



FAY

RANCHES[®]
Inc.

RANCHO SAN IGNACIO

Sapello, New Mexico

\$8,450,000 | 3,374± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Rancho San Ignacio | Sapello, New Mexico

INTRODUCTION

Rancho San Ignacio is a historic jewel in the heart of Northern New Mexico. The property consists of 3,374± deeded acres bordering the Santa Fe National Forest for nearly two miles. At the base of the iconic Hermit's Peak, the adobe hacienda compound frames a spectacular backdrop. The Sapello River runs for two miles through the property, providing habitat for brown trout and water for the abundant wildlife, including elk, mule deer, and black bears. An acequia supplies irrigation for 103± acres of fertile farmland. Four miles of the Rito Colorado, Deer Creek, and Rito Chavez meander through the ranch.

Initially purchased by Richard Pritzlaff in 1935, with subsequent additional purchases, the ranch was the headquarters of Mr. Pritzlaff's world-renowned Arabian horse breeding program and his extensive art collection. The ranch was often a gathering place for area socialites and artists, including Georgia O'Keefe. The walls of the 1,300 square-foot bunkhouse are adorned with spectacular murals painted in the 1940s by the famous Native American artist Ma Pa Wi and meticulously restored in 2008.

Mr. Pritzlaff was one of the first landowners in the area to recognize the need to protect the beauty and value of the natural environment. He donated the ranch to The Nature Conservancy, which subsequently sold it to the non-profit Biophilia Foundation. Under Biophilia's stewardship, the ranch has been managed for conservation and demonstration of forest, meadow, and watershed management practices. Projects include forest thinning, prescribed fire, and riparian and stream enhancements to restore the land's natural ecosystem processes. The thinning and prescribed burn projects were effective in limiting the worst effects of the recent wildfires.

The compound consists of the 4,400 square-foot hacienda, 1,700 square-foot guest house, and the mural-adorned bunkhouse, each over 100 years old. Extensive renovations occurred in 2005. There's also a large shop/garage and carport. Three old wooden barns add charm to the setting under the dramatic backdrop of Hermit's Peak.

QUICK FACTS

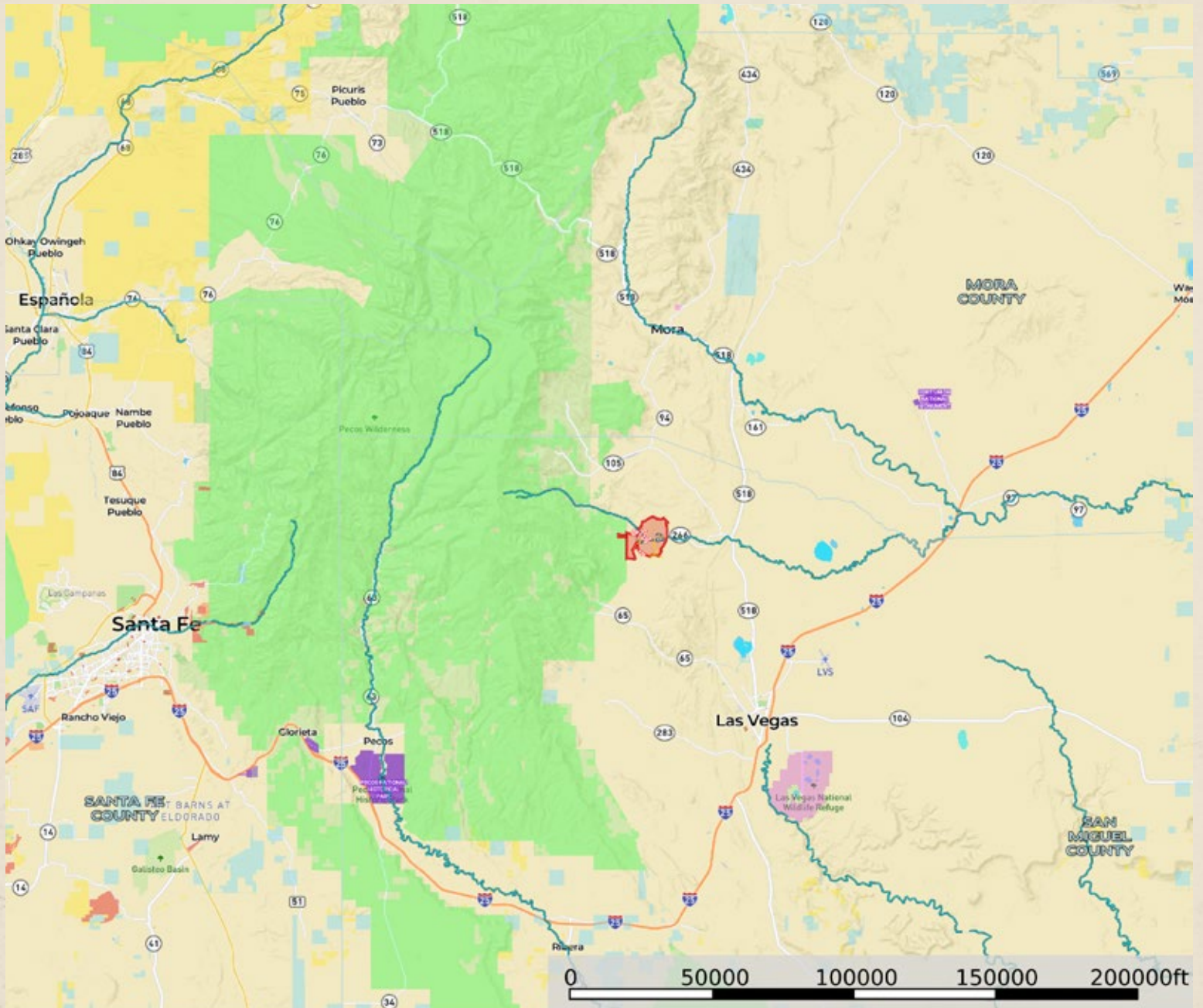
- 3,374± deeded acres near Sapello, New Mexico
- 2 miles of the Sapello River
- 103± irrigated acres with 155 acre-feet of pre-1907 water rights
- 4,377 square foot adobe hacienda over 100 years old
- 1,690 square foot adobe guest house
- 1,286 square foot bunkhouse
- Abundant wildlife including mule deer, elk, and bears
- Two wells
- Over 4 miles of the Rito Colorado, Deer Creek, and Rito Chavez
- Bunkhouse frescos painted in the 1940s by famous Native American artist Ma Pe Wi
- Adjoins Santa Fe National Forest for 1.75± miles and includes a 42± acre National Forest inholding

