

HIGH TIMBER RANCH

RIO ARriba COUNTY, NEW MEXICO 3,359.81± ACRES

Beautifully Improved Mountain Ranch Located in Famed GMU 4



Chas. S. Middleton
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

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Chas S. Middleton and Son has been awarded the privilege of an exclusive listing on a spectacular high mountain ranch – The High Timber - owned by one family since 1957. Located in north central New Mexico, 11 miles east of Tierra Amarilla on Highway 64, this ranch features quaking Aspen, Blue Spruce, Douglas fir, trout filled streams, including native cutthroat, abundant wildlife, and highway 64 frontage.

The High Timber is a must have for an owner looking for heaven on earth. Completing this offering is a beautiful, well built, modern log cabin that will make you want to stay in this serene setting away from the hustle and bustle as long as you possibly can. This ranch offers beauty, location, easy access, hunting, fishing, horseback riding, hiking, and “private park” star gazing at night.

Views from this ranch are breathtaking. While photos in this brochure and on our website are helpful, an onsite visit to this unique property will allow the discriminating eye to see firsthand why this rare, one of a kind opportunity, is not to be missed.



Subject to sale, withdrawal, or error.





The historical operation of The High Timber has been cattle grazing and big game hunting. Back in the 1950's, sheep were grazed on the ranch. Over time, grazing yearlings or mother cows with calves has been the primary livestock tenure. The condition, quality, and quantity of the grass production is superb this growing season. The owners believe that balanced grazing of 95-120 cows and calves or 650 yearlings is reasonable given the wildlife feed requirements on the ranch.





Big game hunting on the ranch consists of bull elk, buck mule deer, bear, and cougar. Merriam turkey and grouse are found throughout the ranch. The ranch is currently enrolled in New Mexico's E- Plus landowner elk system. This year The High Timber will receive 11 bull elk, 7 either sex archery elk, and 8 antlerless (cow) elk authorizations. Big buck mule deer and deer thrive throughout the ranch. Bear and Cougar both inhabit the ranch. An owner can run his or her own hunting operation or lease the hunting rights to a reputable outfitter on a cash lease basis.





Elevation on The High Timber Ranch ranges from 9,000 feet to 10,300 feet. Terrain varies from rolling beautiful open parks and meadows to moderately steep dense conifer forest to rolling solitary and mixed aspen stands. Primary grass forage is mountain brome, some timothy, native bluestem, and strawberry clover. In early summer, there are seas of wildflowers including wild blue iris, mountain columbine, daisies, yellow rose bushes, and sunflowers. Fall color at The High Timber is stunning. The High Timber is fenced into 2 larger pastures and 2 smaller traps. There are approximately 2.5 miles of highway frontage with 3 cattle underpasses designed for easy movement between upper and lower pastures. Fencing is in average condition for a high mountain ranch in this area.



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The High Timber is improved with an excellent quality, easily accessed modern 2 bedroom, 2 bath log owner's home. This home is powered by a whisper quiet 20K propane fueled generator. There is an older, smaller 2 bedroom bunk house that provides great functionality for a cattle lessee/manager and or hunting lessee/manager near the entrance off highway 64. High Timber Ranch also includes a good set of shipping pens and scales. These pens are located near the entrance allowing transport trucks easy in and out of the ranch.



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The water sources on The High Timber are innumerable natural springs, Rio de Tierra Amarilla, and its tributaries. A developed spring east of the upper cabin provides crystal clear water to the upper cabin. A developed spring also provides water to the lower cabin. Springs on the ranch provide ample water for seven earth tanks for livestock which also attract wildlife. Small wetland areas are found throughout The High Timber. Three streams run through the ranch, one ephemeral. The two main streams flow year round – high in early summer and lower in late summer. These headwaters form Rio de Tierra Amarilla which ultimately drains into the Chama River. There are a couple of larger ponds on the ranch that we believe with a modern aeration system could support trout for fun filled fishing. Rio de Tierra Amarilla is a native cutthroat fishery at its upper reaches.



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Additional recreational amenities nearby include Abiquiu, El Vado, Heron and Hopewell Lakes. Approximately 25 miles north of The High Timber lies the community of Chama and the famous Chama to Antonito narrow gauge railroad train ride. Winter time on The High Timber brings a different beauty and opportunity for cross country skiing and snowmobiling. Approximately sixty miles east, reached by highway 64, is Taos, the world famous art colony, Indian pueblo, and renowned Taos Ski Valley. Going north and west a bit more is Pagosa Springs Colorado and Wolf Creek Pass. Santa Fe is an easy 2 hour drive south. New Mexico's largest metro, Albuquerque, is 150 miles south of The High Timber, and offers all the services needed, including an international airport.

