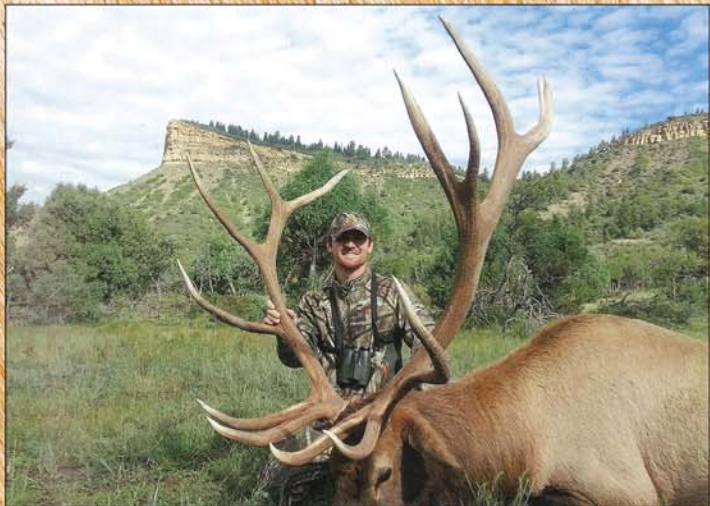


NORTHERN NEW MEXICO RANCH

16,716.52 Deeded Acres, +/-
Rio Arriba County, New Mexico



Legacy recreational property offering some of the finest hunting opportunities in North America



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

1507 13th Street

Lubbock, Texas 79401


Phone (806) 763-5331 Fax (806) 763-1340

Web - www.chasmiddleton.com

E-Mail - sam@csmandson.com

NORTHERN NEW MEXICO RANCH

Along the Continental Divide, this spectacular offering comprises some of New Mexico's most scenic high mountain country



16,716.52 Deeded Acres, +/-
Rio Arriba County, New Mexico

We are proud to have obtained an exclusive listing on this impressive ranch, which is located in the heart of Northern New Mexico. This beautiful property, which is widely known and recognized as the Quinlan Ranch, has a varied terrain that ranges from mountain peaks with timbered forest lands descending to wide valleys and open meadows. The property is positioned along a major migration route for elk and mule deer heading out of the Colorado high-country toward wintering grounds in Northern New Mexico. This area serves as a wildlife haven for animals moving away from public hunting pressure in Colorado towards more desirable winter climate and large deeded ranches.



Subject to sale, withdrawal, or error.



The property offers scenic panoramic views of the productive meadows, timbered forest lands, snow-capped mountain peaks in nearby Colorado, and the beautiful Chama Valley, all of which are visible from this offering. This recreational giant is located approximately 3 miles west of Chama, New Mexico, with the southern boundary of the property bordering US Highway 84. Several attractive mountain view subdivisions are located in close proximity to the ranch.

Elevations on the ranch are approximately 7,800 feet along the highway, with the property elevating to approximately 9,800 feet near the northwest side of the ranch at Chromo Peak. The northern boundary of the ranch is less than one-half mile from the Colorado State Line, and much of the western boundary of the property follows along America's Continental Divide.





Nearby Chama, New Mexico, which is located in the picturesque Chama Valley, is an 1880's railroad town that has become a four-season vacation destination, offering exceptional trout fishing, hunting, snowmobiling, hiking, trail rides, and other recreation activities. Chama is also known for the Cumbres & Toltec Narrow Gauge Railroad. Santa Fe, the state capital of New Mexico, and a well known arts and leisure city, is approximately 100 miles to the south. Pogosa Springs, Colorado is a convenient 45 minute drive from the ranch. The Pogosa Springs Airport has facilities available for any size private plane, with an 8,100' x 100' landing strip.



The Quinlan Ranch has been under only two ownerships since 1912, when the property was purchased and operated by Ed Sargent, and later his heirs, the Quinlan Family. Mr. Sargent was a pioneer rancher in Northern New Mexico, accumulating many thousands of acres of choice mountain property. The renowned state-owned Edward Sargent Wildlife Area, which contains a 20,000 acre elk preserve, adjoins the Quinlan on the east for over eight miles. Another nearby elk preserve, the Bill Humphries Wildlife Management Area, is located just southwest of the ranch. It is estimated that 6,000 to 8,000 head out of the Southern Colorado San Juan elk herd annually pass through this tremendous holding along the historic migration path or the "Elk Highway".



Subject to sale, withdrawal, or error.



The terrain of the Quinlan Ranch is very diverse, with the southern end of the property offering open, grassy, rolling and hilly country with scattered canopies of Ponderosa Pine and Mountain Oak. Livestock graze this area of the ranch on a seasonal basis. Recently, to enhance the grazing of both livestock and wildlife, the owner has established productive improved pasture in portions of the creek bottoms.

As elevations increase, the south-central and eastern boundaries of the ranch become much more mountainous, with several pronounced canyons draining to the lower country. These rugged and timbered mountain slopes and ridges have sand stone rock outcroppings throughout, with timber cover increasing with elevation. Oak, Pine, Spruce, Fir, and Quaking Aspen can be found throughout the ranch, becoming dense in many of the higher elevations.

Several years ago, a timber survey of the property estimated the ranch has in excess of 4,300 acres of forest land with approximately 21 million board feet of commercial timber.







Willow Creek provides the major drainage through the ranch. The creek's headwaters begin in the northern portion of the property and drain in a south to southeasterly direction throughout the entirety of the ranch.

The central portion of the property is described as a wide, lush, creek bottom meadow that elevates to higher mountain country on the east portion of the ranch and also along the Continental Divide to the west. This large meadow area has scenic forested mountain country skirting the productive meadows.





The property is very well watered by Willow Creek, numerous tributaries, many mountain springs, and 35-40 earthen ponds. The larger ponds are stocked with trout and the fishing is reported to be excellent. There are three good water wells on the property, and one of the wells reportedly produces approximately 80 gallons per minute. The depth of water ranges from around 100 feet to approximately 600 feet.

A water collection system along Willow Creek pumps water to two buried water storage reservoirs that contain approximately 10,000 gallons each. From these storage reservoirs, water gravity flows to the high fenced game park and breeding paddocks. Buried electric and phone lines are also installed in some of the buried waterline trenches.



Pending a water right transfer application now before the New Mexico State Engineer's Office, the ranch has 82.8 acres of water rights at 1.5 acre feet per year. These valuable rights are currently used to irrigate hay meadows and fill stocked trout ponds.



