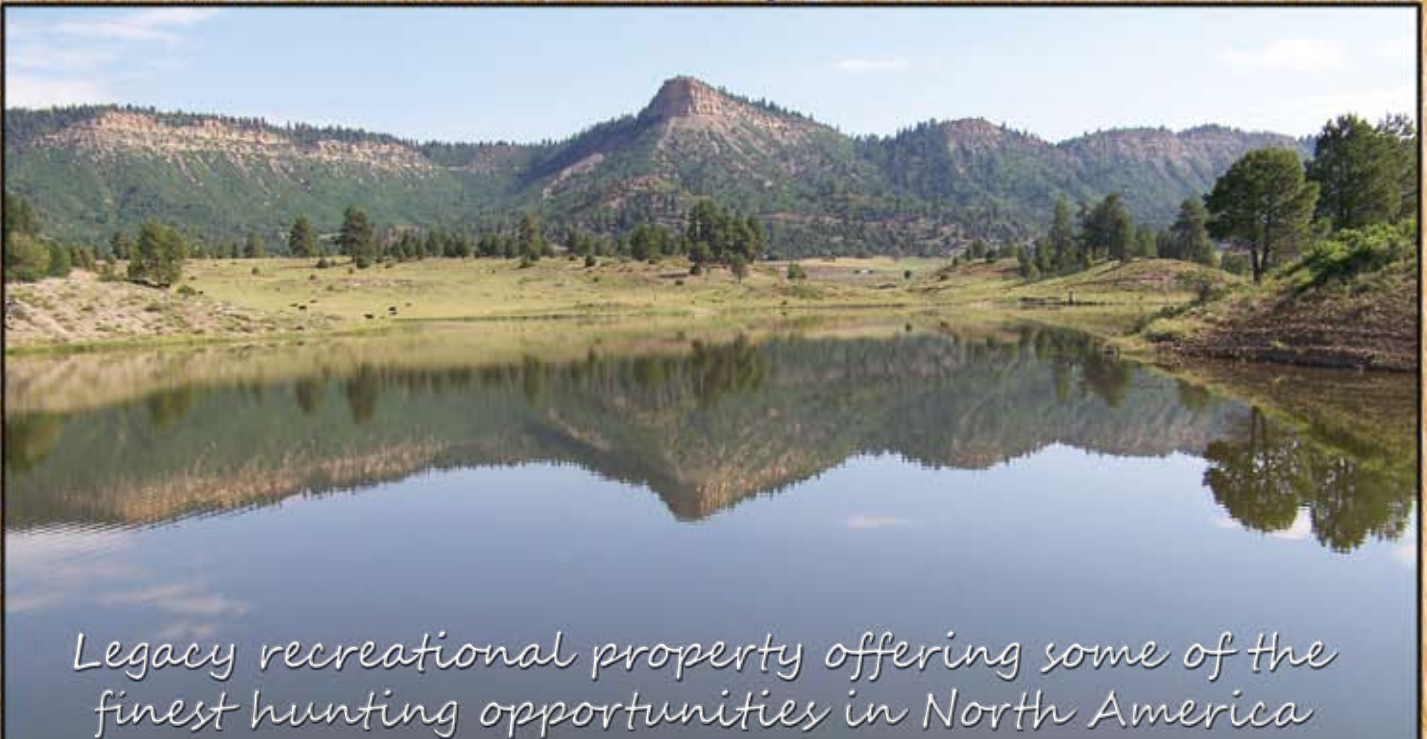


# NORTHERN NEW MEXICO RANCH

16,476.21 Deeded Acres, more or less  
Rio Arriba County, New Mexico



**OFFERED EXCLUSIVELY BY:**

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# NORTHERN NEW MEXICO RANCH

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



We are proud to have obtained an exclusive listing on 16,476 deeded acres, more or less, 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 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.



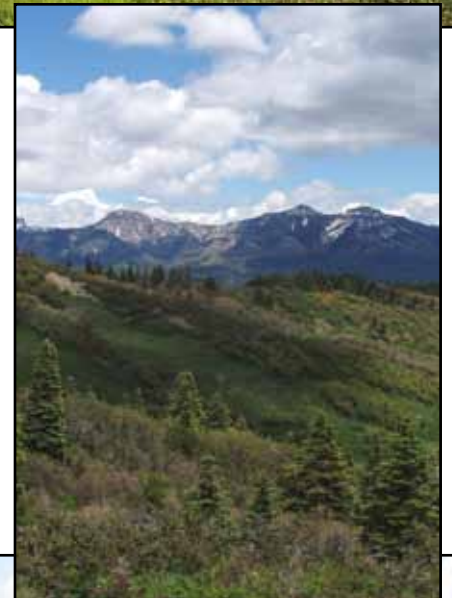
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Elevations on the ranch are approximately 7,800 feet along the highway, with the property elevating to approximately 9,800 feet near the northwest side of the ranch at Chromo Peak. The northern boundary of the ranch is less than one-half mile from 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 is now becoming 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.







