

**Cummings Latir Mountain Ranch, LLC**  
**Property Information Packet v.091515**  
**\$17,500,000.00**

**CummingsLatirMountainRanch.com**



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\*\*See the following documentation on our website or call our office to request a copy.

1. USDA—Forest Service Special Use Permit (Pipeline)
2. Septic System Permits
3. New Mexico State Land Office—Assignment of Agricultural Lease
4. Water Well Documentation

**CummingsLatirMountainRanch.com**





# Cummings Latir Mountain Ranch, LLC

## Property Information Packet

### \$17,500,000.00

#### INTRODUCTION

In the heart of Elk Country, bordering the Carson National Forest in the Sangre de Cristo Mountains of northern New Mexico sits the Cummings Latir Mountain Ranch, LLC. This ranch is one of the most beautifully unique mountain properties you will ever find, with approximately 6,138 deeded acres and approximately 589 State Lease acres.

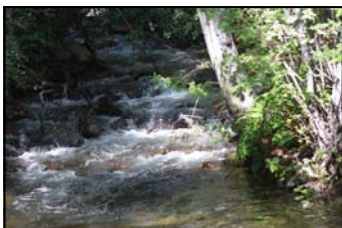
With high country privately owned forest, pristine alpine meadows, and at the base of the 12,708 ft. Latir Mountain, irrigated improved pasture paddocks, this ranch is wonderfully diverse. Latir Creek and various lakes and ponds provide stunning waterscapes that create a peaceful existence on this property.

Abundant elk, mule deer, big horn sheep, mountain lions, and bear roam the ranch, providing a world class hunting experience. Many vantage points across this ranch offer majestic views, and a network of well-maintained roads provides good access throughout the ranch.

The main house, guest house, manager's home, self-sustained high country cabin and other improvements make this ranch suitable as your private estate, an outfitter property, corporate retreat property, or cattle operation.

Near the top of Latir Mountain, you will find the High Country Hunting Cabin with a large deck that overlooks the meadow and the Latir Creek, which runs throughout the property. Step out on the deck and you are treated to the beautiful views of Latir Mountain and very possibly the wildlife you have come to see.

This is your opportunity to own one of the most unique mountain ranches in northern New Mexico.





## Cummings Latir Mountain Ranch, LLC

### RANCH LOCATION

The Cummings Latir Mountain Ranch is located approximately eight miles north of Questa, NM along Highway 522 at mile marker 29. From Taos, NM take Highway 522 to Questa (approximately 24 miles). Continue through Questa on Highway 522 to mile marker 29 and the entrance to the ranch (approximately eight miles). Ranch entrance is on the east side of the highway.

Latitude: 36.837073 Longitude: -105.569051

#### Nearest Airports:

Questa Municipal Airport - N24 - one mile

Elevation 7,700 ft. - 575-613-2853

Taos Regional Airport - SKX - 33 miles

Elevation 7,095 ft. - 575-758-4995

There is helicopter access at the Main House and at the High Country Cabin.

8 miles north of Questa, NM

32 miles north of Taos, NM

102 miles from Santa Fe, NM

165 miles from Albuquerque, NM

265 miles from Denver, CO

Ranch Elevation: 7,000 ft. to 12,500 ft.

#### Diverse Climate:

With the range in elevation from 7,000 ft to 12,500 ft, the temperature and conditions can vary greatly.

Average Rainfall 13"