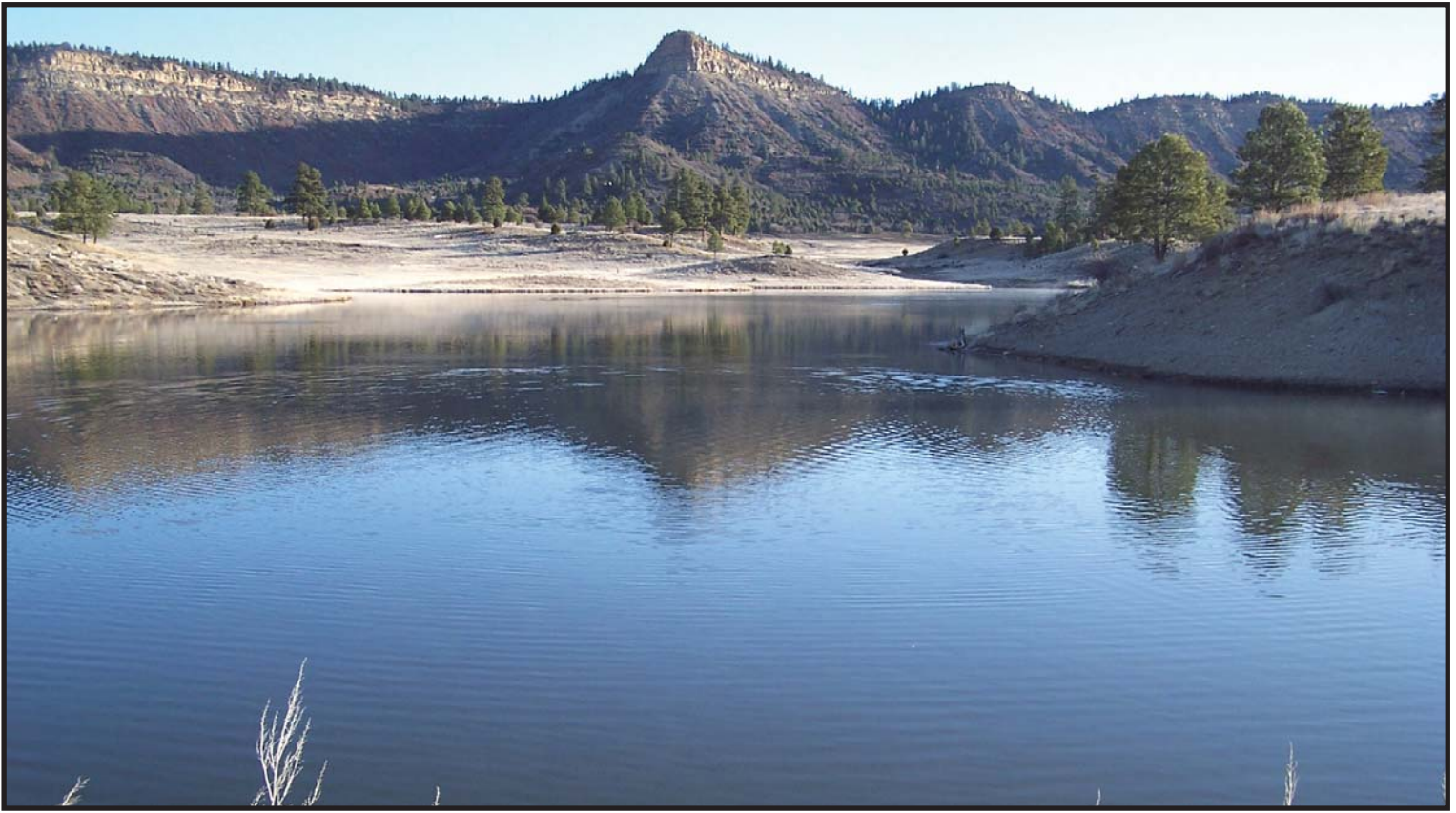


The following pages highlight random water features on the Quinlan Ranch - Trout ponds, mountain runoff creeks and live spring water





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Subject to sale, withdrawal, or error.



Morning coffee on the porch of the beautiful lodge is complimented by the distinctive sounds of elk bugling in the meadows

A large, roomy, partial two-story hunting lodge has recently been completed on the south portion of the ranch. This beautiful lodge features 11 bedrooms, 10 baths, commercial kitchen and a large “great room” with attractive river rock fireplace. The lodge is a great place to entertain, relax, and house commercial hunters.

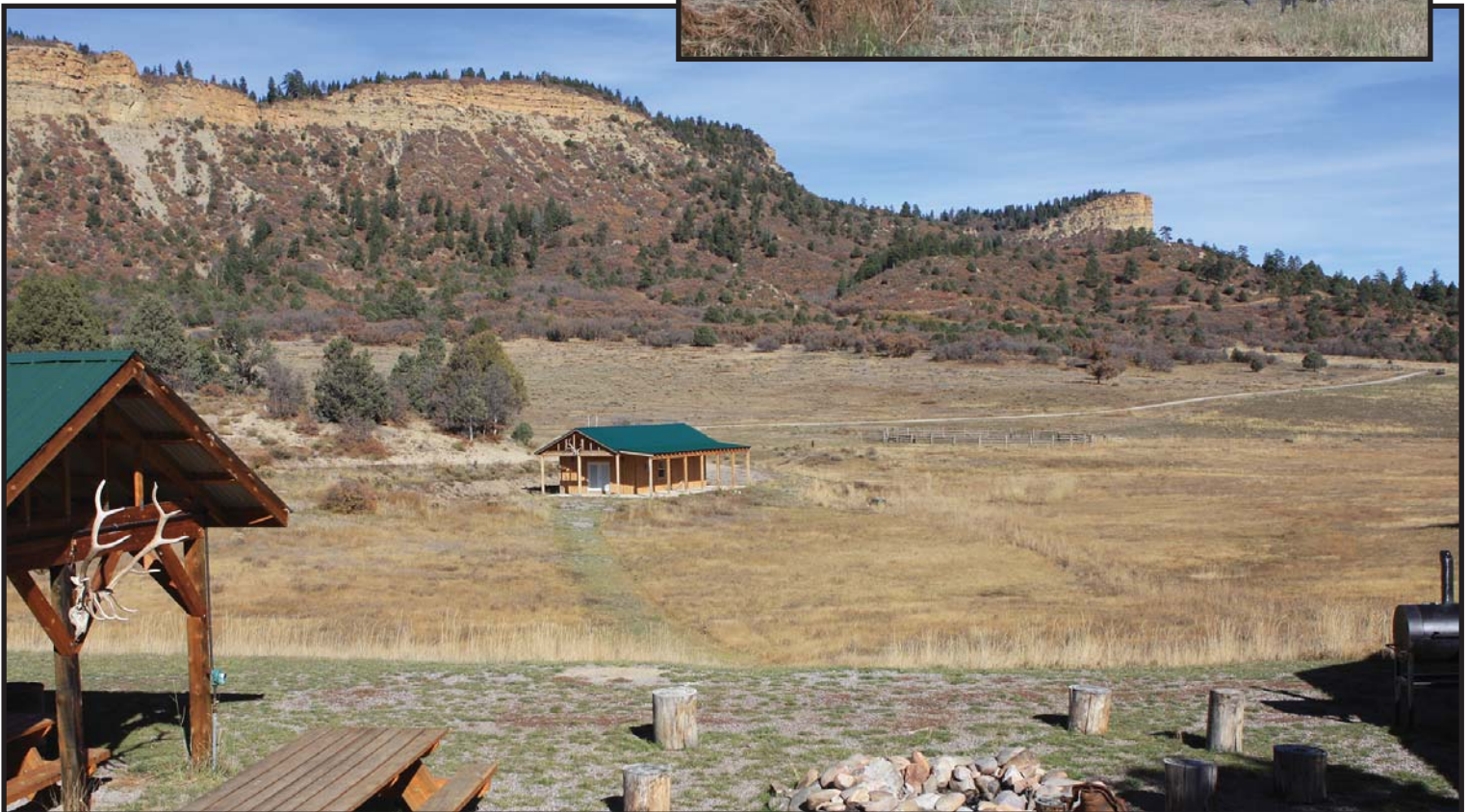


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Trail rides are a favorite pastime in the Spring, Summer and Fall on the Quinlan Ranch

In the summer months, it is common for trail riding clubs to attend functions offered by the ranch owner. Two campsite areas have been developed, each equipped with a bath house structure, covered cooking area and covered eating area.