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 elk annually pass through this tremendous holding along the historic migration path of the Southern Colorado San Juan herd, traveling between these two major wildlife areas.



The current ownership has improved and expanded the ranch in recent years. Numerous structural improvements, an extensive road network, high fenced game park, extensive water development, and wildlife enhancements have been created throughout the property. Improvements of this nature have been the focus of the current ownership.





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In recent years, the ranch ownership has proven up and acquired 60 acre feet of very valuable water rights which are used to irrigate hay meadows and fill stocked trout ponds, all of which enhance and improve this desirable property.

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, 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.

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.



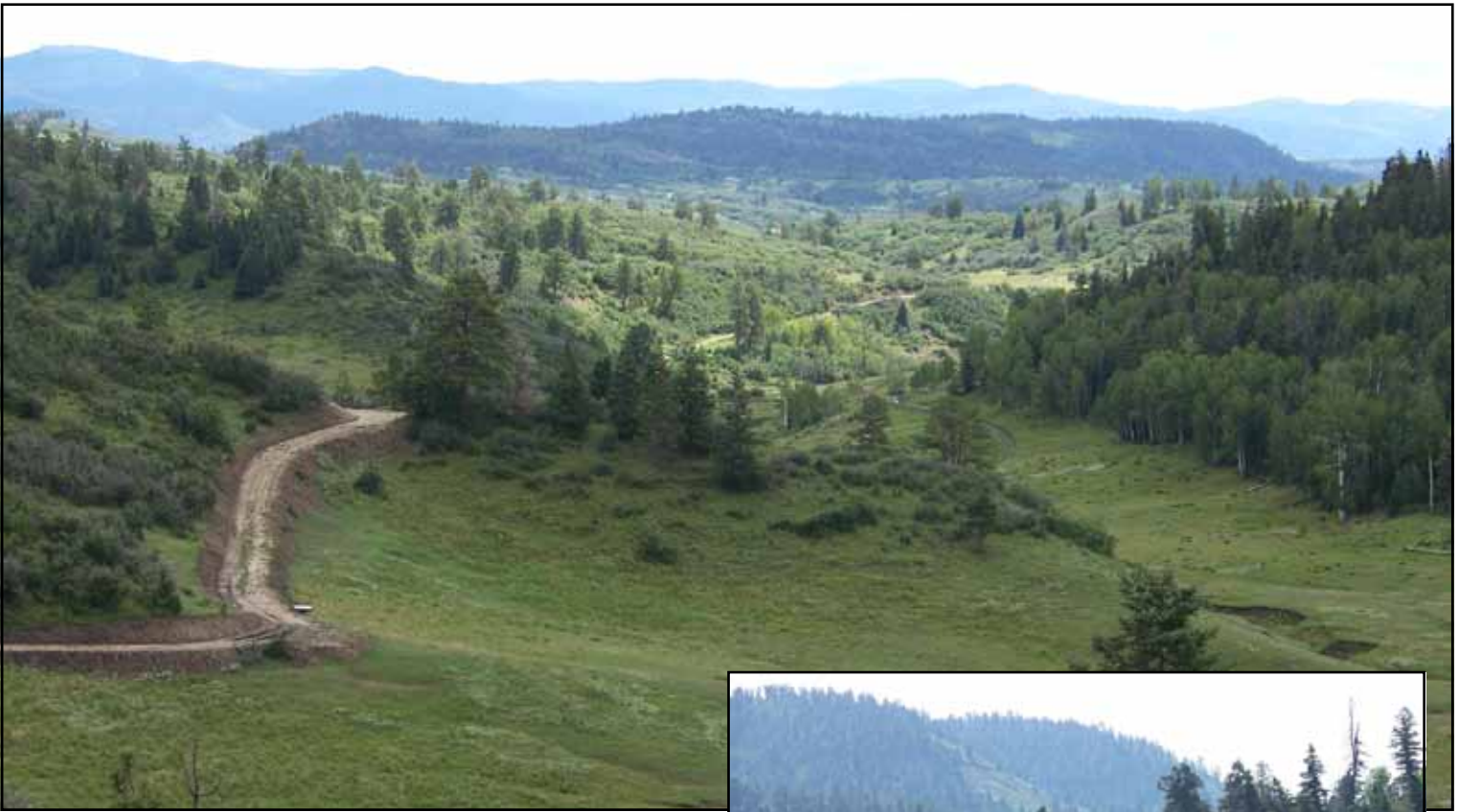