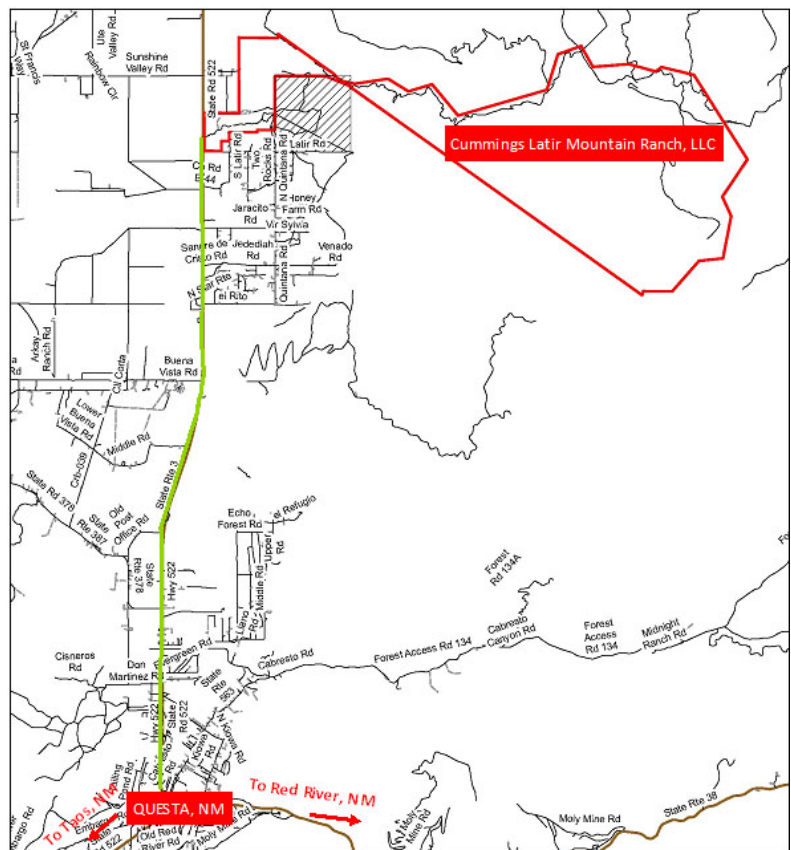
Average Snowfall 59"

Average Precipitation Days 60

Average Sunny Days 287

Average July High 82°

Average January Low 7.6°







## Cummings Latir Mountain Ranch, LLC

### ***Diversity....a range of different things***

Cummings Latir Mountain Ranch, LLC offers you a broad range of things to do and things to enjoy. The diversity is unmatched in the area. This ranch consists of 6,138  $\pm$  deeded acres and 589  $\pm$  State Lease acres. There are approximately 15 miles of well-maintained roads giving good access to the entire ranch. Elevation of the land ranges from 7,000 ft. to 12,500 ft. The terrain ranges from good flat grassland to rugged mountainous forest to grassy meadows, which creates an environment for many different activities.

### **HUNTING & FISHING**

They call it multi-level hunting when the terrain, elevation, and climate offer all types of hunting from big game to small game, from bow hunting to gun hunting, all season hunting from April through December, and all levels of difficulty.



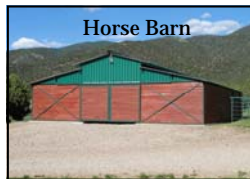
This ranch has an abundance of wildlife including elk, mule deer, Rocky Mountain Big Horn Sheep, bear, mountain lion, grouse, turkey, and Snowshoe Hare. Boone & Crocket scores for recently harvested elk have ranged from 330 to 360 and mule deer scores have been between 160 and 180. The Cummings Latir Mountain Ranch is located in hunting units 53 and 55-A. There are a total of 44 elk permits for the 2015-2016 hunting season.



Outfitters will find this ranch enticing because this is a world class elk hunting ranch with good facilities for their hunting guests. At the base of the mountain, the main house, guest house, and manager's home provide sleeping quarters and there is a horse barn to accommodate their equine guests. The High Country Cabin provides secluded, comfortable accommodations for those guests who want the wilderness experience.



Main House



Horse Barn



Horse Barn



Manager's Home



Guest House



Abundant live water and ponds offer great fishing. The Latir Creek runs throughout the ranch and is home to the Native Rocky Mountain Cutthroat Trout.



## Cummings Latir Mountain Ranch, LLC

### WINTER RECREATION



Snowfall in this area of New Mexico averages 59 inches annually. Average winter high temperatures are in the 30's and 40's and winter nighttime lows run in the teens and single digits. The terrain at the base of the mountain provides a good area for snowmobiling, snowshoeing, and cross country skiing.

Within a 100 mile radius, you will find a number of well known ski destinations, including Taos Ski Valley, Red River Ski Area, Angel Fire Ski Resort, Sipapu, Pajarito Mountain, and Ski Santa Fe.