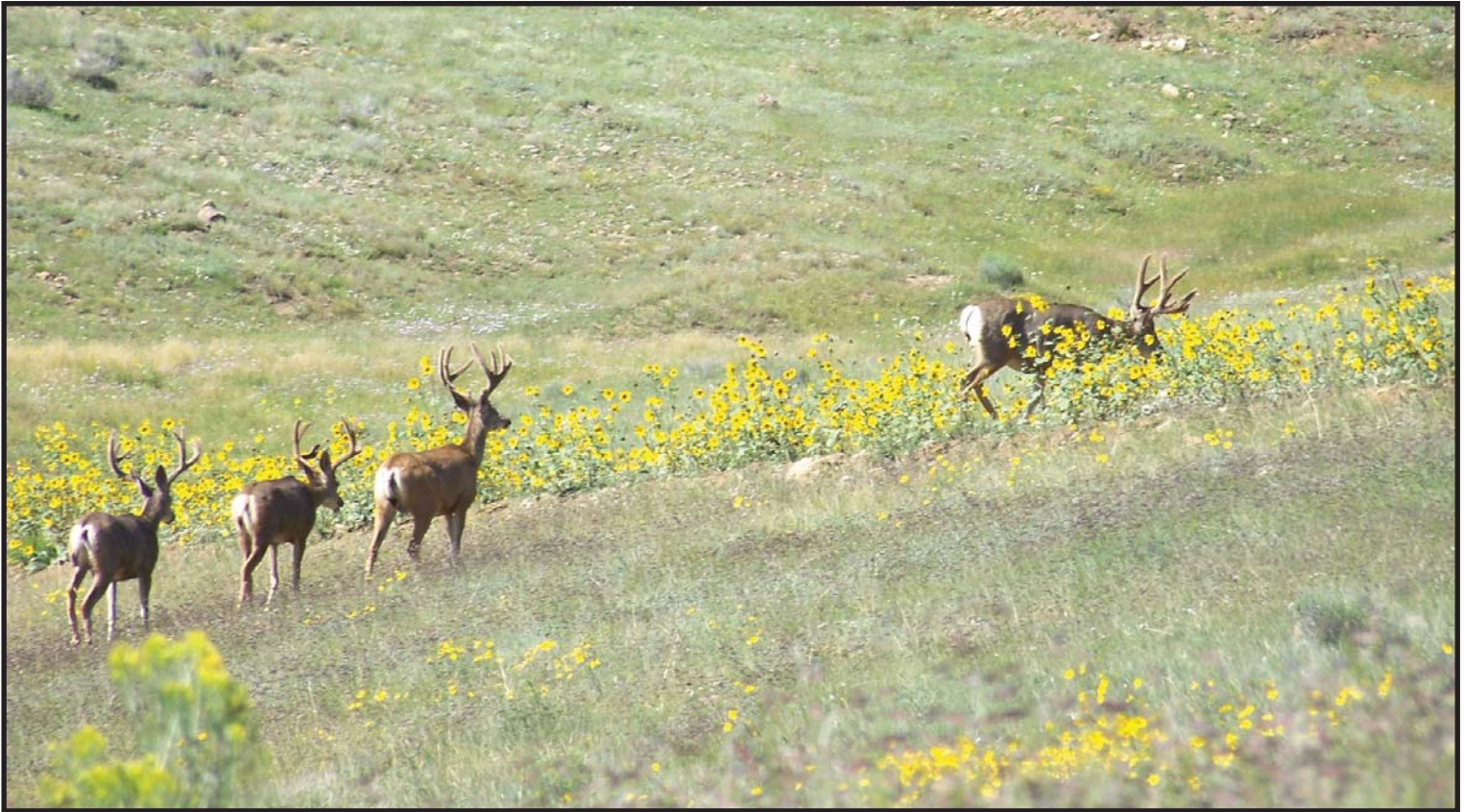


Wildlife photos taken on the Quinlan Ranch





Wildlife photos taken on the Quinlan Ranch





Hunting throughout this region of New Mexico is spectacular. Native elk and mule deer grow to Boone and Crockett size, and the Quinlan enjoys an exceptional reputation for the quality hunting experience offered to the sportsman. In addition to elk and mule deer, other game includes grouse, turkey, bear, and lion.

The number of elk permits issued by the New Mexico Department of Game and Fish is governed by a Special Management Plan. Currently, the ranch receives 63 bull elk rifle permits and 24 bull elk bow permits; however, because of increased interest in hunting the Quinlan, the seller has over-booked the permit hunts and has purchased additional elk permits to satisfy the increasing customer demand.

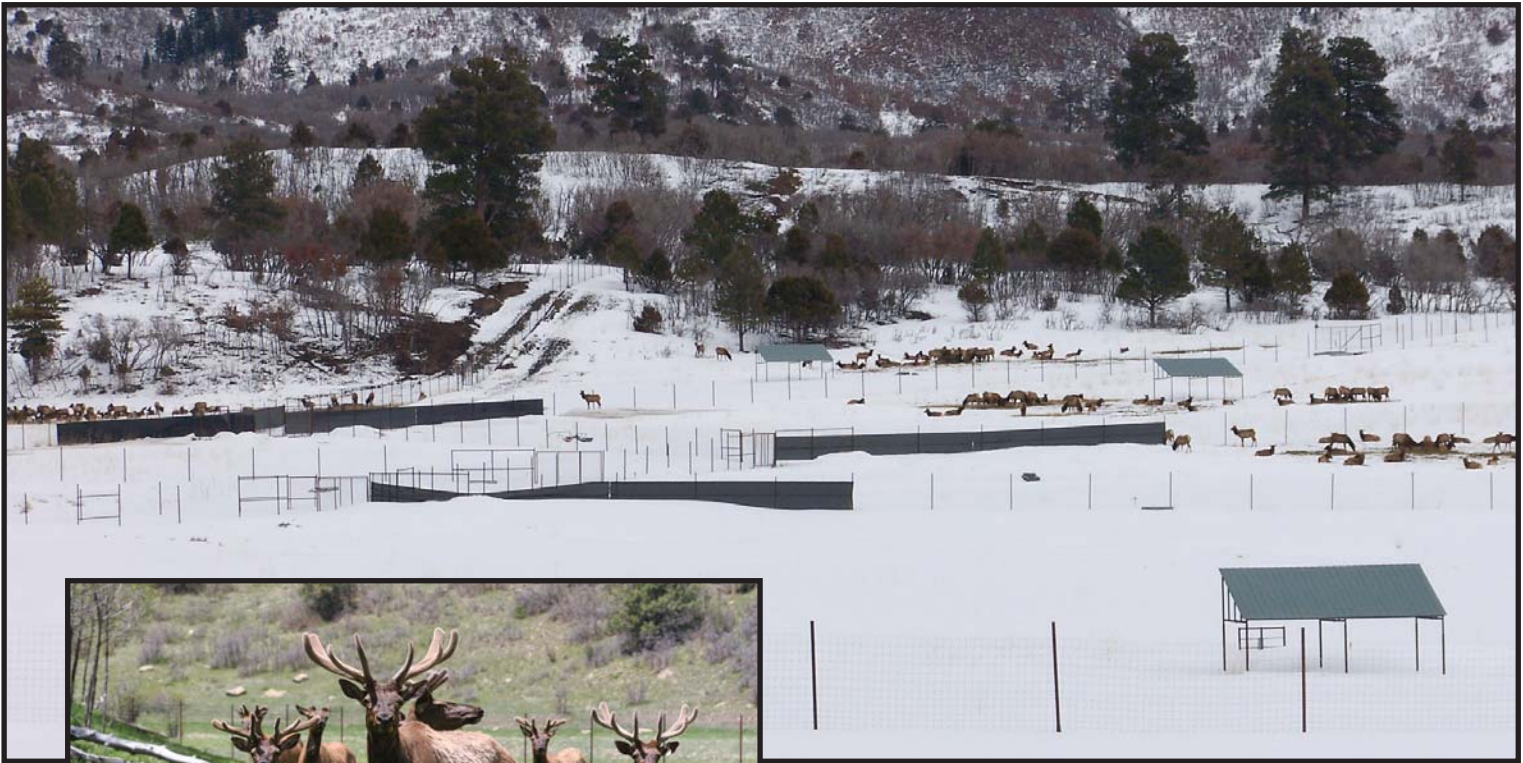




An 8 foot high game fence area containing approximately 2,000 acres is constructed in a very rugged mountainous portion of the eastern side of the property. The New Mexico Game and Fish Department granted the ranch a Class A Game Park Permit, which allows the ranch to raise their own private elk herd within the high fenced park. Currently there are approximately 519 privately owned elk located within the park. This privately owned elk population is comprised of approximately 160 adult bulls, 59 yearling bulls, 188 cows and 112 calves.