Several years ago, a timber survey of the property estimated the ranch has in excess of 4,300 acres of forest land with approximately 21 million board feet of commercial timber.

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 is scheduled to construct a new fence along the highway in the very near future.







The property is very well watered by Willow Creek, numerous tributaries, many mountain springs, and over 25 earthen ponds. The larger ponds are stocked with trout and the fishing is reported to be excellent. Although the ranch is for sale, the owner continues to improve the property and is currently constructing new ponds and new roads throughout the ranch. Additional sources of water include five permitted water wells. 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 tanks, 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.







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







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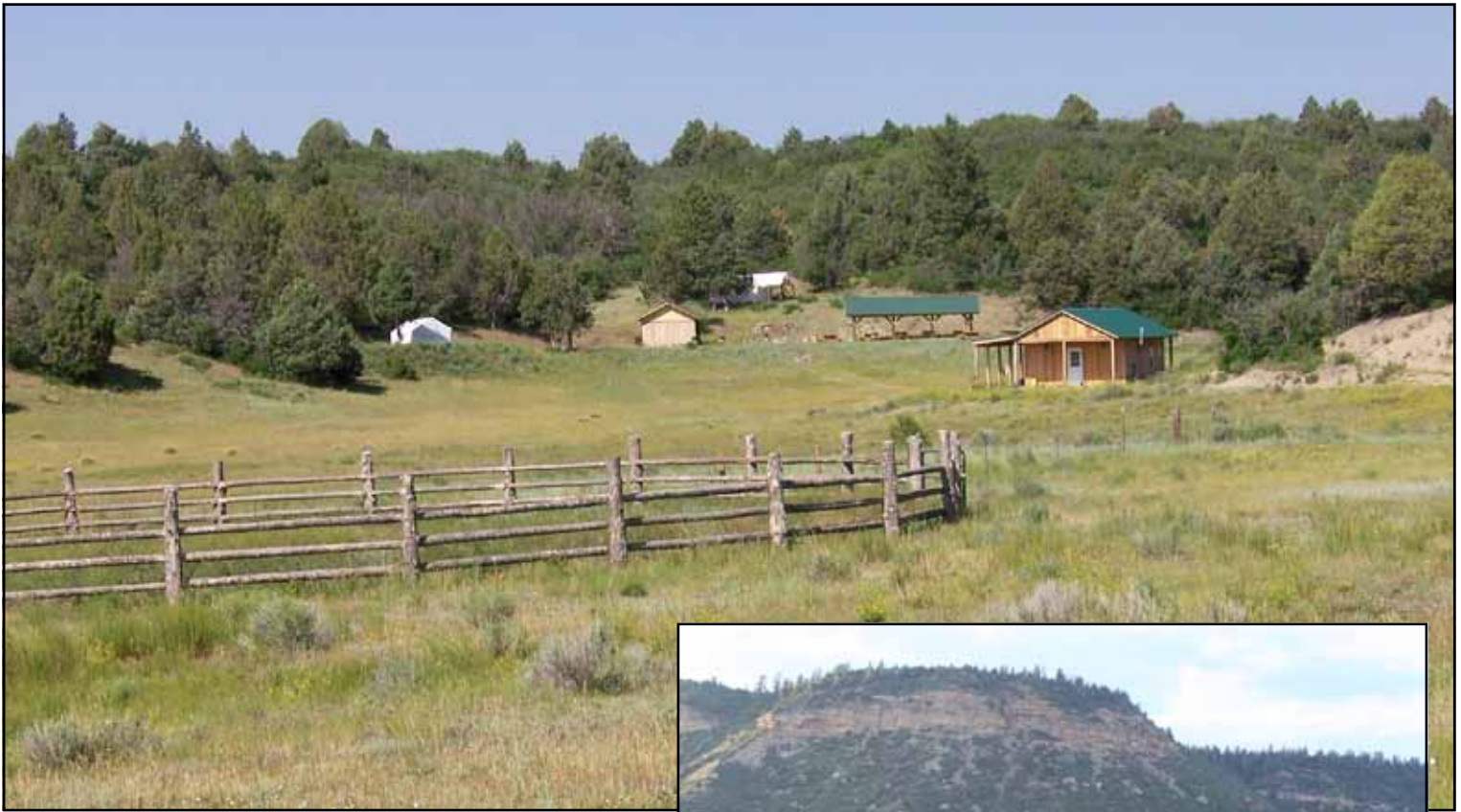


