



FAY

RANCHES[®] *Inc.*

MESA SPRINGS RANCH

Ribera, New Mexico

\$5,900,000

3,888± Deeded Acres | 600± Leased Acres | 4,488± Total Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Mesa Springs Ranch | Ribera, New Mexico

INTRODUCTION

Mesa Springs Ranch is 4,488± acres of land at the base of historic Glorieta Mesa, only 45 minutes from historic Santa Fe. A beautifully remodeled 7,435 square-foot custom adobe hacienda blends perfectly with its environment and is the jewel of the property. One of the largest contiguous tracts in the area, the ranch has 3,888± deeded and 600± Bureau of Land Management (BLM) lease acres. It borders Santa Fe National Forest for six miles along its western edge. The heart of this beautiful ranch is the springs in Manzanares Canyon that provide much-needed water for wildlife. Elk and deer frequent this property, along with bears, coyotes, foxes, and bobcats. Eagles and hawks use the Mesa Edge to search for prey.

The topography consists of meadows and hills covered by pinon and juniper trees. Large ponderosas are found in the higher elevations approaching the Mesa. The grama grass rangeland has been grazed only sparingly and is in excellent condition. Rugged canyons cross through the property, dotted by numerous ruins of old homesteads and Native American artifacts—an indicator of the extensive human history on this ranch. The elevation ranges from 6,100 feet to 7,200 feet. Horse enthusiasts will appreciate the trails from the property that connect directly to Glorieta Mesa within the Santa Fe National Forest.

The owner recently invested over \$400,000 in a comprehensive wildlife habitat improvement project. The aim of this project is to boost the resident elk population by creating meadows through tree mulching and grass planting and ensuring water sources are available for wildlife throughout the ranch.

The large adobe hacienda provides an inviting place to relax with friends and family in a spectacular private setting. The adobe home consists of four bedrooms and 3.5 bathrooms. A lovely chef's kitchen and four kiva fireplaces contribute to the charming atmosphere. In addition to the generous living spaces, the home offers a game room, sunroom/greenhouse, and office.

The hacienda amenities include radiant floor heat, refrigerated air, flagstone and tile floors, plaster walls, and viga and latilla ceilings, offering New Mexico authenticity.

The outdoor living spaces provide expansive views of the Pecos River Valley below and the Sangre de Cristo Mountains in the distance, making entertaining easy under the portal.

QUICK FACTS

- 3,888± deeded acres
- 600± BLM lease acres
- 7,435 square foot custom adobe hacienda
- Only 45 minutes from Santa Fe
- Abundant wildlife including deer, elk, and bears
- Sits at the base of Glorieta Mesa
- Adjoins Santa Fe National Forest
- The springs in Manzanares Canyon create a natural oasis for wildlife
- Great hiking and horseback riding opportunities
- One of the largest contiguous tracts in the area





LOCATION

Mesa Springs Ranch is located about 45 minutes from historic Santa Fe and about 35 minutes from Las Vegas. Easy access to Interstate 25 allows direct routes to Albuquerque and Denver.



Old Town Santa Fe



AIRPORT SERVICES

The Santa Fe Regional Airport is about 45 minutes away with daily non-stop flights to Denver and Dallas. The Albuquerque International Sunport is about 1 hr 45 minutes away and is the largest airport in New Mexico with eight major carriers.

AREA HISTORY

Numerous ruins on the property and native American artifacts are evidence of the extensive human history on this ranch. The historical Pecos Pueblo site is just 15 miles from the ranch.