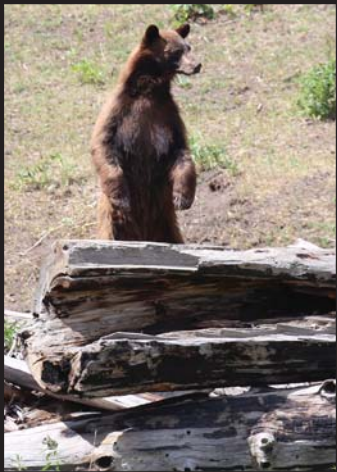
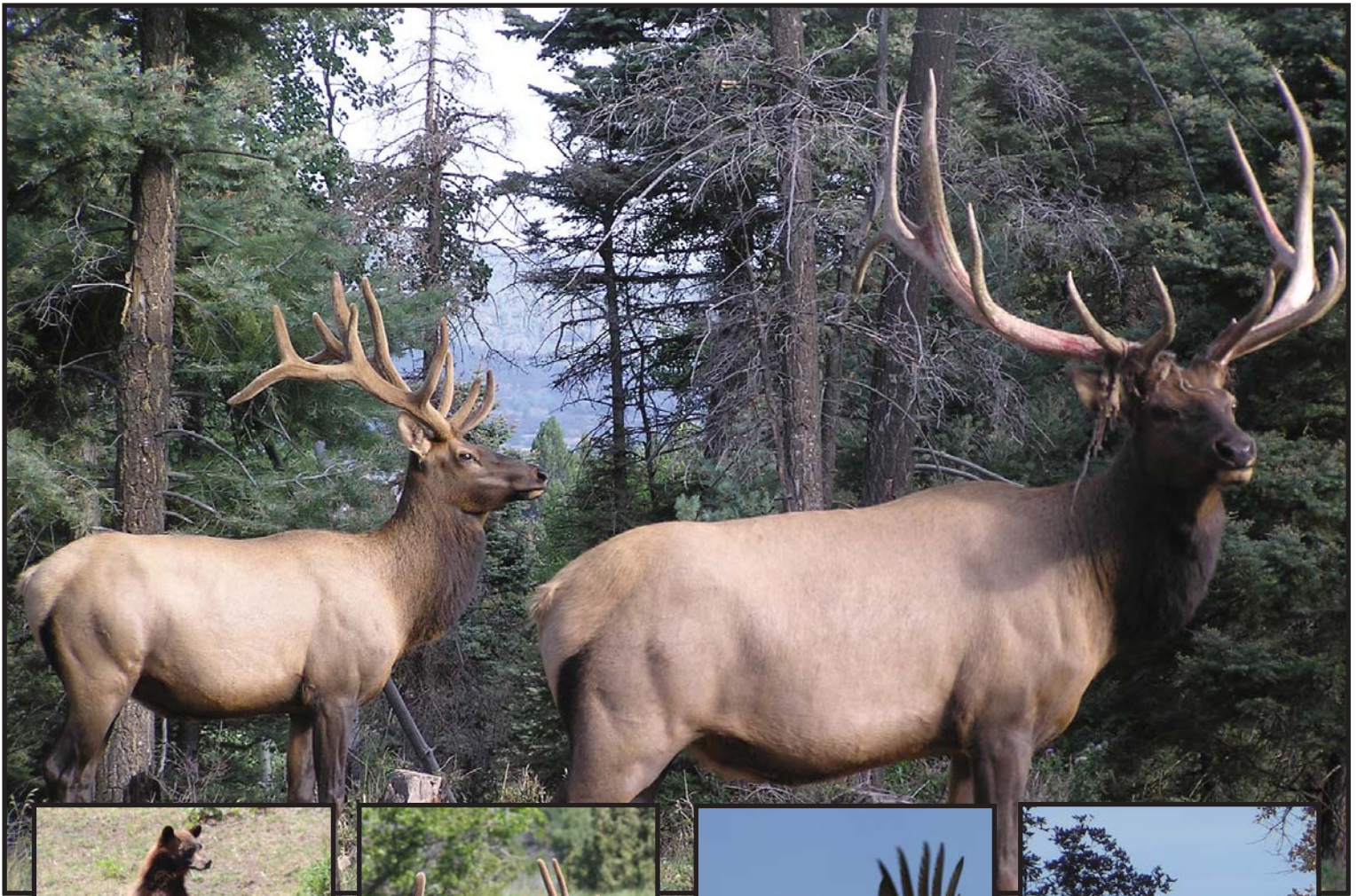
A 10,000 square foot barn was recently constructed. This barn contains a state-of-the-art artificial insemination facility. This truly first class set of handling pens is equipped with a hydraulic chute, sorting pens, alleys, and a maze of overhead cat walks for ease in handling the elk. A more complete, well built facility probably does not exist anywhere. Using these elaborate handling pens, the ranch is now raising trophy bull elk by artificial insemination. Currently, the ranch is breeding approximately 125-150 cow elk per year by artificial insemination. A fenced alley way runs from the barn to the numerous partially shaded paddocks, which cover several hundred acres. The cow elk raise their calves in the paddock areas. The ranch has five mature bull elk (400+ SCI), which are located within the game park paddocks. These outstanding herd bulls are used as back up bulls in the artificial insemination program.





Below is a satellite image of the Quinlan Ranch Rim Rock Park breeding facility and paddocks, which are attached to the main Class A Game Park Pasture.





Subject to sale, withdrawal, or error.



Wildlife photos taken on the Quinlan Ranch





In addition to the elk handling facility, the barn is equipped with a walk-in cooler, large shop, office, kitchen, five upstairs bedrooms (used by hunting guides), a downstairs apartment and four bathrooms. A 1,000 gallon above ground propane tank supplies heat to the barn.

Feed supplement storage bins are located close to the game park. A special blend of supplemental nutrients and alfalfa pellets is fed to aid in animal health, reproduction and improve antler growth. Additionally, above ground fuel tanks are located in this area of the ranch.





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With one great bull down and one to go, we had no idea how good the dream was about to get... Taken from an article by Michael Altizer for Sporting Classics in regard to an inspiring hunt he and friend Chuck Wechsler experienced together on the Quinlan Ranch





Mule deer are one of the most sought after and highly coveted big game trophy animals in North America, and the Quinlan Ranch lies in the heart of what is arguably some of the best in the nation.





