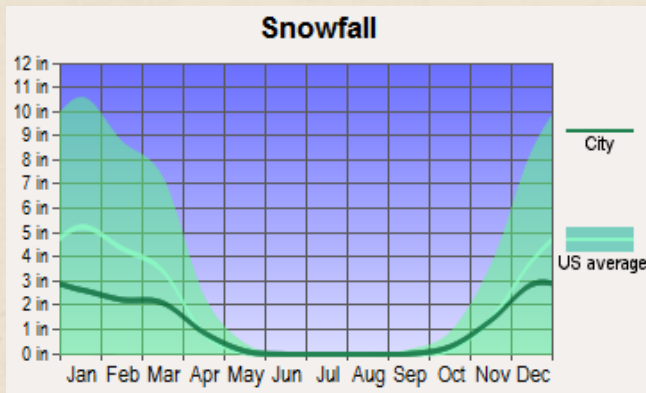
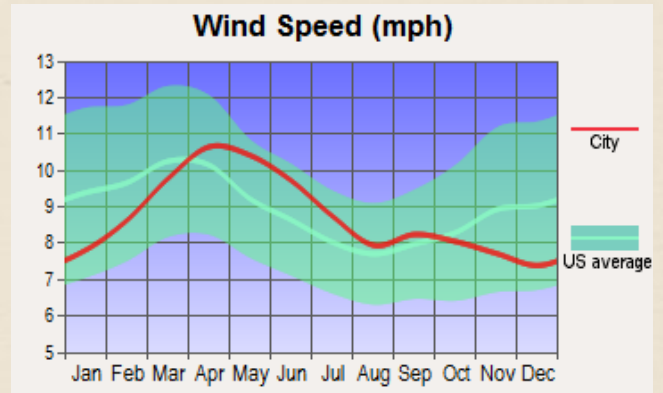
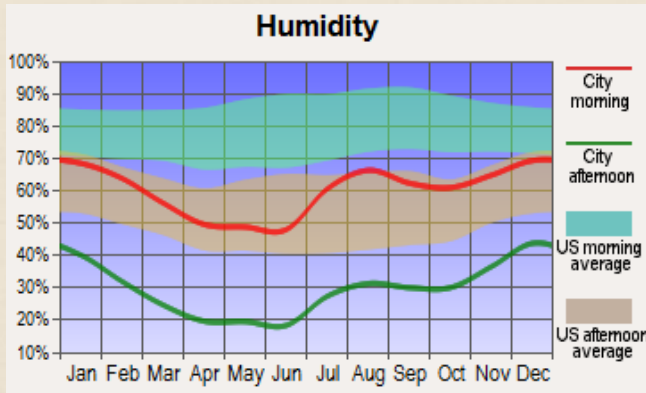
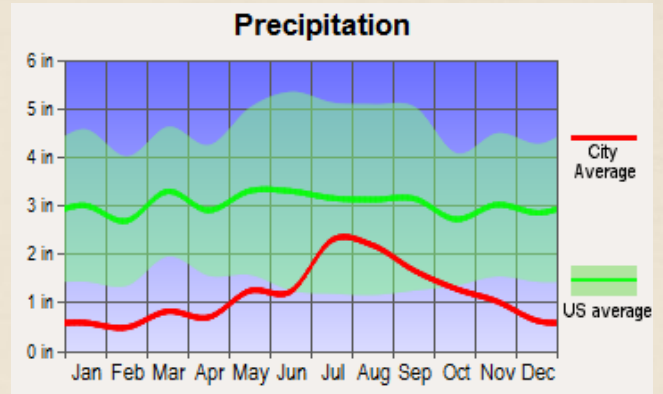
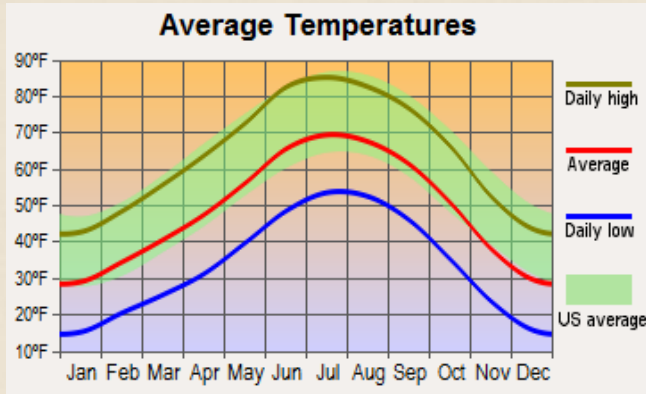
The sheer cliffs offer amazing views of the river valley below, sweeping up to the majestic mountains of the Santa Fe National Forest to the north and Glorieta Mesa to the south.