*Morning coffee on the porch of the beautiful lodge is complimented by the distinctive sounds of elk bugling in the meadows*

A large, roomy, partial two-story hunting lodge has just 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 rock fireplace.







*Trail rides are a favorite pasttime 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 just 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*







*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.

Several years ago, an 8 foot high game fence area containing approximately 1,700 acres was constructed in a very rugged mountainous portion of the eastern side of the property. This game park has just been expanded to approximately 1,820 acres. 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. Domestic elk were shipped in from Colorado and currently there are approximately 495 privately owned elk located within the park.

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 120 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 (Boone and Crockett Rating: 400+ Score), which are located within the game park paddocks. These outstanding herd bulls are used as back up bulls in the artificial insemination program.







*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 improve antler growth. Additionally, above ground fuel tanks are located in this area of the ranch.







*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*







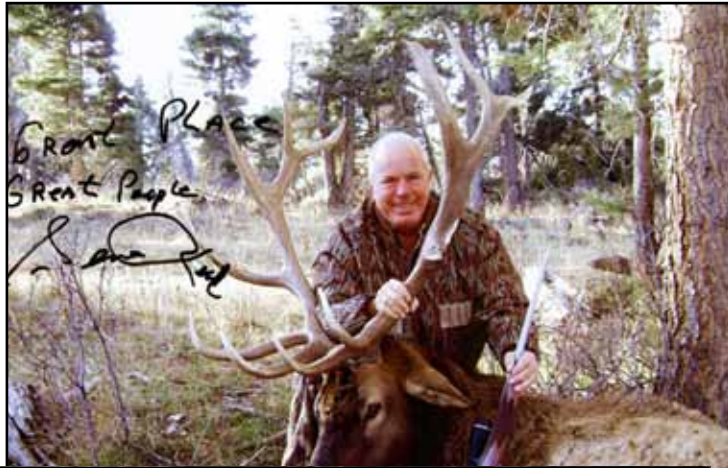
*Mule deer are one of the most sought after and highly coveted big game trophy animals in North America, and the Quinlan Ranch lies in the heart of what is arguably some of the best in the nation.*







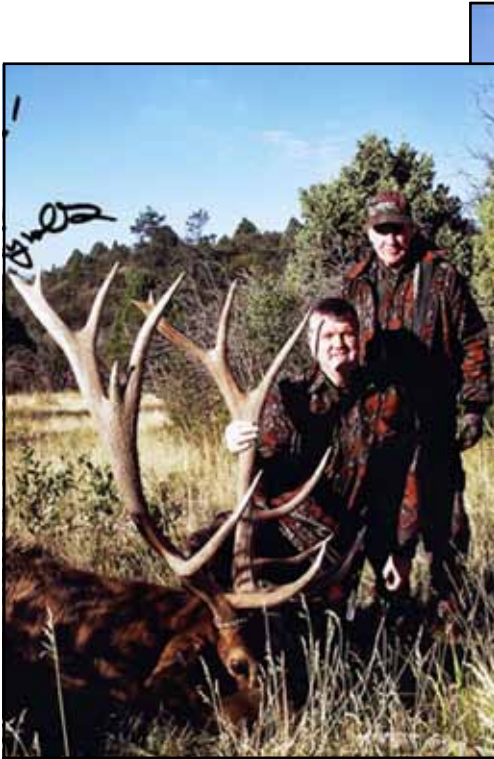
*If you've ever dreamed of hunting true trophy elk, you probably dreamed of hunting the San Juan Mountains of Northern New Mexico. The Quinlan Ranch offers the best in this land of giant bulls.*







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 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. According to management on the ranch, because of the supplemental feeding program within the park, harvested bulls generally weigh around 200 pounds more than outside bulls.