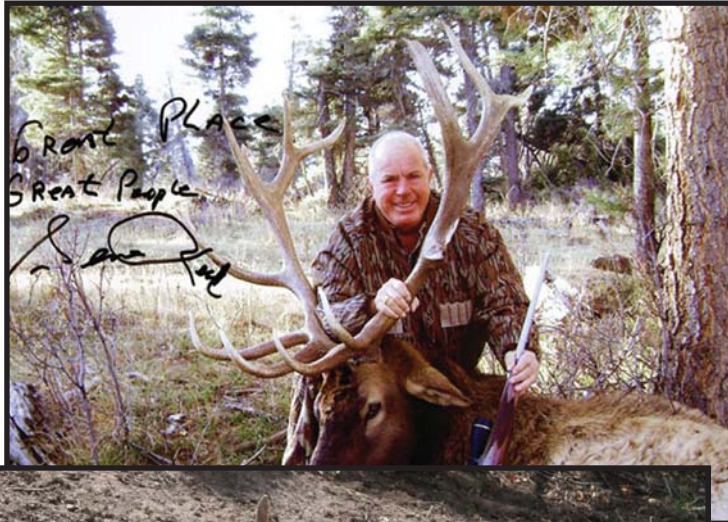
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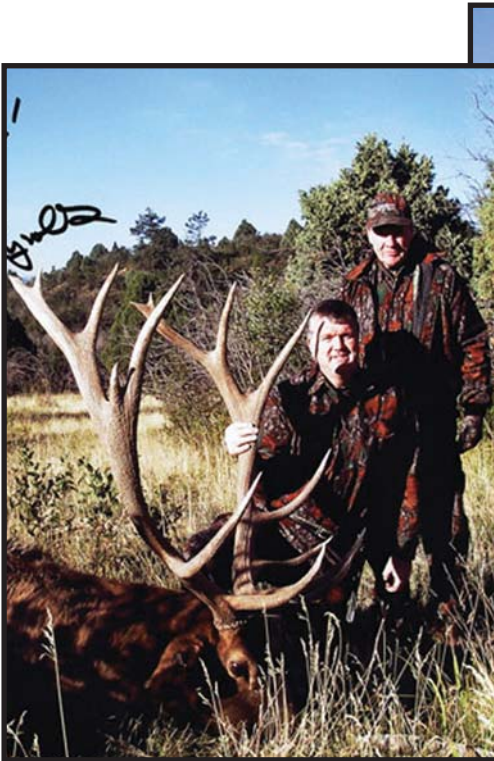


If you've ever dreamed of hunting true trophy elk, you probably dreamed of hunting the San Juan Mountains of Northern New Mexico. The Quinlan Ranch offers the best in this land of giant bulls.





No sportsman can ever feel much keener pleasure and self-satisfaction than when, after a successful stalk and good shot, he walks up to a grand elk. Theodore Roosevelt





*The Quinlan Ranch lies inside of New Mexico Game Management Unit 4 –
So famous for its abundance of elk it is often referred to as “Elk Central”.*



Subject to sale, withdrawal, or error.



Commercial hunting is big business on the Quinlan Ranch

The advantage of a Class A Game Park is that the owner may decide his own hunting seasons and harvesting rates within the confines of the park.

Rates inside Rim Rock Park are as follows:

\$10,000 on elk scoring 300-324
\$12,500 for elk scoring 325-349
\$15,000 on elk scoring 350-374
\$17,500 on elk scoring 375-399
\$20,000 on elk scoring 400-424
\$30,000 on elk scoring 425-440
Prices negotiable on elk scoring above 441

Rates for wild, native elk are as follows:

\$8,000 - \$8,500 for rifle hunts
\$7,000 - \$8,000 for bow hunts

Rates for mule deer hunts are as follows:

\$9,500 for rifle hunts
\$9,250 for muzzleloader hunts
\$8,750 for bow hunts
In 2012 hunters on the ranch harvested mule deer with an average score of 175 and scores up to 220

Additional opportunities:

\$6,500 Mountain Lion
\$3,500 Black Bear
\$3,500 Cast and Blast (Spring Turkey and Trout)

The owner of the Quinlan Ranch has recently paid a substantial deposit to purchase privately owned Canadian elk to be shipped to the Quinlan Game Park for commercial hunting this season. These bulls have SCI scores of 430-470 (averaging approximately 450), and hunts for these bulls are expected to command fees in the range of \$50,000 or more.

To further enhance the wildlife population on the ranch, the property granted a Conservation Easement to the Rocky Mountain Elk Foundation in 1998. This easement covers 900 acres on the extreme north portion of the ranch. Under the terms of this Conservation Easement, the ranch retains the right to hunt this area, but agrees to preserve and protect this portion of the ranch for the natural habitat and continued ecological benefit of New Mexico wildlife.

Northern New Mexico offers some of the greatest fishing opportunities in the country. Trout fishing in the major ponds on the ranch is an added benefit. The property has been very well managed over the years and is continually being improved by the owner. The focus of the management and improvements has always been centered around enhancing the recreational aspects of the ranch. Without question, it would be hard to find a more desirable recreational ranch.

This exceptional ranch offers a desirable blend of open and timbered country, and the ranch is truly an outstanding multi-use property. It is seldom that large, all deeded ranches are offered for sale in Northern New Mexico. This distinctive offering is one of the most scenic ranches to be found, and hunting compares to the best in the country.

Recent comments from guests at the Quinlan Ranch

November 21, 2013

We can't say enough great things about our stay at the Quinlan Ranch! Each and every guide here has been incredible and the hunting was above and beyond any experience we've ever had! Tim was amazing, a machine of a guide! You make dreams come true! We had a once-in-a-lifetime trip!

Cody E.

US Air Force Tucson, Arizona

Jim Shockey's Outdoor Adventures Veteran's Tribute Hunt, 2013

October 31, 2013

Can't thank everyone enough for such an amazing time! Hunting was outstanding and the crew were even better! This week was a blast, some of the best footage I've ever filmed and I can't thank Mark and Melissa enough for their hard work to make sure everything was perfect! See you all soon!

Larissa

September 25, 2013

I had a great time. The people were very kind and thoughtful. My brother and I killed two nice trophy elk. The food was great. Special thanks to Mark and Jeff. I hope to return one day soon.

September 25, 2013

God bless the Quinlan Ranch! I had a wonderful time, good people, and the greatest guide. He has patience of a saint!! Pat and I had a great hunt, we both got ours!

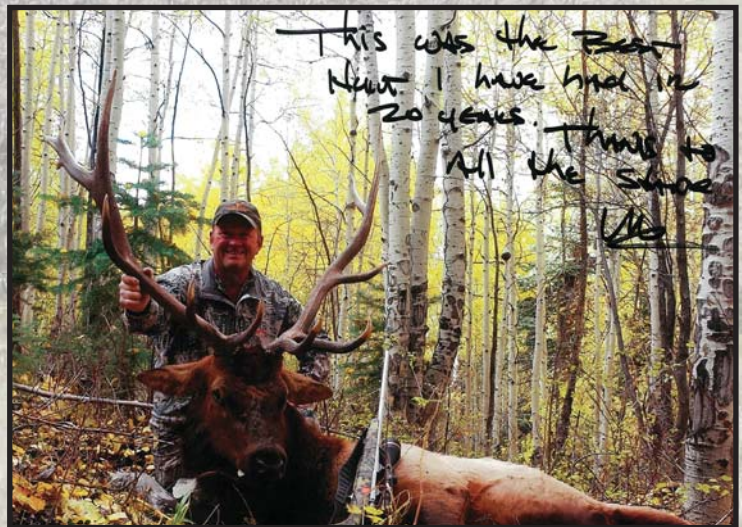
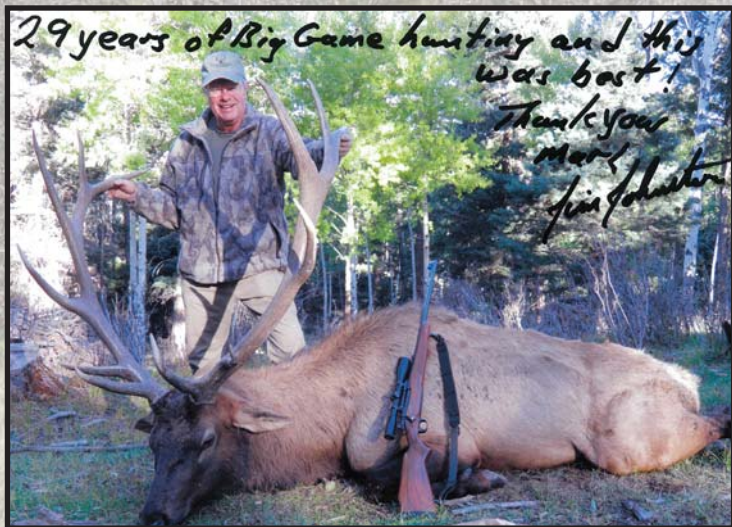
October 24, 2013

What a great place to hunt and make friends. Great staff and great hunters. Thanks again.