### SUMMER RECREATION

There's nothing like summer time in the mountains and Cummings Latir Mountain Ranch offers opportunities for many different summer time activities. The pond at the main house is a great place to wet a fishing line and relax for hours enjoying the magnificent views. There are 15 miles of well-maintained ranch roads and trails, making most of the ranch accessible by four-wheel drive, horseback, or by foot. Latir Mountain offers you the rugged terrain to enjoy hours of off road vehicle adventures or hit the trails for a challenging hike.



Area attractions and fun include New Mexico's Grand Canyon, Rio Grande Gorge, the Pueblos of Taos, the Enchanted Circle Scenic Byway, white water rafting, and tons of shopping.







## Cummings Latir Mountain Ranch, LLC

### CORPORATE RETREAT PROPERTY

Are you looking for a special place to entertain your clients or bring your employees for a strategic company meeting? Cummings Latir Mountain Ranch would make the perfect Corporate Retreat Property. The improvements at the base of Latir Mountain, the main house, guest house, manager's house, horse barn, corrals, and shop are all strategically placed to help you easily manage your group activities. The landscaping around the main house is beautiful and promotes a sense of tranquility and relaxation for your guests. Your clients and employees will appreciate all that this ranch has to offer.







## Cummings Latir Mountain Ranch, LLC

### “OFF THE GRID”

Cummings Latir Mountain Ranch is the ideal property for those who want privacy and solitude. Located eight miles north of Questa, NM a small New Mexico village with a population of only 1,700 people, this ranch is off the beaten path. You enter through a private gate and travel the winding ranch road approximately one mile toward the mountain to the headquarters. At the headquarters is a main house, a greenhouse to grow your own fruits and vegetables, two additional homes, a horse barn, and a shop. The shop has two bays and an office. There is a huge solar powered backup generator housed at the shop. This generator is large enough to power the main house and other facilities at the headquarters. There is also a 10,000 gallon diesel below ground storage tank and a 10,000 gallon below ground gasoline storage tank. Propane is stored in seven 800 gallon propane tanks that are also buried underground. Also at the shop is a large Conex freezer.



There are three water wells on this ranch, two of which are designated for domestic use and one for livestock water. Latir Creek runs throughout the property and feeds the pond at the headquarters. Water for irrigating the 91 ± acres of improved pastureland comes from the pond through underground pipe and above ground irrigation gate pipe. The seller is conveying 100 acre feet of water through the master gate.

An hour up the mountain from the headquarters and accessible by four-wheel drive only is the High Country Cabin, a completely self-sustained cabin. This cabin will sleep eight and has solar power, underground propane storage, a septic system, and water that is diverted from the Latir Creek into a cistern and pumped into the cabin with a solar powered pressure tank. Quiet, secluded, and private...Cummings Latir Mountain Ranch can fit your "Off the Grid" lifestyle.