*The Quinlan Ranch lies inside of New Mexico Game Management Unit 4 - So famous for it's abundance of elk it is often referred to as "Elk Central".*

Commercial hunting is big business on the Quinlan Ranch. For the 2011-2012 hunting season, the ranch is selling the 63 outside the park elk hunts, the 24 bow hunts and 8 mule deer hunts for \$8,000 each. On bull elk within the game park, the charge is \$10,000 on elk scoring 300-330 points and \$12,500 for elk scoring over 330.

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.







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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.

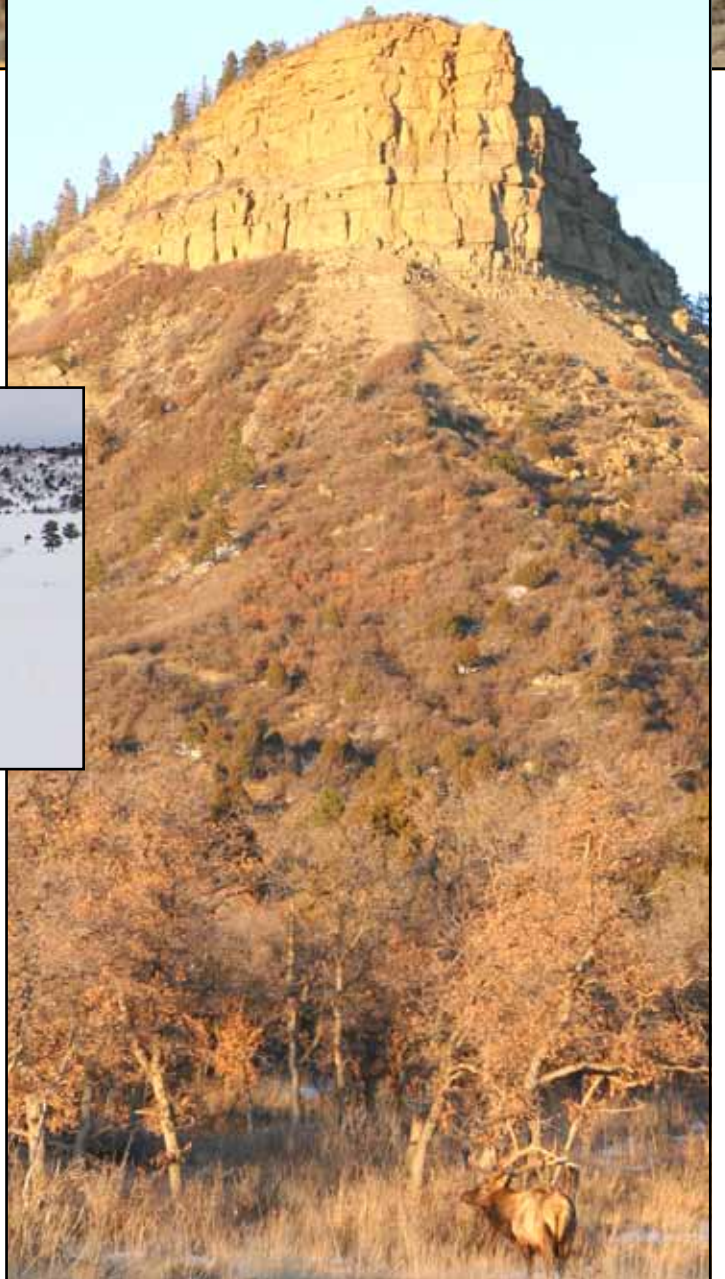




*As the aspen leaves turn golden in the Fall and snow soon follows, the Quinlan Ranch becomes a Winter paradise.*



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







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

Property taxes are very reasonable, being approximately \$6,140 per year. One-half of the mineral rights, along with all timber rights, wind rights and water rights will be conveyed with the purchase.

The numerous improvements on the property are all well kept and remain in first class condition. The current owner continues to make improvements on the ranch. 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 \$44,000,000, or approximately \$2,670 per acre. This price includes all privately owned elk and an inventory of essential ranch equipment and rolling stock. If you have been looking for a highly improved recreational mountain ranch, this well located, extremely scenic property deserves your attention.



FOR MORE INFORMATION, VIDEOS AND PHOTOS: VISIT  
[WWW.QUINLANRANCHESNEWMEXICO.COM](http://WWW.QUINLANRANCHESNEWMEXICO.COM) AND [WWW.CHASSMIDDLETON.COM](http://WWW.CHASSMIDDLETON.COM)

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