K.J.

November 6, 2013

The best vacation ever! Touched my soul and made it shine! Thank you for a wonderful experience!



November 6, 2013

Thanks to all the team at the Quinlan Ranch. Silver our guide was extremely patient and made our time here extraordinary! We had a blast. Mark and Melissa worked exceptionally hard to make the Quinlan the best ranch around. We had a wonderful time and hope to return next year. Thanks to Austin and his team for the outstanding food and taking care of all the guests. I was very impressed with the teamwork of the guides. See you next year.
B.T.

September 18, 2013

The search is over, Quinlan is hunting Nirvana. Such a great week on so many levels. From the moment of arrival, Mark and his team greeted us at the porch, hauled in the luggage, and practiced with us on the 3-D targets. Every meal was unique and over-the-top. The lodge is gorgeous, exactly what I expected. The hunting, well, let's just say that I dreamed big and it was even better than that. Finally, the guide, Mark, what a great guy, master caller, and patient soul. And Melissa, the organizer, everything planned exquisitely.
C.C.

September 18, 2013

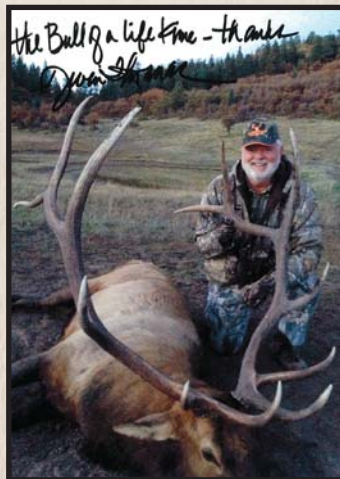
Team Quinlan: Thanks for the incredible week of hunting, fellowship and the experience of a lifetime, until next year! Could not have dreamt of a better scenario... From the ranch, to the lodge, the outstanding food, and of course the majestic bull population. All exceeded expectations. Mark, thanks for your professionalism and the obvious expert skill in the outdoors. The elk love you! I look forward to a continued friendship and making many more memories in the field for many more years to come. Melissa, thank you for the detailed coordination leading up to arrival and continuing right to the end of the hunt. Most of all, thanks for keeping Mark in check, not an easy job! See you in 2014!

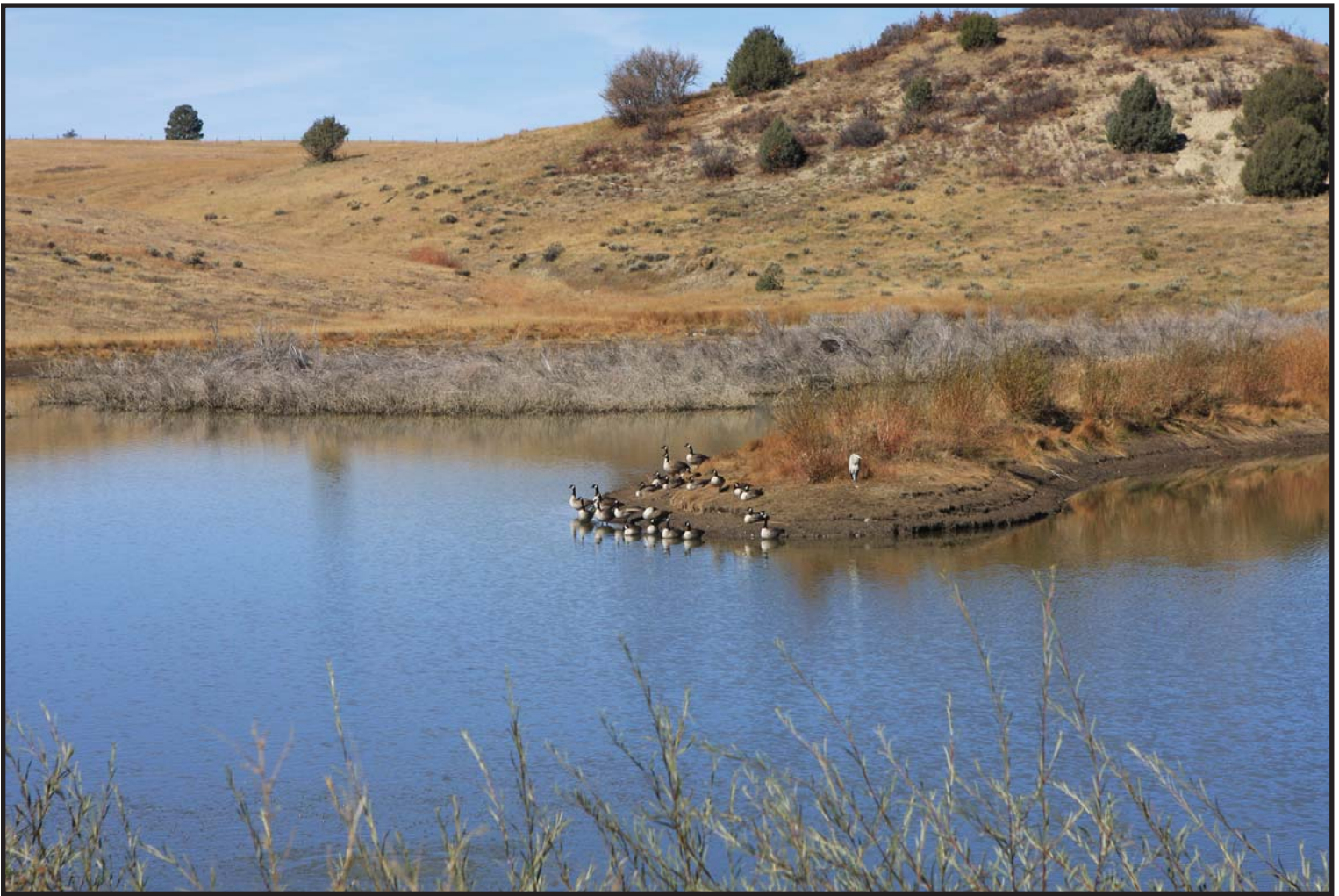
September 19, 2013

Harvested 6 X 6 bull elk, bow and arrow at 25 yards. Thanks for a great time. The ranch is amazing, good food and good times.

September 19, 2013

This may have been the best time I will ever encounter! Harvested a 6 X 5 bull at 35 yards with a crossbow. The Quinlan Ranch team were amazing and filled with excellent knowledge and fine skills at stalking. Could not have had a better time. Thanks for the great hunt!!!





Subject to sale, withdrawal, or error.