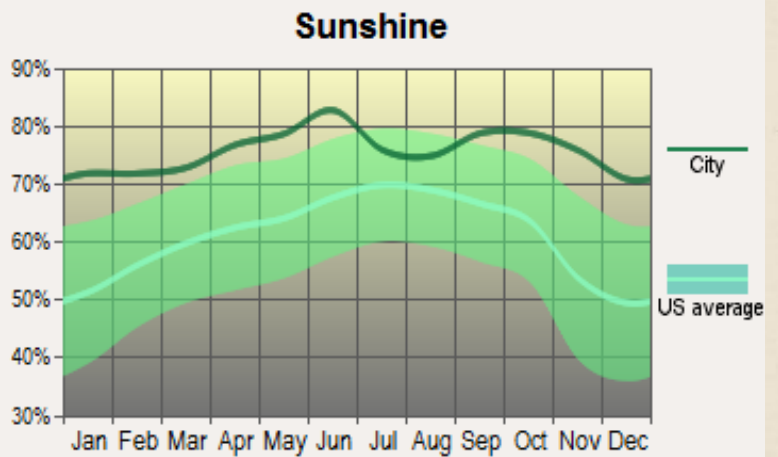
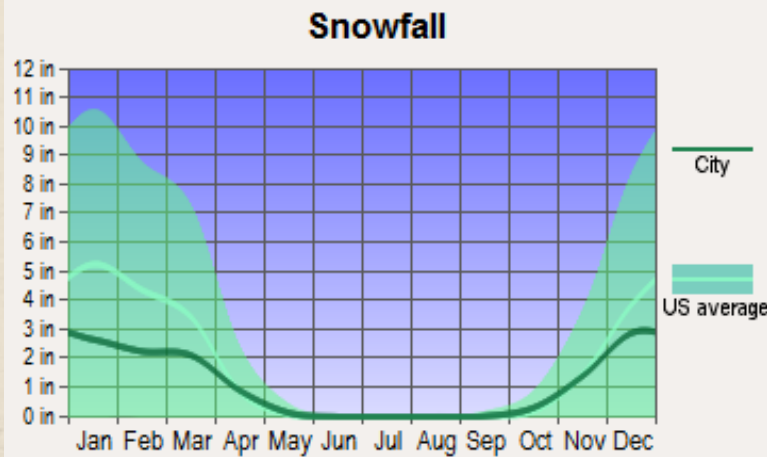
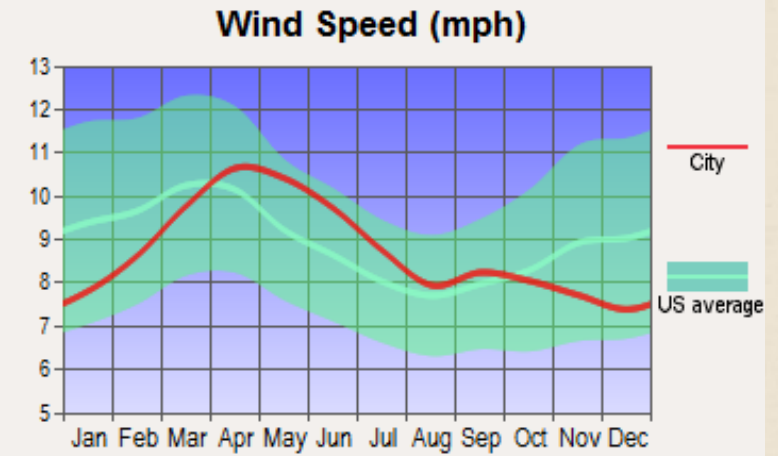
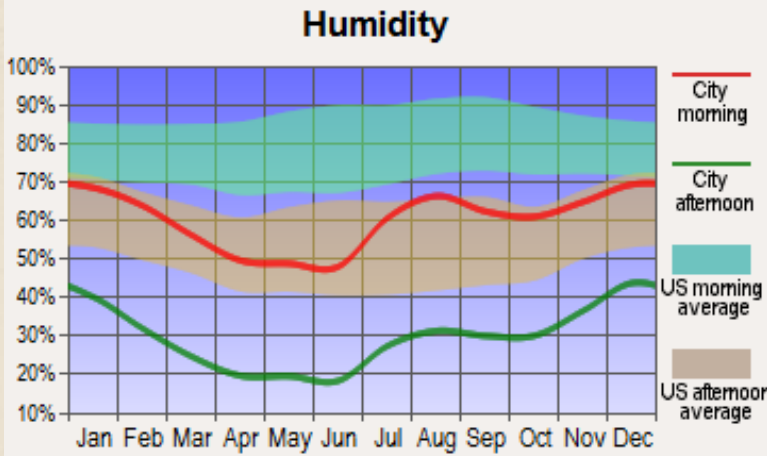
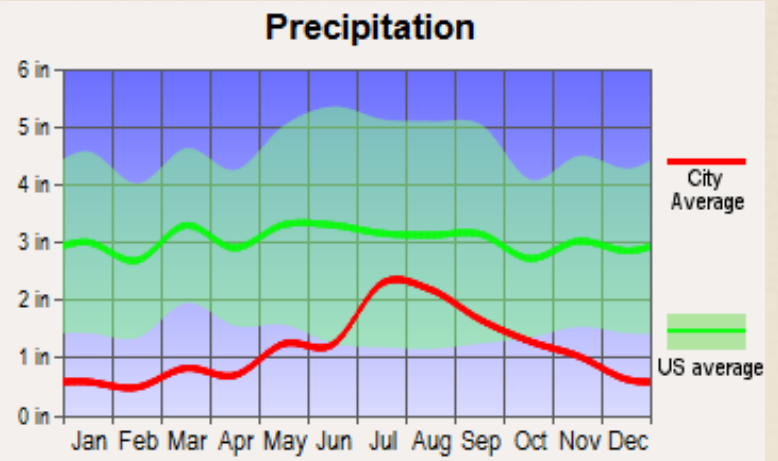
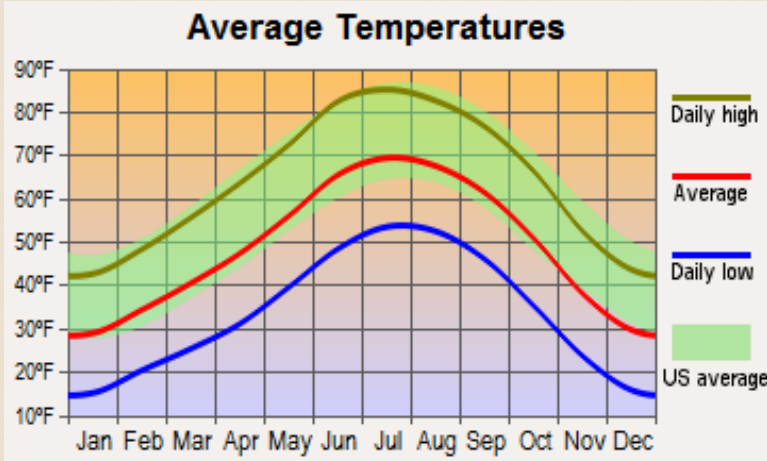
Pecos Pueblo Ruins



