



FAY

RANCHES[®]*Inc.*

ROMERO HILLS RANCH

Mora, New Mexico

\$2,850,000 | 2,288± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Romero Hills Ranch | Mora, New Mexico

INTRODUCTION

Romero Hills Ranch is 2,288± deeded acres of pristine forested land near the charming village of Mora, New Mexico. The Hermit's Peak/Calf Canyon Fire ripped through Northern New Mexico in the spring of 2022, destroying thousands of acres of forest, but this ranch was miraculously spared. Healthy pinons and large ponderosas cover the peaks and canyons. Healthy rangeland covers the lower elevations. Abundant wildlife, including large elk, mule deer, and black bears, wander this diverse landscape. Spectacular views of the Mora River Valley lie to the west and Hermit's Peak to the south.

Romero Hills Ranch has excellent opportunities for horseback riding and endless hiking. Historical petroglyphs adorn several large boulders and caves. Located in Game Management Unit 46, the elevations range from 7,100± feet to 8,400± feet.

Romero Hills Ranch is private yet not isolated. It is located 35 minutes from Las Vegas, one hour from Taos, 90 minutes from Santa Fe, and only 30 minutes to skiing at nearby Sipapu Ski and Summer Resort. Morphy Lake State Park is only 18 minutes away, with trout fishing and canoeing in a beautiful setting. Coyote Creek State Park is 22 minutes away and is an excellent fly-fishing destination.

Enjoy cool summers with the convenience of easy year-round access via NM 518. Romero Hills Ranch is an ideal location to build your dream home with endless views of the Mora River Valley or build a private off-grid cabin deep in the forest with views of the iconic Hermit's Peak.

QUICK FACTS

- 2,288± deeded acres
- 1,840± acres of old-growth ponderosa and pinon forest
- Abundant wildlife including elk, deer, bear, and lynx
- Exceptional building sites for a mountain home or secluded off-grid cabin
- Elk and deer hunting
- Excellent opportunities for hiking and horseback riding
- Private, yet easily accessible year-round
- Fishing, and boating opportunities only minutes away
- 90± minutes to Taos Ski Valley and only 22± minutes to Sipapu Ski Resort
- Elevations range from 7,100± to 8,400± feet





LOCATION

Romero Hills Ranch is located just outside Mora, New Mexico. It is located 35 minutes from Las Vegas, one hour from Taos, 90 minutes from Santa Fe, and only 30 minutes from Sipapu Ski Resort.

