

TINAJA RANCH

Colfax County, New Mexico
702 Deeded Acres, more or less



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This scenic multipurpose ranch is located in the heart of Northeastern New Mexico. The Tinaja Ranch is southeast of Raton, approximately nine miles east of Interstate 25. Access is provided by graded county road. The property adjoins several large long-term ownership ranches, such as the historic T O Ranch, and being surrounded by properties of this magnitude, the Tinaja Ranch offers seclusion and privacy for the owner.



Subject to sale, withdrawal, or error.



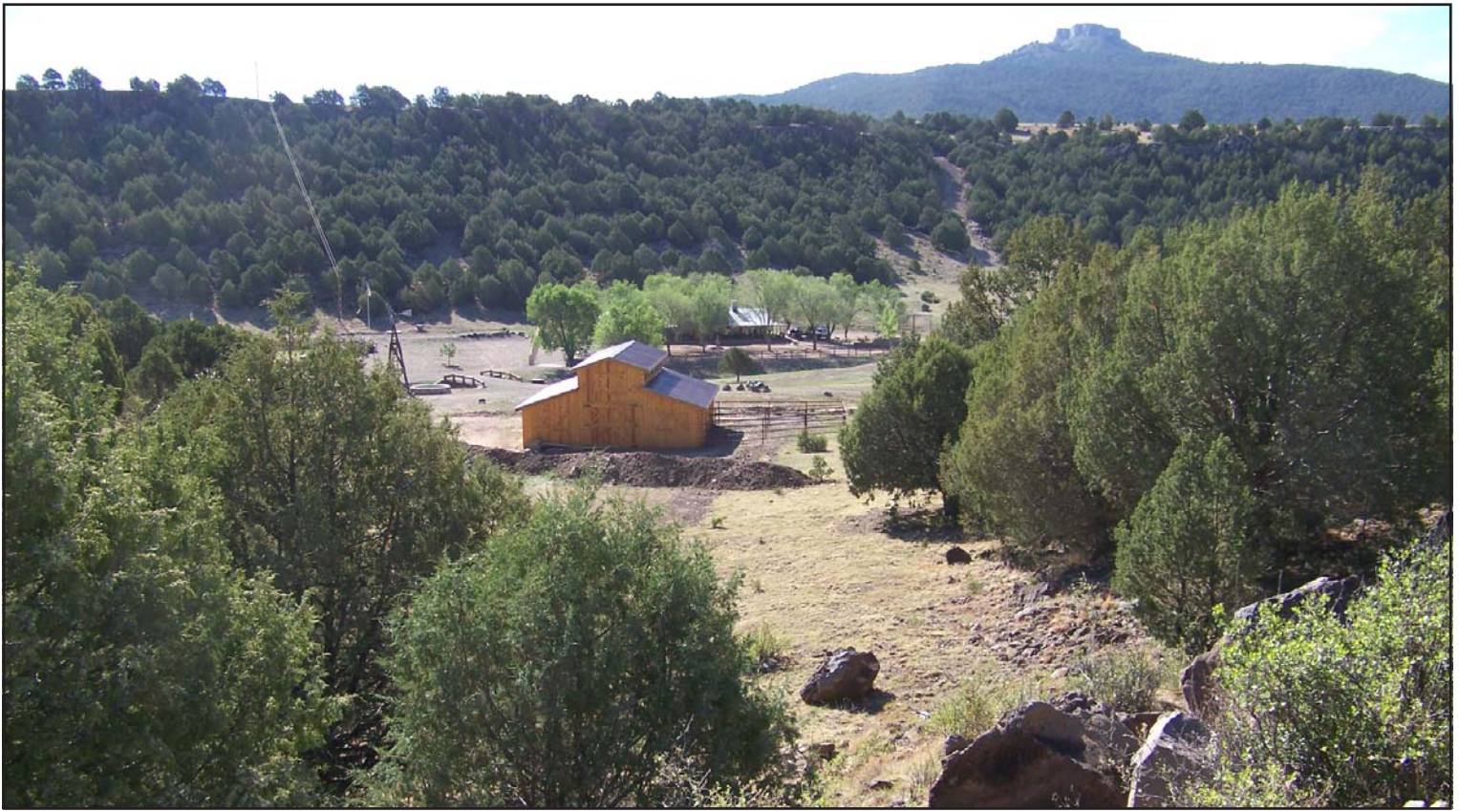
Albuquerque and Santa Fe are a three to four hour drive from the ranch, and the property is only fifteen miles from the NRA Whittington Center Headquarters and the Raton Airport, which is capable of handling private jets. Taos, Eagle Nest Lake and Angel Fire Ski Resort are all within reasonable driving distance of the property.