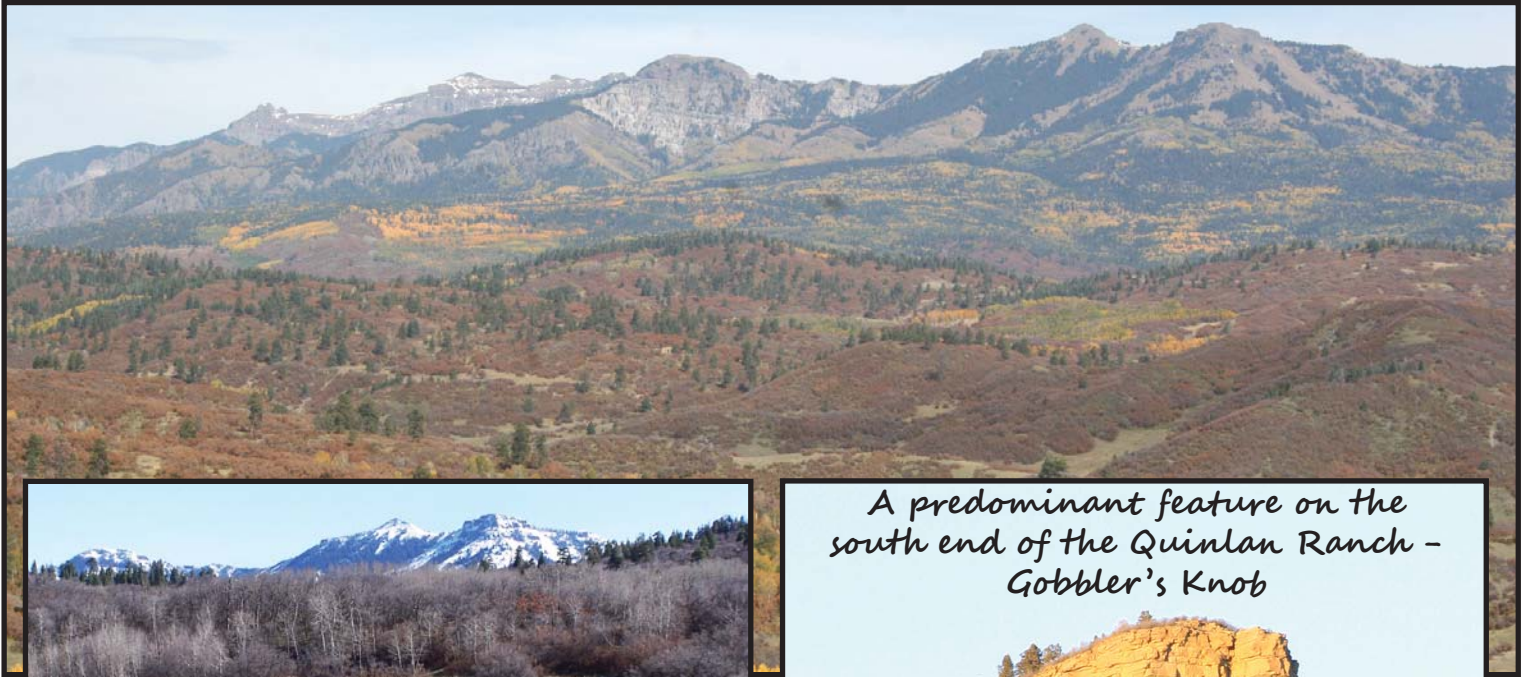


The Quinlan Ranch offers a variety of exceptional year round recreational activities for the entire family

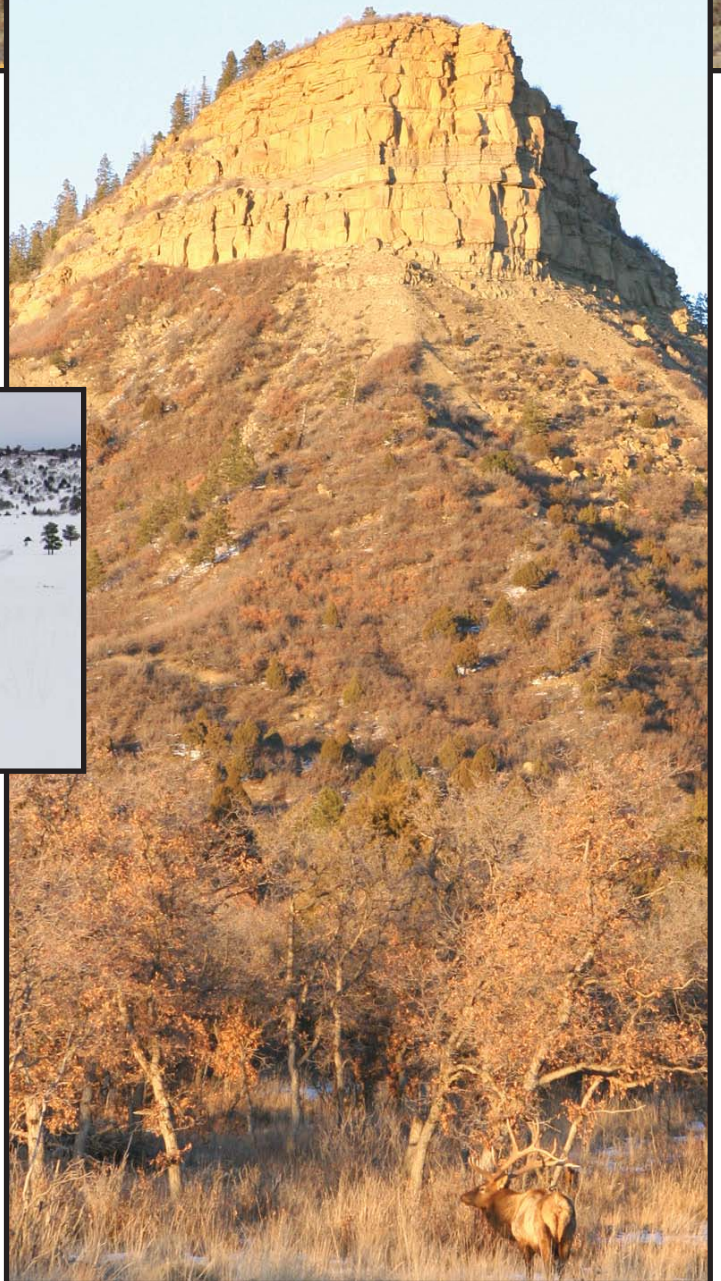


Subject to sale, withdrawal, or error.

As the aspen leaves turn golden in the Fall and snow soon follows, the Quinlan Ranch becomes a Winter paradise.