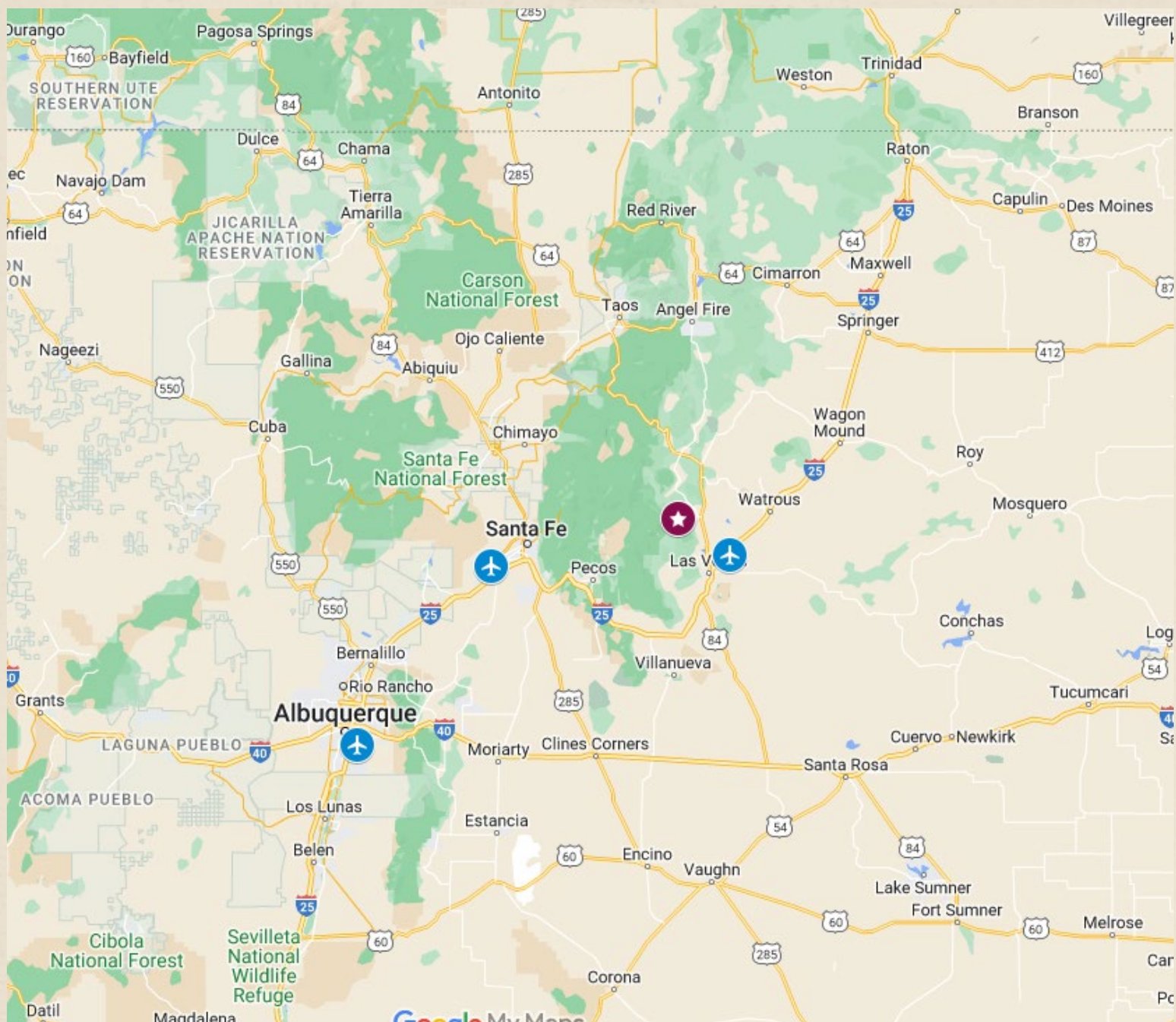




LOCATION

Rancho San Ignacio is less than 30 minutes from Las Vegas and less than 90 minutes from