Photo credit: Phil Howes

CLIMATE

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



IMPROVEMENTS

- 7,435 square foot adobe hacienda was built in 2006 and extensively remodeled in 2017
- Radiant floor heat and refrigerated air
- Plaster walls, viga and latilla ceilings
- Tile and flagstone floors
- 4 bedrooms, 3.5 baths,
- 4 kiva fireplaces
- Large living and dining areas, chef's kitchen
- 2,000 square feet of covered outdoor living space with spectacular views
- Underground utilities
- Fiber optic cable internet
- 2-bedroom adobe original headquarters could be renovated for a guest house or managers quarters
- Electricity extends to much of the ranch, unusual for a property this private
- 4 wells on the property - two currently being utilized with electric submersible pumps
- A solar-powered electric security gate provides extra convenience

















SCENIC VISTAS

With 1,100 feet of elevation change, Mesa Springs Ranch offers exceptional views from the adobe hacienda to the Pecos River Valley below. The higher elevation sites provide spectacular views of the lower portions of the ranch below.



ACREAGE

- 3,888± deeded acres
- 600± leased acres
- 4,488± total acres

Mesa Springs Ranch consists of 3,888± deeded acres and 600± BLM leased acres for a total of 4,488± acres. Mesa Springs Ranch adjoins Santa Fe National Forest for six miles, providing nearly endless recreational opportunities.





RECREATION

With trails leading onto Glorieta Mesa within Santa Fe National Forest, horseback riding and hiking on this ranch are exceptional.



FISHING

The Pecos River National Monument offers excellent limited public fishing opportunities and is less than 30 minutes away.



HUNTING & WILDLIFE

The springs in Manzanares Canyon are an oasis for wildlife. The ranch has not been hunted under current ownership going back to 2011. Adjoining Glorieta Mesa has a resident elk herd estimated by a local game warden to be 800-1,000 animals with numerous 300-class bulls.





Photo credit: Phil Howes



HABITAT IMPROVEMENT PROJECT

The owner recently invested over \$400,000 in a comprehensive wildlife habitat improvement project, demonstrating a strong commitment to environmental stewardship. The project aims to increase the resident elk population by creating meadows through tree mulching and grass planting. Additionally, water sources have been installed across the ranch to ensure wildlife has consistent access to water. These efforts are expected to significantly enhance the local ecosystem, promoting a more balanced and thriving habitat.