CLIMATE

Climate for Santa Fe, New Mexico

Information courtesy of <http://www.city-data.com/city/Santa-Fe-New-Mexico.html>





IMPROVEMENTS

A stunning 2,500 square foot owner's residence is perched on the edge of the Pecos River, complete with a generous-sized sleeping porch. The three-bedroom, three-and-a-half-bathroom home has two living areas with four fireplaces and two wood-burning stoves. The kitchen is open and perfect for entertaining. The house includes hard plaster and wood plank walls, in-floor radiant heat with slate tile, concrete countertops, and high-quality appliances.

- 2,200 square foot, two-bedroom, two-bath guest house with beautiful river views
- Foaling barn with an office, kitchenette, three-quarter bath, tack room, loft bunkhouse with half bath, three stalls, and a veterinary area
- Stables with four stalls and two loafing sheds with pens
- Workshop/garage next to the owner's residence
- Detached writer's office or art studio located off the master bedroom
- Machinery barn equipped with electricity and lighting
- Small private guest cabin overlooking the river











RECREATION

The miles of two-track roads and extensive trail system are great for long and varied hikes. There are excellent horseback riding opportunities on the property and continuing into the vast Santa Fe National Forest. Ski Santa Fe is just 16 miles from Santa Fe.



FISHING

This stretch of the Pecos River is characterized by deep pools holding large rainbow, cutbow, and brown trout.





HUNTING & WILDLIFE

Trophy elk, mule deer, and bobwhite quail are common on the ranch. The wildlife viewing is exceptional.





WATER SOURCES | WATER RIGHTS

The Pecos River flows for 1.9 miles through the property. A series of springs originate on the south end of the property eventually creating a small waterfall draining into the Pecos River. Los Trigos has three domestic/livestock water wells equipped with electric submersible pumps, all with 3.0 acre-feet permitted diversion amounts.





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 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.

A conservation easement is in place to protect this unique property. The 604± acre parcel allows for division into two smaller parcels with two building envelopes. An additional unencumbered 8-ac parcel with a well and electric are in place.



SUMMARY

Los Trigos Ranch is an exceptional opportunity to own a legacy property with a rich history, diverse and abundant wildlife, spectacularly sighted buildings, all within a half-hour of Santa Fe. No other property on the market can offer two miles of private trophy trout fly-fishing water with this proximity to the entertainment, shopping, culture, and fine dining of the City Different. The stunning improvements, vibrant Pecos River, well-managed forest, trail system, and connection to the vast Pecos Wilderness make this ranch ideal for wildlife and nature lovers alike. This property has been lovingly cared for, and the care is apparent at every turn. Los Trigos is truly remarkable.





PRICE

\$12,000,000

TAXES

\$4,953 (2021)

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Robert Martin** at **(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.