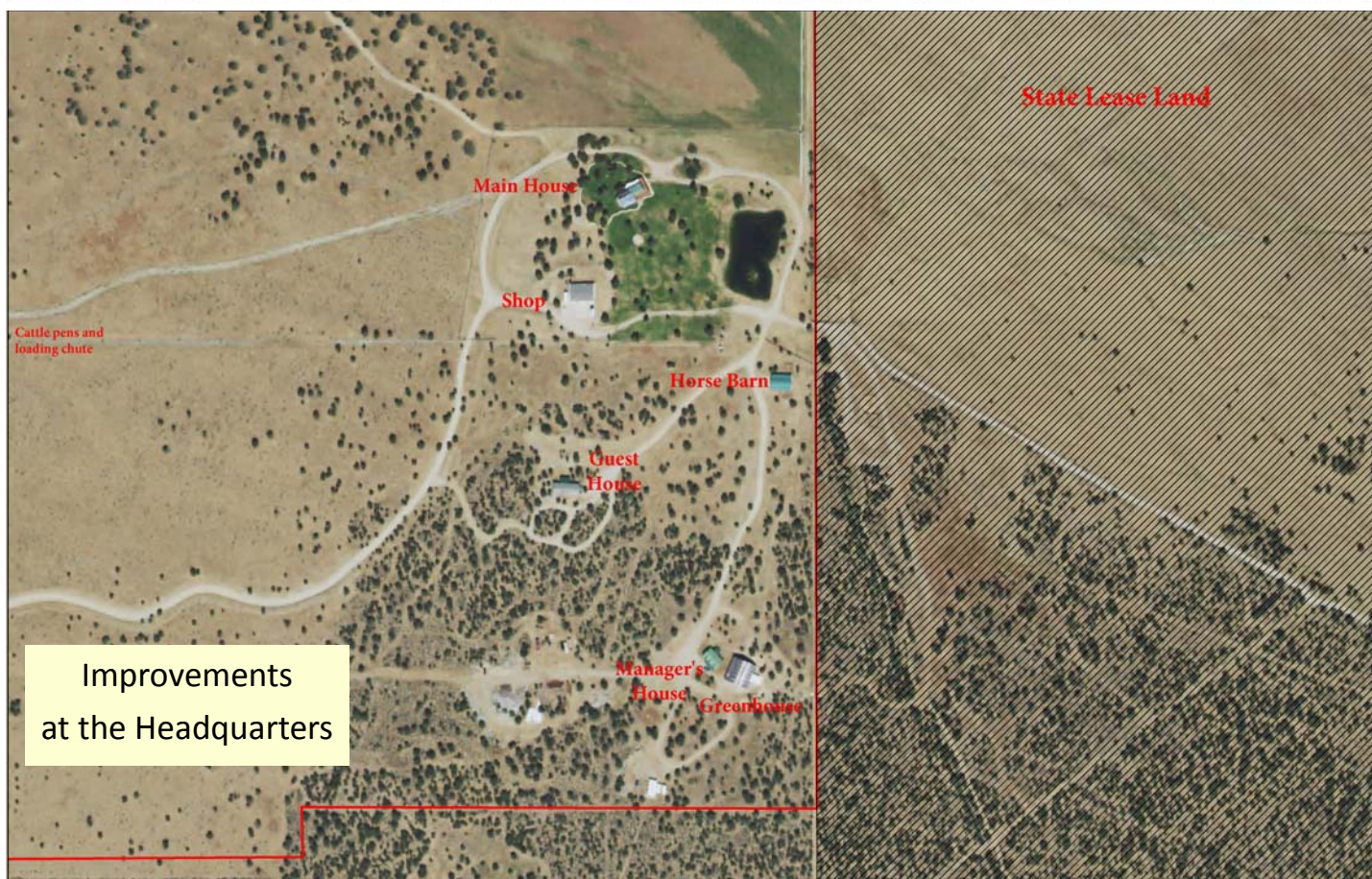
## Cummings Latir Mountain Ranch, LLC

### LIVESTOCK OPERATION

Irrigated improved pastureland, live water, a livestock water well, a small set of cattle pens and loading chute support a small cattle operation at Cummings Latir Mountain Ranch. The carrying capacity is around 200 head in the summer. The seller is conveying the equivalent of 100 acre feet of water per year. This water comes from the Latir Creek through the Latir Community Ditch and master gate system. There is an agreement on the pipeline with Carson National Forest. The pastureland is divided into nice-sized paddocks for easy handling of the cattle. This facet of the ranch provides a tax advantage through deductible expenses and depreciation.











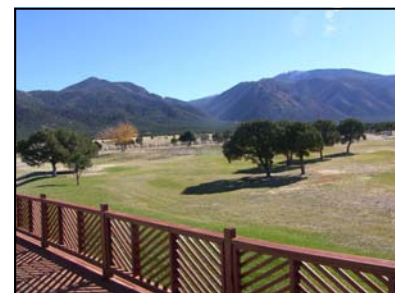
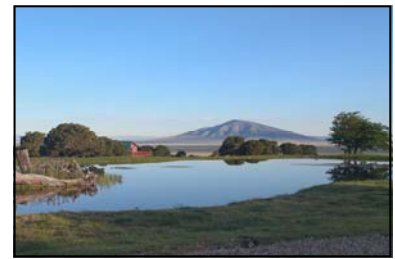
## Cummings Latir Mountain Ranch, LLC

### IMPROVEMENTS

#### MAIN HOUSE

The main house has a unique design. So if you are looking for something that's not like everybody else's home, you will like this place. There are two levels with two bedrooms and two bathrooms. As a special addition, there is an atrium with an 8-ft waterfall. There is one buried 800 gallon propane storage tank at the main house.