There are no minerals to be conveyed to a new owner. Due to its live springs and streams, The High Timber lies within a special zone of protection under a comprehensive set of stringent land use regulations which render mineral development impracticable. Real Estate taxes on the High Timber Ranch are \$488.24 in 2014. In summary, The High Timber is your heaven on earth. It provides privacy, easy access, beauty, recreation, live water, and a bit of cash flow via hunting and grazing, and possibly timber harvesting.



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This rare offering is priced to sell on today's rising market at \$2,140 per acre.

If you have been searching for a beautiful northern New Mexico ranch that will provide you and your family all you could ask for, this offering deserves your utmost consideration.

Established in 1920, Chas. S. Middleton and Son has been involved in farm and ranch sales and land appraisals for four generations. Based out of Lubbock, Texas, with salesmen in Dallas, Albuquerque, Lampasas, and Silverton, we specialize in farm and ranch real estate. Our firm currently serves Texas, New Mexico, Colorado, Oklahoma and Kansas. The firm is owned and operated by Lee Sam Middleton, ARA (Accredited Rural Appraiser).

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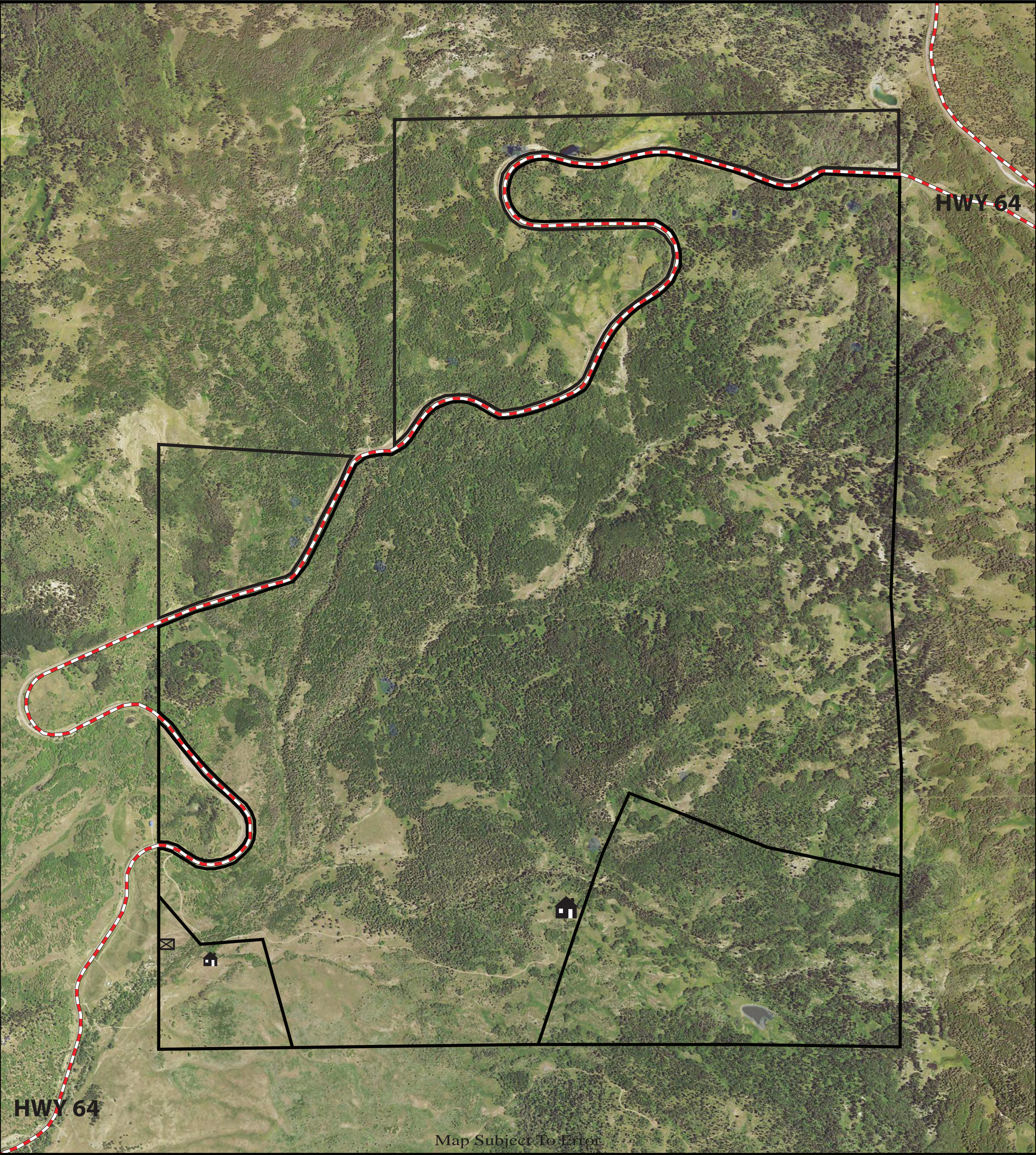
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