

EXCLUSIVE OFFERING OF
THE EAST WHITE LAKE'S RANCH
SANTA FE & SAN MIGUEL COUNTIES, NEW MEXICO

LOCATION: Only 35 miles southeast of Santa Fe, 55 miles northeast of Albuquerque and 16 miles Northwest of Clines Corners. The drive to Santa Fe, about 30 minutes and to Albuquerque about one hour are both considered relatively convenient, uncongested trips.

ACCESS: From Santa Fe take U.S. 285 south, paved all the way to the Ranch. From Albuquerque take I-40 east to Moriarty, then S.R. 41 north to Stanley then County Road 20-B which intersects with U.S. 285 at the western boundary of the Ranch. From Clines Corners take U.S. 285 and go north. Note: U.S. 285 forms the western boundary of the Ranch for 8 miles. A County Road is adjacent to the northwestern boundary of the Ranch for 2 $\frac{3}{4}$ miles. Access to the Ranch is considered excellent.

SIZE: 4,530 Deeded Acres
4,835 Acres of New Mexico State Grazing Lease Land
320 Acres of uncontrolled land
9,685 Acres Total (Equals 15.13 Sections or Square Miles; 640 Acres = One Section/Square Mile)

It is very common that a ranch will have some uncontrolled land within its boundary. This uncontrolled land is owned by someone else but is not fenced out of the ranch. There is not a established road to this uncontrolled land.

PHYSICAL FEATURES:

Elevation: ranges from a low of 6,830 feet to a high of 7,000 feet.

Terrain: almost level to gently rolling terrain with very few rough areas and virtually no erosion.

There are several ridges that provide higher view points of the beautiful surrounding mountain ranges.

Vegetation: Primary grasses are Blue Grama, Side-Oats Grama, Bluestem, Western Wheatgrass.

Trees include both Pinon Pine and Juniper Trees, commonly called Cedars. The trees are located primarily in the northeastern portion of the Ranch, with the balance of the Ranch being mostly open rangeland.

Precipitation: closest records indicate about 12 to 14 inches annually; with both rains and winter snows being common.

IMPROVEMENTS: The Ranch is adequately improved for a cattle operation including waterings, fences and a set of corrals. There are no buildings on the Ranch. The Ranch is fenced into 3 pastures. The corrals are in the middle pasture and have a 10 Ton set of scales.

The well information is as follows:

<u>WELL NAME</u>	<u>DEPTH</u>	<u>EQUIPMENT</u>	<u>SIZE</u>	<u>REMARKS OR COMMENTS</u>
Section 16	140'	Submergible	½ HP	Strong Production
Section 23	200'	Windmill	12'	Very Good Production
Section 24	105'	Submergible	½ HP	Strong, furnishes pipeline system
Section 36	105'	Submergible	½ HP	Fair Production
Section 12	200'	Not currently equipped		Strong Production

Production rating of these wells is based on rates adequate for ranching or domestic use. Wells rated at strong production would be in the 8 to 10 gallon per minute range and wells rated at fair would be in the 3 to 5 gallon per minute range. These production rates might not sound large but with adequate storage tanks, that amounts to a significant amount of water for any non-industrial use. There are two other wells on the Ranch but they are considered to have weak production and are not in operation. Of major importance is the water quality which is considered good to very good with no excessive mineral content.

PRICE: The East White Lakes Ranch is priced at \$ 4,122,750.00 (about \$900/Acre) for the entire 4,530 Deeded acres and the 4,835 Acres of State Lease Land. If a Buyer does not want this amount of Deeded Land and/or the State Lease Land, the Seller might, at his discretion consider selling a smaller amount of acreage.

REMARKS: A parcel of this size, with these beautiful scenic views, in this close proximity to Santa Fe and to Albuquerque is very unique and seldom offered for sale! An opportunity to develop your own building improvements in a setting you select is also considered an opportunity. The landscape offers areas with no tree cover to moderate tree cover to dense tree cover.

An ideal use of the Ranch would be for a horse ranch that desires pasture grazing along with additional rangeland for cattle grazing or a combination horse and cattle operation. The native, nutritious grasses are ideal to support both horses and cattle.

A Ranch Offering:

PRIVACY - SOLITUDE - BEAUTIFUL VIEWS - GREAT ACCESS - & MUCH MORE

OFFERED EXCLUSIVELY BY: TERRELL LAND & LIVESTOCK COMPANY

Telephone 575-447-6041

This property offering is subject to price change, error, prior sale or withdrawal from the market.