Santa Fe and Taos, with direct paved access from NM 266.



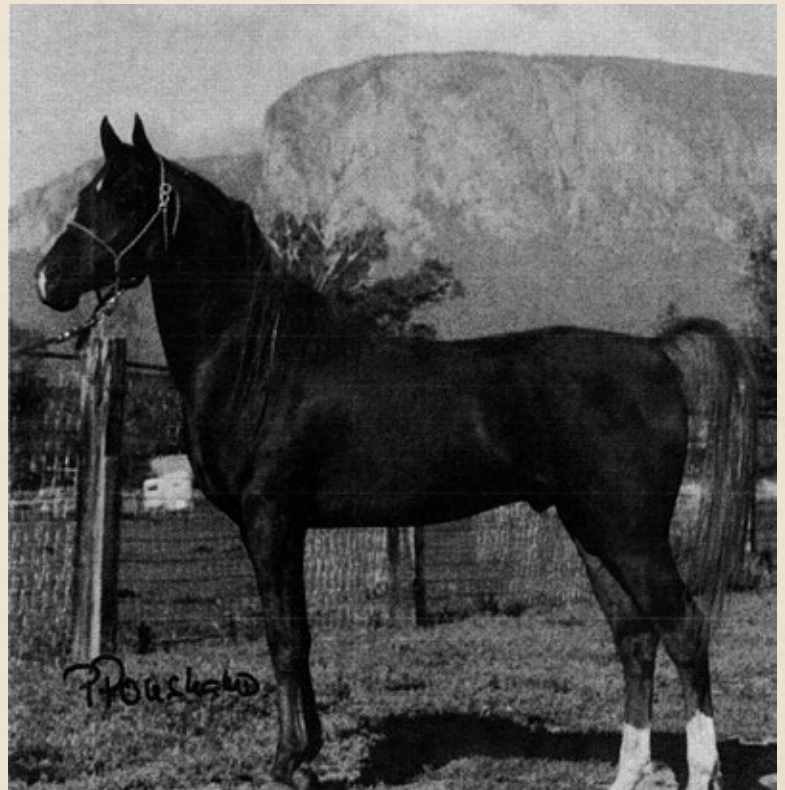
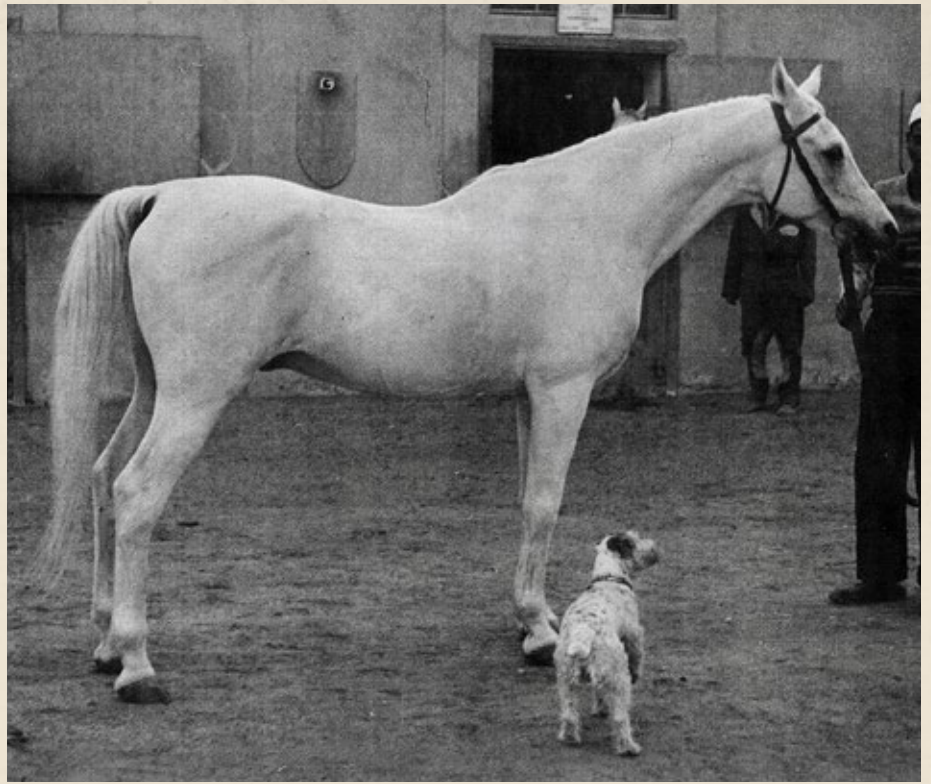