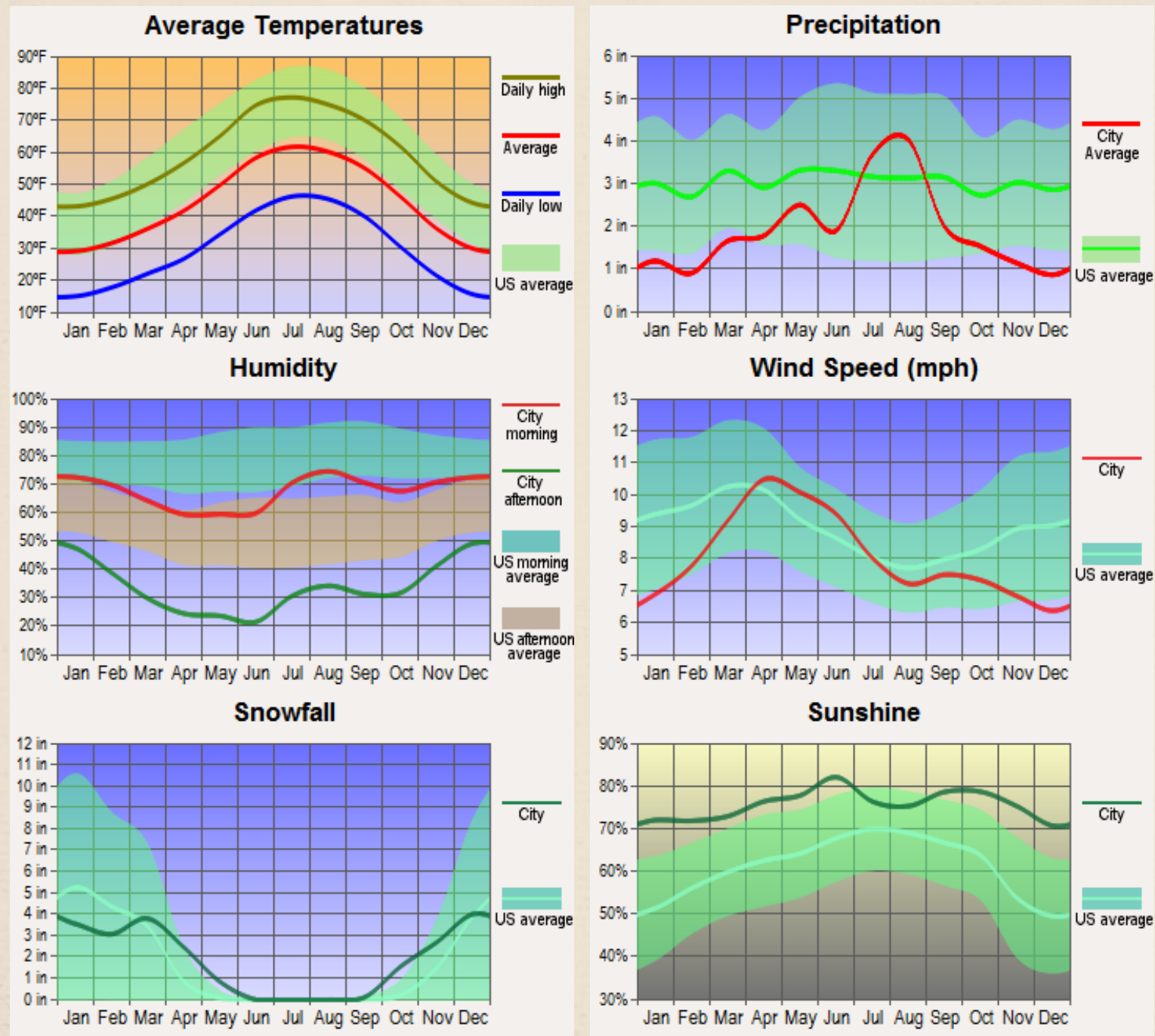


AIRPORT SERVICES

Las Vegas Municipal Airport is 40 minutes away, Taos Regional Airport is 1 hour and 10 minutes, Santa Fe Regional Airport is 1 hour and forty minutes, and Albuquerque International Sunport is two hours and twenty minutes away.

CLIMATE

Climate data for Mora, New Mexico courtesy of <http://www.city-data.com/city/Mora-New-Mexico.html>



AREA HISTORY

Today, Mora is a small farming village in the heart of the Mora Valley. In the 1800s, Mora was considered the “bread basket” of New Mexico. Mora’s thriving economy was driven by the substantial demand for supplies from nearby Fort Union. Close to a dozen mills in the area were grinding wheat for flour to feed the soldiers at Fort Union. Several of these old mills are still intact today.





ACREAGE

- 2,288± deeded acres



TIMBERLAND

Approximately 1,840± acres of Romero Hills is comprised of old-growth Pinon and Ponderosa Forest. Romero Hills Ranch is one of the few ranches in the area not touched by the massive 2022 fires.