A deck wraps around the upper level, giving you a great place to sit out and drink coffee in the mornings. Lots of trees and a stucco wall surround the home and there is a stream fed pond with black bass and native Rocky Mountain cutthroat trout nearby.





## Cummings Latir Mountain Ranch, LLC

### IMPROVEMENTS

#### GUEST HOUSE



The guest house has a lot of room for your guest with four bedrooms and two bathrooms. It sits just far enough from the main house to give your guests the peace and quiet they crave.

There is one 800 gallon propane tank providing underground propane storage for the guest house.

#### RANCH MANAGER'S HOUSE



The ranch manager's home sits next to the 60' x 60' Greenhouse and has three bedrooms and two bathrooms. This home is a log cabin kit and has a small covered porch on the front.

Four underground 800 gallon propane tanks provide propane storage at the manager's home.



#### METAL SHOP



Located just south of the main house is this two bay metal shop. Inside the shop is a large backup solar powered generator, large enough to power the main house and the other facilities at the base of the mountain. There is also a large Conex Freezer to store your winter supplies or keep the elk or deer you harvest.

Your stock of fuel can be stored in the underground 10,000 gallon diesel storage tank or the underground 10,000 gallon gasoline storage tank located at this shop. There is a buried 800 gallon propane storage tank located at the shop as well.





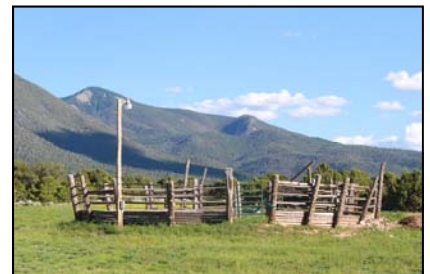
## Cummings Latir Mountain Ranch, LLC

### IMPROVEMENTS

#### **HORSE BARN, CORRAL, and CATTLE PENS**

This is a great place for horses. Whether you are elk hunting, gathering your calves, or just enjoy a little horseback riding, this 48' x 36' Horse Barn makes a safe comfortable place to keep your horses. This barn is conveniently located in close proximity of the main house, the guest house, and the ranch manager's home.

There is a round wooden corral with an electrical pole and a small set of cattle gathering pens with a portable loading chute and squeeze chute for working your calves.