AIRPORT SERVICES

Las Vegas Municipal Airport is 30 minutes away. Santa Fe Regional Airport is 90 minutes away, and the Albuquerque International Sunport is 2.5 hours away.

HISTORY

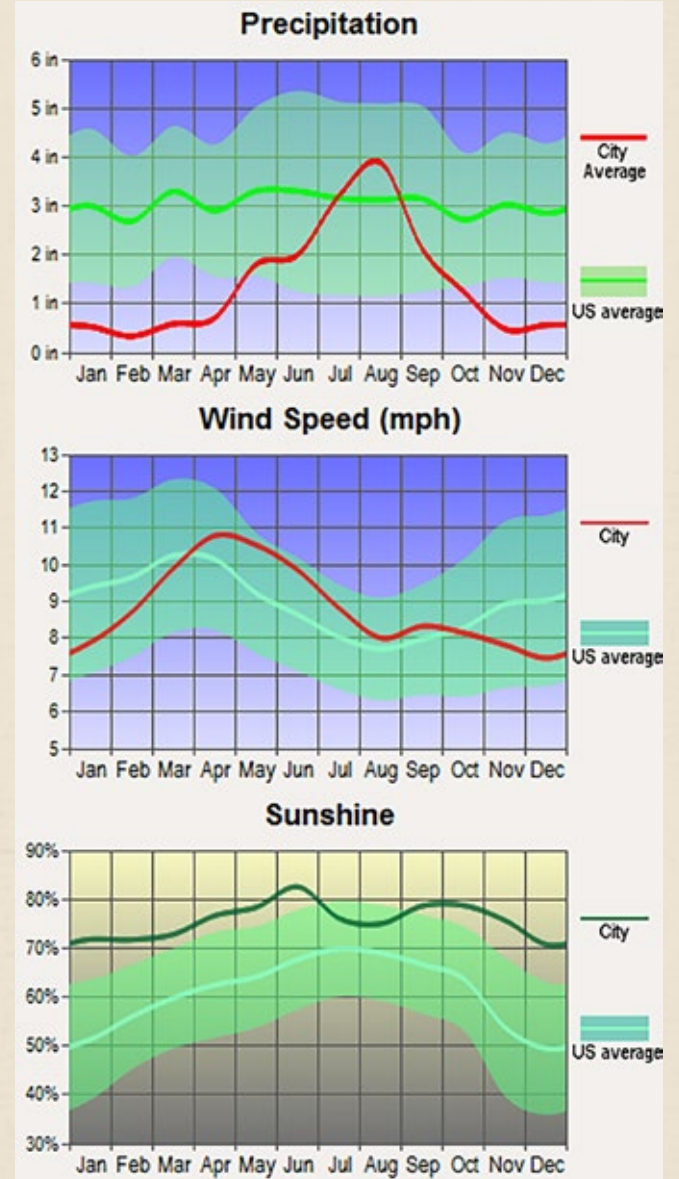
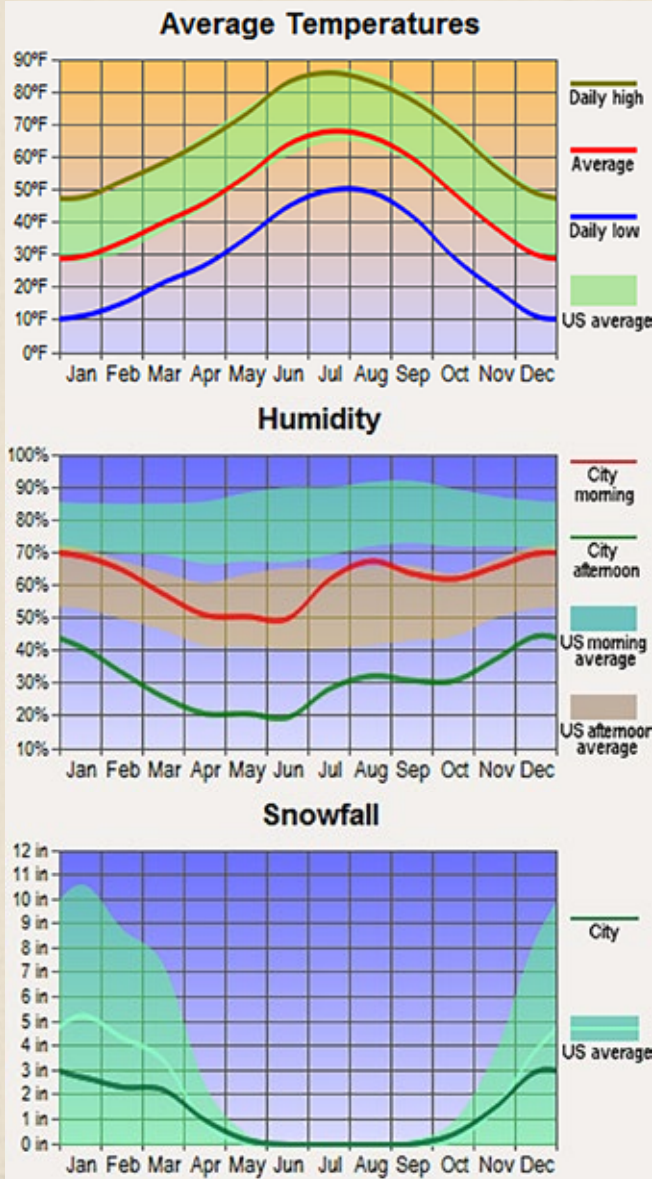
Rancho San Ignacio was the headquarters of Mr. Pritzlaff's world-renowned Arabian horse breeding program and his extensive art collection. The ranch was often a gathering place for area socialites and artists, including Georgia O'Keeffe. Mr. Pritzlaff commissioned the extraordinary murals in the bunkhouse in the 1940s.