A predominant feature on the south end of the Quinlan Ranch - Gobbler's Knob

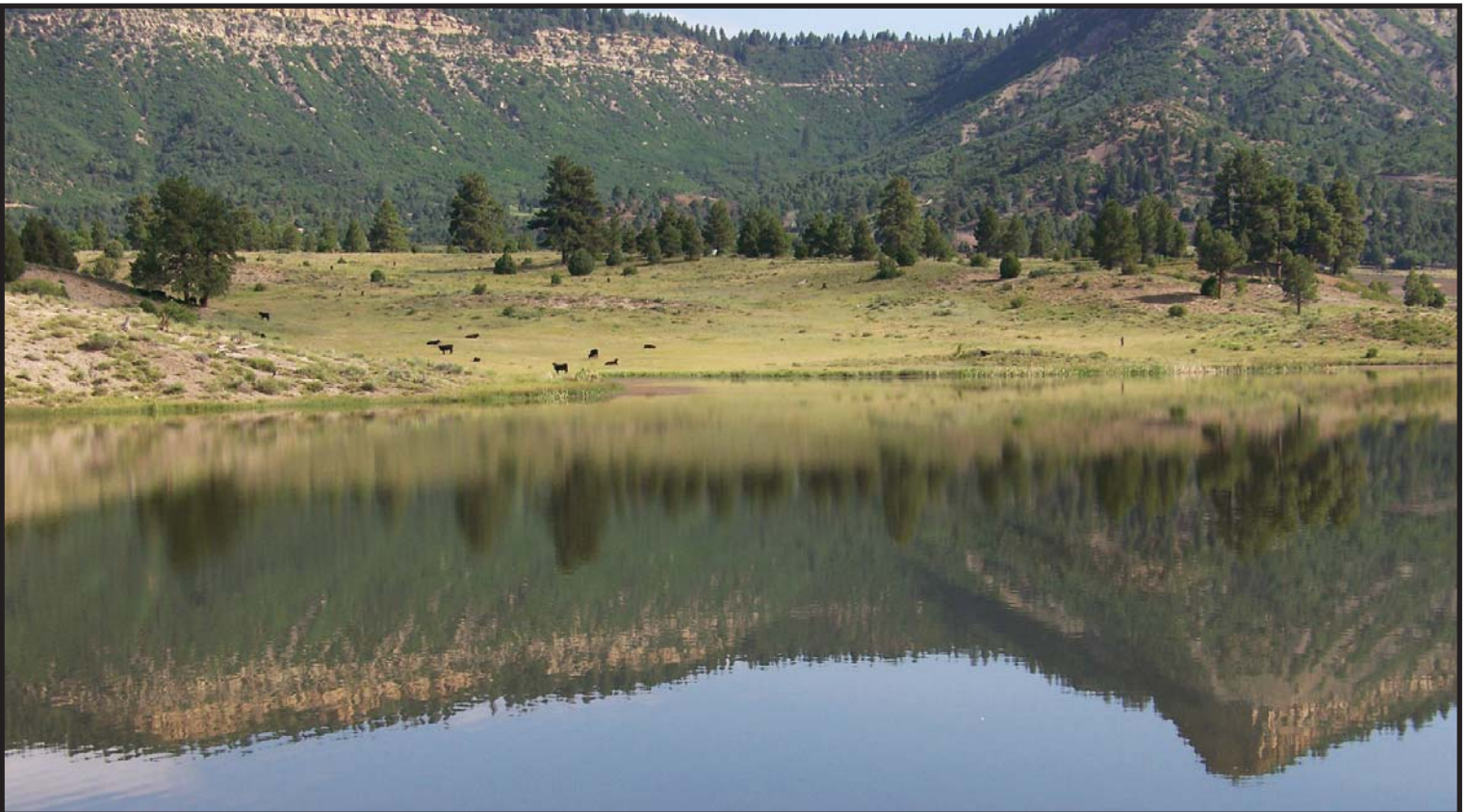




Subject to sale, withdrawal, or error.



*Gorgeous views, abundance of wildlife, water and timber -
The Quinlan Ranch has it all.*



Subject to sale, withdrawal, or error.



Subject to sale, withdrawal, or error.



The current ownership has improved and expanded the ranch, constructed numerous structural improvements, created an extensive road network, increased the size of the high fenced game park, developed outstanding water features and focused on many wildlife enhancements, all of which have added value to the property. Additionally, there are virtually no above ground electric or utility lines through the ranch.

The Quinlan Ranch has an exceptional road network, providing access to most all areas of the property. All major ranch roads, totaling approximately 50 miles, some new, some old, have been extensively improved or newly built. To help ensure the life of the roads, two semi loads of culverts have been installed to divert runoff drainage, and road base material has been placed on the major traveled roads. The state has recently constructed all new fencing along the highway. There are no public easements through the Quinlan Ranch and entrance gates on the highway can be locked to ensure privacy.

The numerous improvements on the property are all well kept and remain in first class condition. The structural improvements, high game fencing, buried waterlines and electric lines, wells, extensive road network, and numerous other improvements offer an attractive depreciation schedule to the purchaser. This exceptional ranch is ready to operate and enjoy. The property is realistically priced at \$37,000,000, or just over \$2,200 per acre. This price includes all privately owned elk and an extensive inventory of essential ranch equipment and rolling stock (See Quinlan Ranch Inventory).



Subject to sale, withdrawal, or error.



Property taxes are very reasonable, being approximately \$15,000 per year. All timber rights, wind rights and water rights will be conveyed with the purchase.

The seller owns 100% of the mineral rights, which will convey with the sale. In today's real estate market, with minerals often times being so valuable, it is extremely seldom a ranch is ever offered for sale with 100% of the minerals available.

Although the property is now being offered for sale, the seller continues to improve and enhance the Quinlan Ranch. Some of the major stocked ponds are being rebuilt and deepened to enhance the trout habitat. Road work and general maintenance continues.

If you have been looking for a highly improved recreational mountain ranch, this well located, extremely scenic and productive property deserves your attention.

FOR MORE INFORMATION, VIDEOS AND PHOTOS:
www.quinlanranch.com and www.chassm Middleton.com

OFFERED EXCLUSIVELY BY



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(806) 763-5331

www.chassmiddleton.com

sam@csmandson.com

Quinlan Ranch Inventory

Structural Improvements:

Main Lodge 6,678 sq ft	\$1,100,000
11 bedroom, 10 bathroom and commercial kitchen	
10,000 sq ft Barn x \$100 per sq ft	\$1,000,000
6 bedrooms, kitchen and 4 bathrooms	
Pipe and fence for 1,800 acre Elk Game Park	\$500,000
Horse Camp w/ Bathhouse, cooking and dining shelters	\$100,000
Mountain Camp w/ Bathhouse and shelter	\$50,000

Barn equipment:

1 Tire changer	\$5,000
1 Truck lift	\$10,000
1 large Cooler	\$30,000
1 large Air compressor	\$5,000
2 Winch Gantry for lifting elk or equipment	\$24,000
1 Elk Squeeze Chute	\$17,500

Barn Yard Equipment:

1 416 Cat Backhoe	\$25,000
2001 Chevy feed Truck w/ grain feeder and flatbed	\$35,000
4 Ford 2006 Hunt Trucks at \$20,000 apiece	\$80,000
2 Honda Four Wheelers	\$10,000
2 Double wall 5,000 Gallon Fuel Tanks	\$26,000
2 24ft Feed Bins w/ augers	\$100,000
1 Overhead Grain Bin for Antler Max	\$15,000
3 1000 Gallon Propane Tanks	\$6,000

Other Ranch Assets:

Radios and Repeater Tower	\$40,000
Air pumps for 3 Lakes	\$40,000
Well, Electrical for well, h2o piping and 2, 10,000 gal Tanks	\$100,000

Heavy Equipment:

Komatsu Bulldozer 155AX	\$452,500
Cat D5b Bulldozer with rake	\$45,000
Cat 325CL Excavator	\$120,000
Cat 135H Motor Grader	\$125,000
Cat 950H Loader	\$222,500
Cat 248B Skid Steer with snow blower	\$65,000
John Deere Tractor 7030 with loader and post pounder	\$110,000
Big Tex service trailer with 500-gallon fuel tank, welder and air compressor	\$15,000
International 4,000 gallon water truck with roof and side sprayers	\$120,000

Total Approximate Value	\$4,600,000
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QUINLAN RANCH

16,716.52 Acres, more or less
Rio Arriba County, New Mexico

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Lubbock, Texas 79401
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Web - www.chasmiddleton.com
E-Mail - samjcsmandson.com

LEGEND	
RANCH FENCE	
8 FT. GAME PARK FENCE	
CONTINENTAL DIVIDE	
RANCH ROADS	
WATERLINE	
WATER STORAGE	
ELECTRIC WATER WELL	
DRINKING TROUGH	
ELK HANDLING PENS	
ELK BARN	
HUNTING CAMP	
TRAIL RIDE CAMP	
LODGE	
LIVESTOCK PENS	