## Cummings Latir Mountain Ranch, LLC

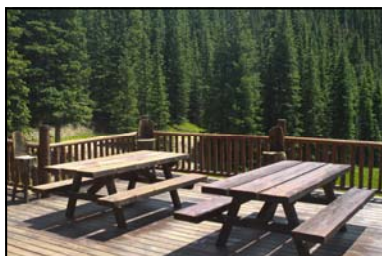
### IMPROVEMENTS

#### HIGH COUNTRY CABIN

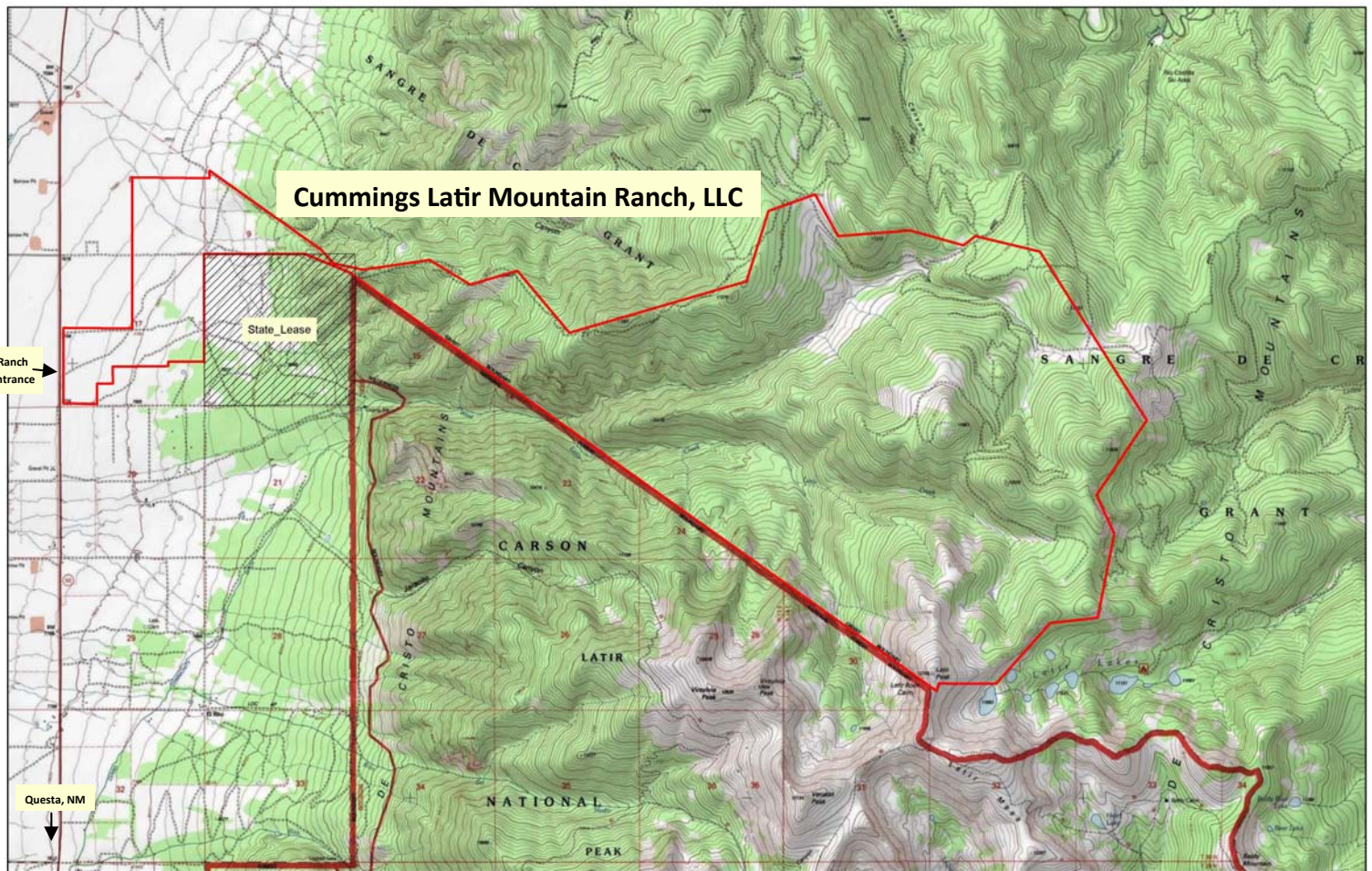


This high country cabin sits near the top of Latir Mountain and approximately one hour, by four-wheel, drive, up the mountain from the main house. It is self-sustained with solar power, propane, septic system, and water diverted from Latir Creek into a cistern with a solar powered pressure tank. The propane is stored underground in a 1,000 gallon and a 1,500 gallon propane tanks, getting you through the long winter months. Though rustic, the kitchen is well equipped with an eight burner Imperial Commercial Range with double ovens.

The High Country Cabin sleeps eight, has two bathrooms, and a large deck. Step out on the deck and you are treated to the beautiful views of Latir Mountain and very possibly the wildlife you have come to see. Whether you are an outfitter looking for that perfect hunting property or someone who just wants that place away from the world, this cabin is the perfect retreat for you and your guests.







Excerpts from *New Mexico's Wilderness Areas: The Complete Guide* by Bob Julyan and Tom Till (with permission from Big Earth Publishing, Denver, CO)

### The Sangre de Cristo Mountains

The Sangre de Cristo Mountains, which are the southern terminus of the great Rocky Mountain chain, dominate north-central New Mexico. Visitors will immediately note this region's resemblance to the Colorado Rockies and with good reason, for the Sangre de Cristos do indeed extend into Colorado. Here are the high alpine summits, glacier-carved valleys, and great pine and spruce-fir forests that one associates with the Rocky Mountains. When people anywhere mention wilderness, images like this come to mind.