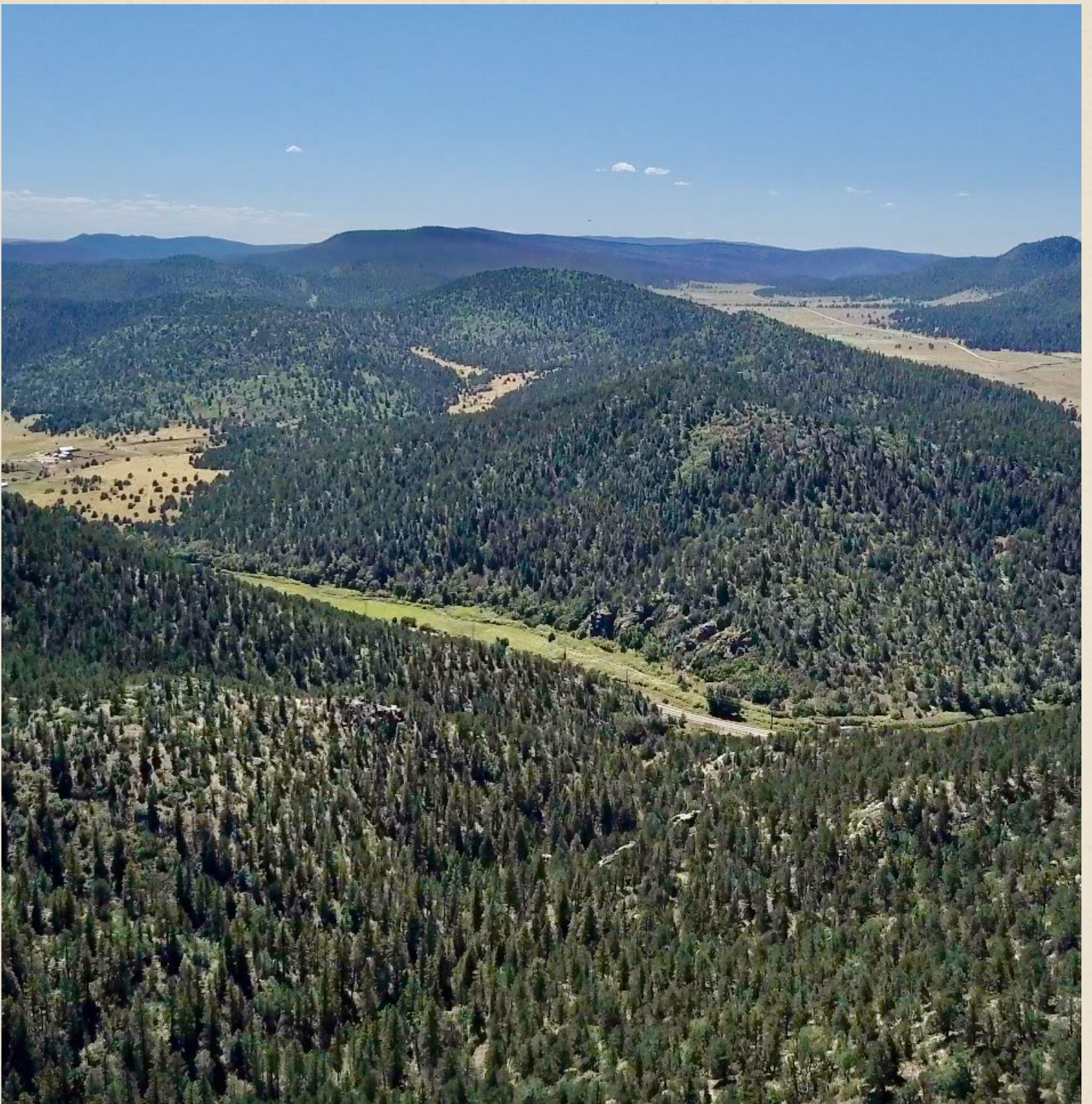
SCENIC VISTAS

The views of the greater Mora River Valley looking south, west, and north are stunning. There are multiple building sites that capture these Mora Valley views. From the higher elevations, the views of Hermit's Peak are spectacular.









RECREATION

Romero Hills Ranch is just 22 minutes from Sipapu Ski Resort and only 90 minutes from the world-renowned Taos Ski Valley.





Photo not taken on property

HUNTING & WILDLIFE

Good elk and mule deer hunting possibilities await in game management unit 46. Elk tags are issued by the New Mexico Department of Game and Fish.

FISHING

Trout fishing and canoeing lie only 18 minutes from the ranch on beautiful Morphy Lake. Only 22 minutes away, Coyote Creek State Park is an excellent fly-fishing destination.



OTHER RECREATION

Hike through the forest and explore caves on the property. Opportunities abound for trail riding for horse enthusiasts.







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.

Because of its old-growth forest, location near Mora, and good access, Romero Hills Ranch would be an excellent candidate for a Conservation Easement and the associated state tax credits.