Photo credit: Phil Howes



Photo credit: Phil Howes

Before Photo
Photo credit: Phil Howes



After Photo
Photo credit: Phil Howes



WATER SOURCES | WATER RIGHTS

The springs in Manzanares Canyon are an oasis for area wildlife. The property has four wells. Three are fitted with electric submersible pumps, and one is operating on a newly installed solar pump. A dirt tank was renovated in the southwestern part of the ranch to provide additional wildlife water and habitat.



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 loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting 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 ethics and land-use practices have significantly enhanced our work landscape.

An Excellent candidate for conservation easement protection, Mesa Springs Ranch offers a stewardship-oriented buyer the opportunity to permanently protect the ranch's extraordinary archaeological, wildlife, and scenic resources while enjoying significant tax advantages from the easement's voluntary donation.

SUMMARY

Mesa Springs Ranch is a rich oasis in the rugged Glorieta Mesa area. The ranch offers varied scenery and topography, including dramatic canyons, coniferous forest, essential springs, and abundant wildlife. Direct access to the Santa Fe National Forest provides an exceptional opportunity for hiking and horseback riding. The stunning adobe hacienda is an ideal place for entertaining or relaxing with family and friends. Enjoy fishing on the nearby Pecos River, skiing at Ski Santa Fe, and the fine dining and culture of downtown Santa Fe, a mere 45 minutes away. Mesa Springs Ranch is the opportunity to have a large and private wilderness sanctuary with all the comforts and amenities you desire.