In addition to their natural beauty, New Mexico's Sangre de Cristos also have major cultural and historical significance. All of New Mexico's Native Americans converged here at one time or another: Plains Indians, such as the Comanches and Kiowas; nomadic Navajos and Apaches speaking Athabaskan languages; mountain-dwelling Utes; and Puebloan peoples—many of whose pueblos still stand here. They hunted in the vast forests of the Sangre de Cristos and came to trade in towns like Taos. These rendezvous brought together Hispanic traders and settlers as well as American mountain men; Kit Carson knew this region well and made his home here. At a place called San Gabriel (near the confluence of the Rio Grande and the Rio Chama), Spaniards established the first European capital in what is now the United States; traditional Hispanic culture still survives in rural mountain villages here.

The Sangre de Cristo region is loosely bordered on the west by the Rio Grande Rift—one of the earth's most active geological zones. The Rio Grande and its gorge are indeed impressive, but they are only surface artifacts of the great subterranean drama occurring here. With the continued uplift of mountains in the east and of the subsiding basin beneath the Rio Grande, this rift would be six times deeper than the Grand Canyon if emptied of sediments. The geological ferment is evidenced by the numerous volcanic formations in the Taos area, such as hulking San Antonio Mountain near the Colorado border and the basaltic lava columns in the Rio Grande Gorge.

The abundant moisture here results in more diverse recreational opportunities than elsewhere in the state. This region is the state's primary focus for downhill and cross-country skiing. Spring runoff on the Rio Grande attracts boaters, and some of New Mexico's best trout streams are found here. An extensive network of forest roads make for excellent mountain biking.

Wildlife in this region, once decimated by market hunting, has made a dramatic recovery. Mule deer, elk, Rocky Mountain bighorn sheep, black bears, mountain lions, beavers, and many other species are common in the Sangre de Cristos, a region where they once neared extinction. Of all the species the mountain men would have known, only grizzlies, wolves, and Merriams elk are still absent.

Santa Fe is the largest population center in the region, followed by Taos and Española, all of which are growing rapidly. Albuquerque, while not directly within this region, is only a short drive away.

...the Sangre de Cristo Mountains continue to fascinate and inspire because they embody New Mexico high country at its best: a glorious finale to North America's greatest mountain chain.





## Cummings Latir Mountain Ranch, LLC



The Town of Taos was incorporated as a general law municipality on May 7, 1934. It has a Mayor/Council form of government, along with an appointed Town Manager to manage the affairs of the Town.

The long and proud history of the Town dates back to August 29, 1540 when Capitan Hernando Alvarado as part of the expedition of Francisco Vasquez de Coronado arrived in the Taos Valley for the first time. They saw the magnificent ancient towering pueblo structures of the historic Taos Pueblo, and the peaceful Tiwa Indians who had inhabited the area for centuries. It was a peaceful meeting, and gifts were exchanged. That first meeting was the first of many cultural exchanges that were to forever change the valley we know as Taos today.

Later, Don Juan de Onate, the first Governor of what is now New Mexico established colonies under the Spanish crown in most of Northern New Mexico. By 1615, Taos was established as a Spanish Village, and had an appointed Alcalde (Mayor). The peaceful co-existence between these two cultures eroded over time, and led to conflicts between religious beliefs and the treatment of the native peoples. On August 10, 1680 a large pueblo revolt under the leadership of Pope, a San Juan Pueblo Indian, was underway which led to the expulsion of the Spanish from New Mexico.

Twelve years passed, and then, in August of 1692, Don Diego de Vargas was appointed leader of an expedition which was to conquer once more, convert souls, but, perhaps above all, find the mines of silver in New Mexico. De Vargas conquered the land, and established the Capital at Santa Fe. Many of the Indians again came easily under the Spanish flag, but it was not until 1696 that the proud Taos Pueblo Indians made their last stand, and then surrendered.

The name Taos was first inscribed in history by Juan Belarde, secretary to Don Juan de Onate in 1598, when he wrote, "this day, after mass, we went on to the province of the Taos which they also called Tayberon and others". He had heard the Picuris Indians pointing to the northeast, say that their relatives the "Tao" lived yonder. Subsequently, by 1760 the Village was named "Don Fernando de Taos" by the Spanish settlers. Historians believe the name is attributed to Captain Don Fernando de Chavez, one of the leading settlers prior to the rebellion, who owned the land currently known as the Cristobal de la Serna land grant. Don Fernando never returned following the rebellion.

Taos is now a community overflowing with a long proud history, three cultures living side by side, and a heritage of colorful people. Its diversity makes Taos a very interesting and desirable place to live and do business.