SUMMARY

Romero Hills Ranch is an opportunity to own almost 2,300± acres of pristine forested land in one of the most desirable areas of Northern New Mexico. Enjoy abundant wildlife, hunting, hiking, and horseback riding. This ideal location is close to nearby skiing, canoeing, and fishing opportunities with amazing views of Hermit's Peak and the charming Mora Valley. Easy year-round access from a state highway makes it conveniently located near Taos, Las Vegas, and Santa Fe. What a perfect spot to build your dream mountain home or a private off-grid cabin.

PRICE

\$2,850,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Robert Martin** at **(505) 603-9140** | **rmartin@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

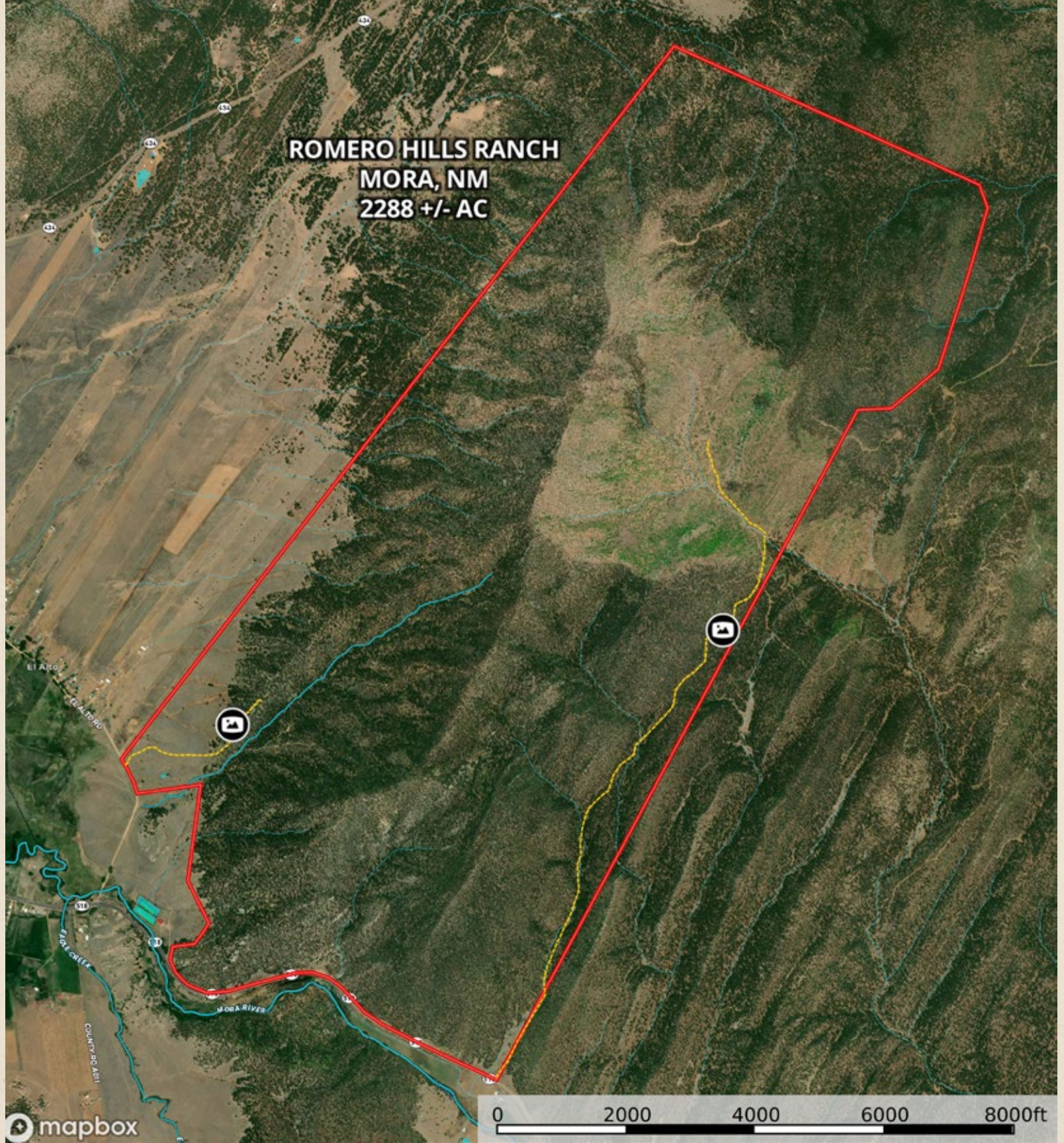
Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable,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