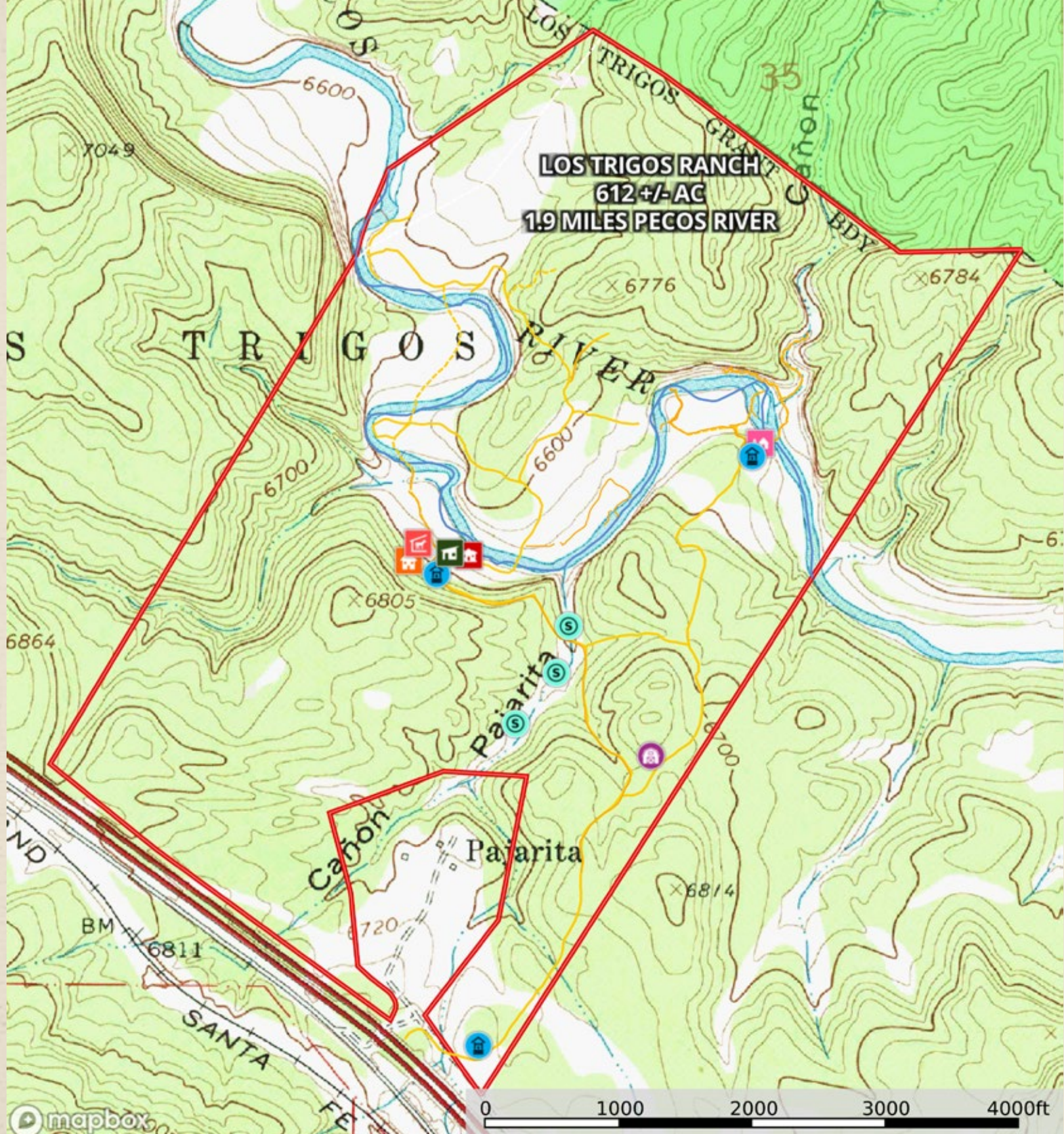
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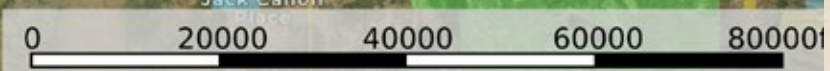
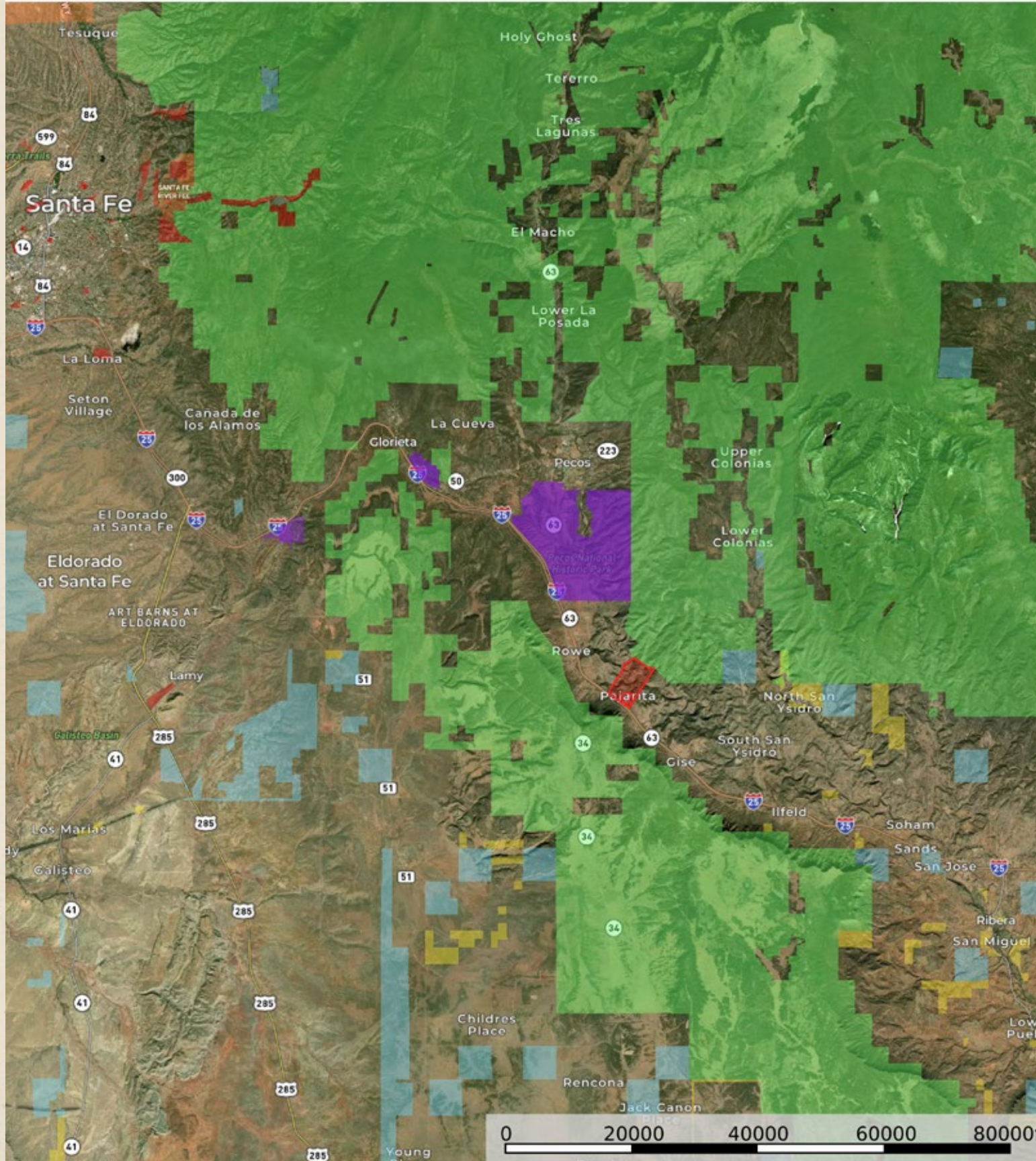
Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable,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



LOS TRIGOS RANCH
612 +/- AC
1.9 MILES PECOS RIVER











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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