Source: [www.taosgov.com](http://www.taosgov.com)



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We are honored to list this beautiful mountain ranch for sale, and extend to you the opportunity to own this diverse property in the northern New Mexico mountains. Cummings Latir Mountain Ranch will be shown by appointment only. Call to set up an appointment for your personal tour of this ranch and experience in person what this ranch has to offer.





## REALTORS® ASSOCIATION OF NEW MEXICO

### BROKER DUTIES – 2014

### PART I – BROKER DUTIES

Every licensed New Mexico real estate Broker is obligated to disclose Broker Duties. Please acknowledge receipt of this information by signing or initialing at the bottom of this page. **Disclosure:** The following Brokerage relationships are available in the State of New Mexico: 1) Transaction Broker, 2) exclusive agency, and 3) dual agency (see RANM Form 1401, p.2).

Before to the time an Associate Broker or Qualifying Broker generates or presents any written document that has the potential to become an express written agreement, the Associate Broker or Qualifying Broker shall disclose in writing to their prospective Tenant, seller, landlord or Tenant, the following list of Broker Duties that are owed to all Customers and Clients by all Brokers.

- A. Honesty and reasonable care as set forth in the provisions of this sections;
- B. 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;
- C. Performance of any and all written agreements made with the Customer or Client;
- D. Assistance to the Broker's Customer or Client in completing the Transaction, unless otherwise agreed to in writing by the Customer or Client, including 1) Presentation of all offers or counter-offers in a timely manner, and 2) Assistance in complying with the terms and conditions of the contract and with the closing of the Transaction;

If the Broker in a Transaction is not providing the service, advice or assistance described in paragraphs D1 and D2, the Customer or Client must agree in writing that the Broker is not expected to provide such service, advice or assistance, and the Broker shall disclose the existence of such agreement in writing to the other Brokers involved in the Transaction;

- E. Acknowledgment by the Broker that there may be matters related to the Transaction that are outside the Associate Broker's or Qualifying Broker's knowledge or expertise and that the Associate Broker or Qualifying Broker will suggest that the Customer or Client seek expert advice on these matters;
- F. Prompt accounting for all money or property received by the Broker;
- G. Written disclosure to their client or customer and to other brokers involved in the transaction of any potential conflict of interest that the broker has in the transaction including but not limited to:
  - 1. Any written brokerage relationship the broker has with any other parties to the transaction or;
  - 2. Any material interest or relationship of a business, personal, or family nature that the broker has in the transaction;
  - 3. Other brokerage relationship options available in New Mexico;
- H. Written disclosure of any adverse material facts actually known by the Associate Broker or Qualifying 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 requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act;
- I. Maintenance of any confidential information learned in the course of any prior Agency relationship unless the disclosure is with the former Client's consent or is required law;
- J. Unless otherwise authorized in writing, an Associate Broker or Qualifying Broker shall not disclose to their Customer or Client during the Transaction that their Seller Client or Customer has previously indicated they will accept a sales price less than the asking or listed price of a property; that their Tenant Client or Customer has previously indicated they will pay a price greater than the price submitted in a written offer; the motivation of their Client or Customer for selling or buying property; that their Seller client or Customer or their Tenant client or Customer will agree to financing terms other than those offered; or any other information requested in writing by the Associate Broker's or Qualifying Broker's Customer or Client to remain confidential, unless disclosure is required by law.

## REALTORS® ASSOCIATION OF NEW MEXICO BROKER DUTIES - 2014

Effective January 1, 2007, the New Mexico Real Estate Commission requires the disclosure of the following brokerage relationships (as quoted from 16.61.19.9 NMAC, 1-1-2004):

**16.61.19.9 BROKERAGE RELATIONSHIPS:** Brokerages working with consumers either as customers or clients may do so through a variety of brokerage relationships. These relationships include but are not limited to an exclusive agency relationship, a dual agency relationship, or a transaction broker relationship. For all regulated real estate transactions, a buyer, seller, landlord or tenant may enter into an express written agreement to become a client of a brokerage without creating an agency relationship, and no agency duties will be imposed.

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 subagency 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 Broker: 61.29.2A14 NMSA 1978, wherein a brokerage provides real estate services without entering into an agency relationship.