The terrain of the property is very diverse and varies from open grassy mesa country to rugged canyons, rimrocks and valley meadows that elevate to the base of Tinaja Peak. The property is situated between two prominent mountains, being Eagle Tail Peak to the northwest, with an elevation of 7,761 feet, and Tinaja Peak to the southeast, with an elevation of 7,805 feet. Spectacular panoramic views are found throughout the ranch. The rugged canyon walls have malpai (volcanic) boulder formations along the sideslopes, and Indian Pictographs are found in the rugged canyon areas. The ranch is a blend of open and wooded country, with principal timber cover being juniper, piñon pine, ponderosa pine and mountain oak. The property is watered by several wells, live spring water and natural runoff.



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The Tinaja Ranch is considered to be very well improved, and all improvements are exceptionally well maintained and in nearly new condition. The headquarter complex is nestled in a scenic, protected valley setting, offering outstanding views of the canyon/mesa rims. An attractive, sturdy entrance bridge is used to cross a seasonal creek near the main house. Peeled pine lodge pole fencing separates the headquarters compound from the major portion of the ranch.



With the exception of an original 1800's ranch homestead structure, all structural improvements at the headquarters have been built within the last six years. The old homestead structure has been preserved, and is now a portion of the magnificent current owner's home. This beautiful home contains approximately 5,000 square feet of living area, and is a partial two story. The home has six bedrooms (fireplace in master), three baths, large living area with rock fireplace, sitting room with fireplace, dining area, loft area/TV room, and portions of the house have high exposed ceiling and timbered beams.

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The architecture of this new home is tastefully blended within and around the original 1800's homestead. The home has a native rock exterior with sturdy metal roof and a spruce wood porch featuring massive timbered supports. A rock patio area with built-in gas grill is located just outside the home.



In 2007, this impressive home was extensively remodeled. An all new kitchen was added featuring an island with cooktop, overhead pot rack, attractive wooden cabinets, saltillo tile floor, tile cabinets and backsplash, and all new stainless steel appliances. New hand scraped and distressed red oak hardwood floors were installed in the living areas, and new carpet was installed in the bedrooms. The entire house was repainted and the home is now in excellent condition.



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Other improvements are numerous and include a pipe and cedar post roping arena, round pen, large water storage facility with two 6,500 gallon enclosed storage tanks, and a huge barn/shop with attractive three bedroom apartment located on the second story of the barn.



Last year, a totally new frame horse barn with pipe runs was built near the headquarters. A new metal covered shed is located over the livestock pens.



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The Tinaja Ranch offers excellent hunting opportunities. Elk and mule deer grow to trophy class sizes, with bear, antelope and turkey also being common. Elk commonly travel from Tinaja Peak and Eagle Tail Peak, using the ranch as a travel route.

The Tinaja Ranch receives one bull elk and one cow elk permit awarded by the State of New Mexico.



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This versatile property is ready to operate and enjoy. All improvements are in excellent condition, and the property is ideal for a horse operation, small cattle ranch, summer home or weekend retreat, retirement property or hunting/guest ranch. The Tinaja Ranch is reasonably priced at \$2,500,000, and all of the seller's minerals will be conveyed. If you are in the market for a scenic, highly improved recreation property, the Tinaja Ranch should be seriously considered.



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