PRICE

\$5,900,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

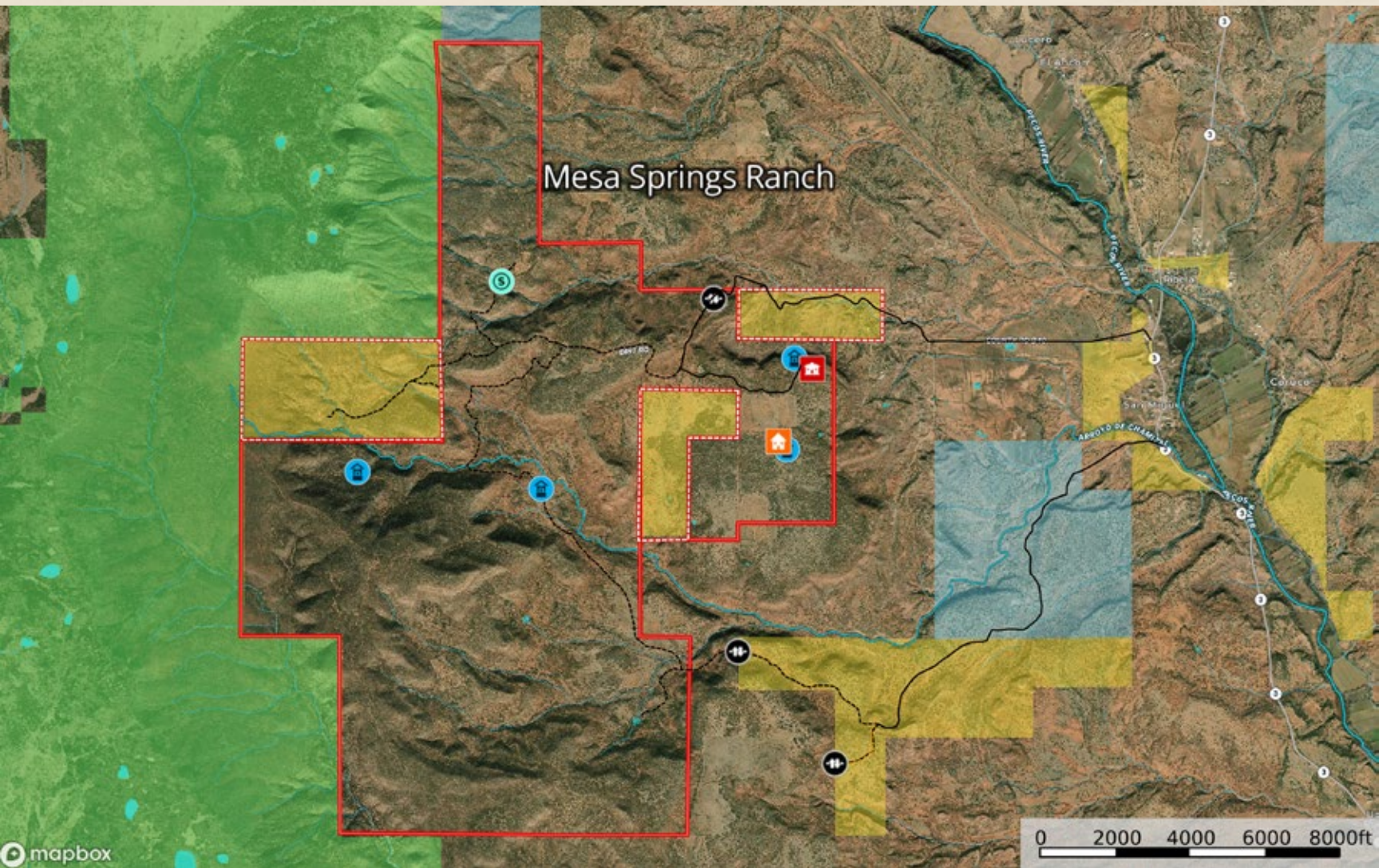
CONTACT

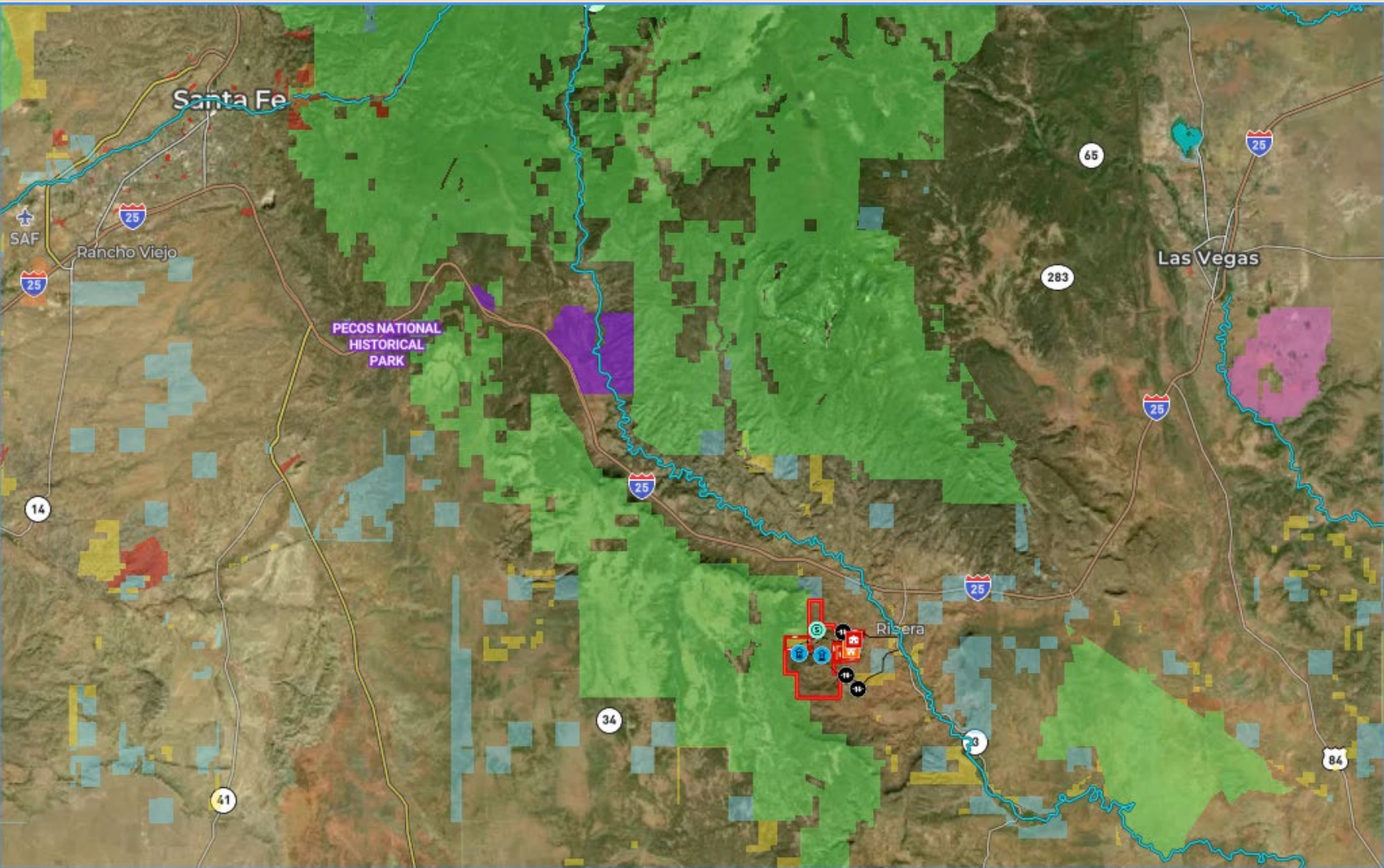
Please contact **Robert Martin** at **(505) 603-9140** | rmartin@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and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