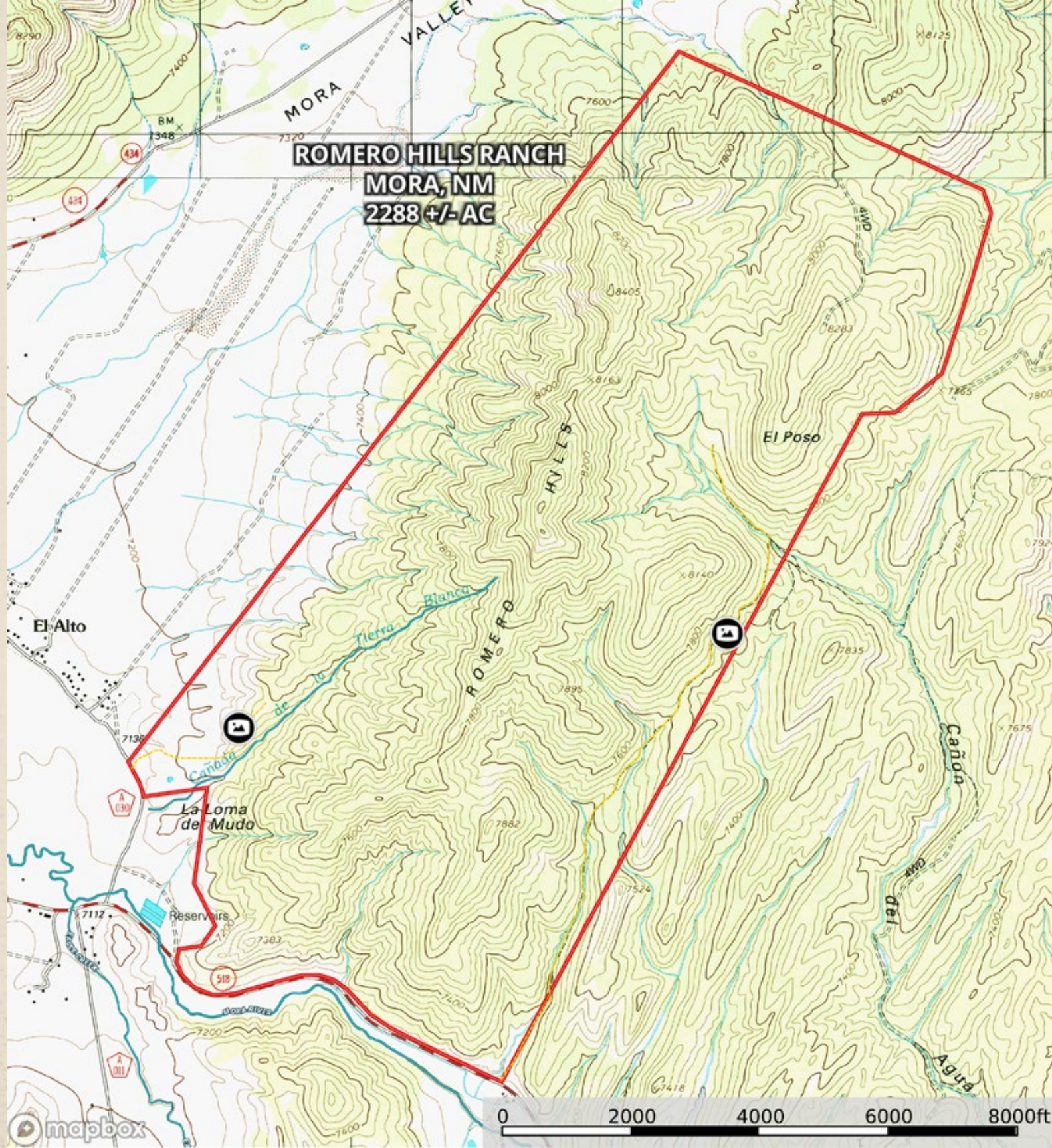






ROMERO HILLS RANCH
MORA, NM
2288 +/- AC







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

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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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