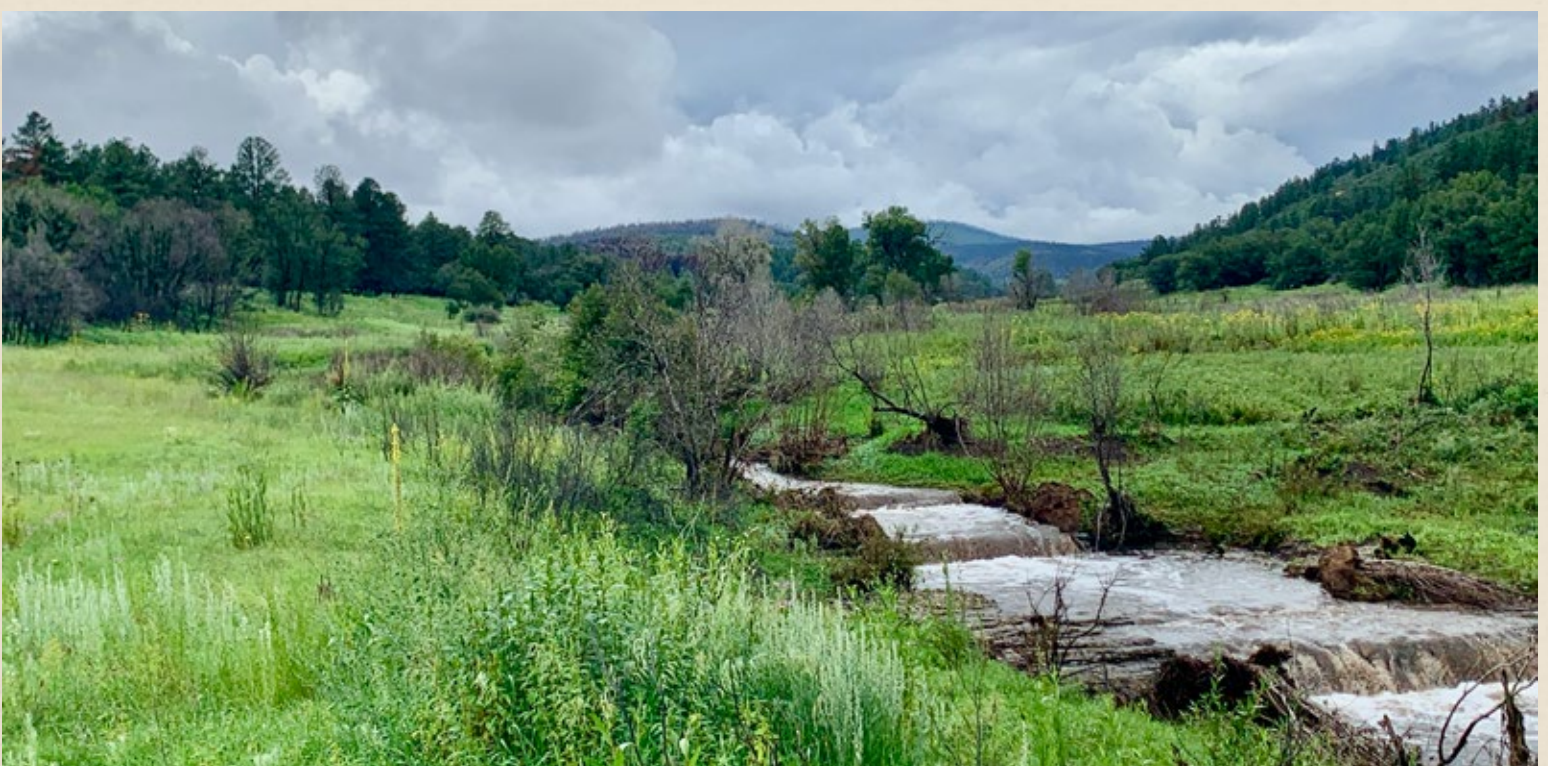
CLIMATE

Climate data charts courtesy of <http://www.city-data.com/city/Las-Vegas-New-Mexico.html>

Las Vegas, New Mexico gets 18 inches of rain on average per year, 30 inches of snow per year, and 272 sunny days per year. It receives some kind of precipitation on average 65 days per year. The July high is around 84 degrees, and the January low is around 14. Information courtesy of https://www.bestplaces.net/climate/city/new_mexico/las_vegas.







ACREAGE

- 3,374± deeded acres





IMPROVEMENTS

The 4,400-square-foot adobe hacienda has three bedrooms and three bathrooms. There are three adobe fireplaces, radiant heating, plaster walls, ceilings with vigas and beams, and a wood-burning stove in the kitchen. Massive walls frame windows with stunning views of Hermit's Peak and the beautiful Sapello Valley. A huge portal with flagstone floors enhances the front of the house. The 1,700 square-foot adobe guest house has two bedrooms, one bath, a sunroom/greenhouse, and radiant heating. The walls of the 1,300 square-foot bunkhouse are adorned with spectacular murals painted in the 1940s by the famous Native American artist Ma Pa Wi and painstakingly restored in 2008.













RECREATION

HUNTING & WILDLIFE

Wildlife is abundant, including elk, mule deer, black bears, turkeys, and beavers. The ranch currently receives five elk tags from the state. Game Management Unit 46 will be changed to unlimited landowner elk tags in 2023, improving hunting opportunities.

Photo not taken on property





FISHING

Fly fish for brown trout in over two miles of the Sapello River.