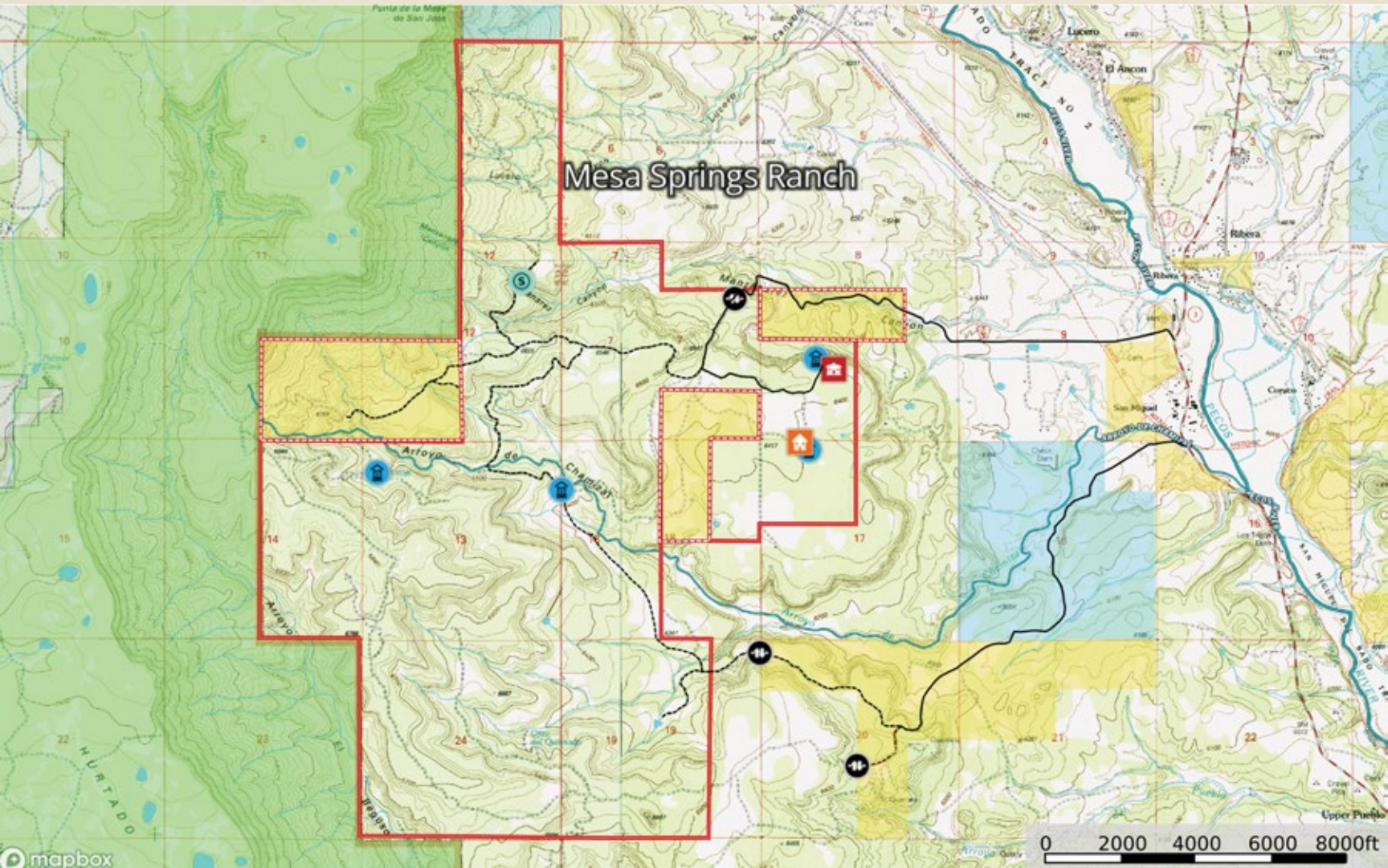
NOTICE

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.













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®
BROKER DUTIES - 2020
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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