OTHER RECREATION

Sipapu Ski Resort is only an hour away. Taos Ski Valley, and Ski Santa Fe are two hours away.

www.fayranches.com | (800) 238.8616 | info@fayranches.com

WATER SOURCES | WATER RIGHTS

The ranch has 103± fertile irrigated acres with 155± acre-feet of valuable pre-1907 water rights.



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.



CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

Under the management of the Biophilia Foundation, Rancho San Ignacio has long been a center for ecological research, forest and watershed restoration practices, field training, and community education. A conservation easement held by The Nature Conservancy limits subdivision to two parcels with two building envelopes.

SUMMARY

Rancho San Ignacio is a classic Northern New Mexico ranch. The sprawling property combines a rich history, irrigated meadows, well-managed forests, and abundant wildlife. The trout-filled Sapello River runs for two miles through the property. The murals in the bunkhouse are incredible. All this lies under the dramatic backdrop of the iconic Hermit's Peak. Rancho San Ignacio is truly unique!



PRICE

\$8,450,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Robert Martin** at (505) 603-9140 | rmartin@fayranches.com or **Greg Walker** at (720) 441-3131 | gwalker@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

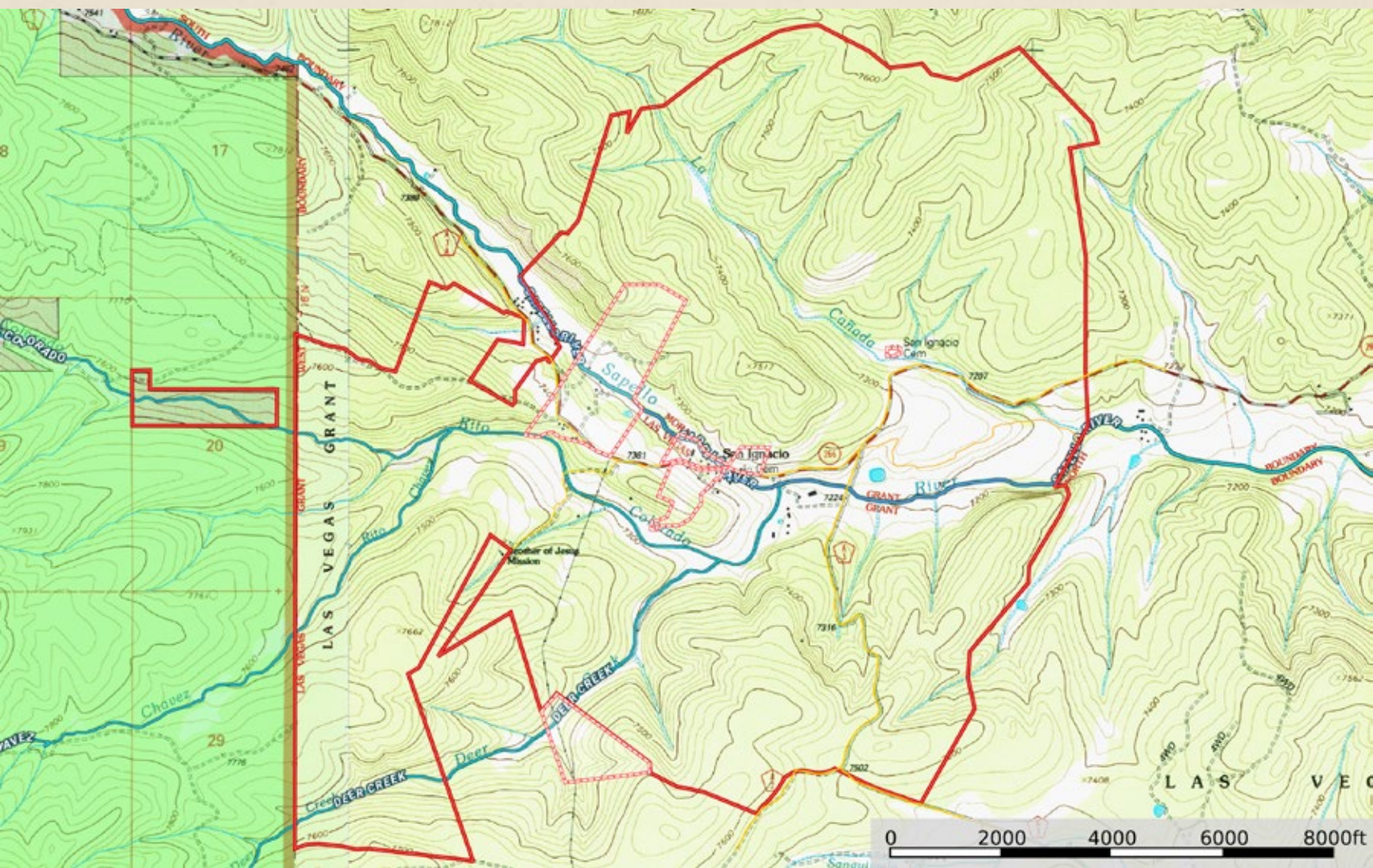
NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.











NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2020
PART I – BROKER DUTIES

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

Brokers owe the following broker duties to all prospective buyers, sellers, landlords (owners) and tenants.

1. Honesty and reasonable care and ethical and professional conduct;
2. 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;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of potential conflict of interest or any other written agreement that the broker has in the transaction, including, but not limited to:
 - A. any written brokerage relationship the Broker has with any other parties to the transaction or;
 - B. any material interest or relationship of a business, personal, or family nature that the broker has in the transaction;
 - C. any written agreement the Broker has with a licensed Transaction Coordinator who will be providing service related to the transaction.
5. Written disclosure of any adverse material facts actually known by the 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 do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

In addition to the above duties, Brokers owe the following Broker Duties to the buyer, seller, landlord (owner) and/or tenant to whom the broker is directly providing real estate services, regardless of the scope and nature of those services. Brokers working as Property Managers for a landlord (owner) are directly providing real estate services to the landlord (owner), not to the tenant:

1. Unless otherwise agreed in writing with the applicable party, assistance to the party in completing the transaction, including:
 - A. timely presentation of and response to all written offers or counter-offers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advice to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship options available in New Mexico which include, but are not limited to:
 - 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 sub-agency 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 law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller/owner shall not disclose the following to the buyer/tenant in a transaction:
 - A. that the seller/owner has previously indicated they will accept a sales/lease price less than the asking or listed price of a property;
 - B. that the seller/owner will agree to financing terms other than those offered;
 - C. the seller/owner's motivations for selling/leasing; or
 - D. any other information the seller/owner has requested in writing remain confidential, unless disclosure is required by law;

APPLICABLE PARTY: PLEASE ACKNOWLEDGE RECEIPT OF THIS INFORMATION BY INITIALING BELOW

NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2020
PART I – BROKER DUTIES

8. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a buyer/tenant shall not disclose the following to the seller/owner in the transaction:
- A. that the buyer/tenant has previously indicated they will pay a price greater than the price submitted in a written offer;
 - B. the buyer/tenant's motivation for buying/leasing; or
 - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.
9. In the event, the broker is working for the landlord (owner) as a residential property manager, the broker additionally owes to the landlord (owner) all duties owed under the law of agency.

In addition to the broker duties owed to prospective buyers, sellers, landlords (owners) and tenants as set forth in the above sections, Brokers working as Property Managers for landlords (owners) owe the following duties to TENANTS:

- 1. Prompt accounting for all money or property received by the broker from the tenant, including issuance of a receipt for cash received;
- 2. If a residential property manager, written disclosure that the broker is the agent of the owner of the property and not of the tenant; in the commercial property management context, written disclosure of the broker's relationship with the landlord (owner).

PART II - OTHER REQUIRED DISCLOSURES
Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

- 1. ☐ Broker has a written brokerage relationship with any other party(ies) to the transaction.
- 2. ☐ Broker(s) has any **CONFLICT OF INTEREST** (including any material interest or relationship of a business, personal, or family nature in the transaction).
- 3. ☐ Broker(s) knows of **ADVERSE MATERIAL FACTS** about the Property or Transaction.
- 4. ☐ Broker(s) has a written agreement with a licensed **TRANSACTION COORDINATOR** who will be providing services related to the transaction.
- 5. ☐ **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: ☐ **AGENT** ☐ **TRANSACTION BROKER** ☐ **OTHER**. If "OTHER", explain: _____

APPLICABLE PARTY

PARTY IS A ☐ **SELLER** ☐ **BUYER** ☐ **LANDLORD (OWNER)** ☐ **TENANT**

Signature _____	Date _____	Time _____
Signature _____	Date _____	Time _____

BROKER

Broker Signature _____	Broker's NMREC Lic# _____	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®
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Brokerage Firm _____	Office Phone _____	Email Address _____
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FAY RANCHES[®] *Inc.*

Invest & Enjoy

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