



FAY RANCHES[®] *Inc.*

LOS TRIGOS RANCH

Santa Fe, New Mexico

\$12,000,000 | 612± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Los Trigos Ranch | Santa Fe, New Mexico

INTRODUCTION

Los Trigos Ranch is an iconic Pecos River property just 30 minutes from the Santa Fe Plaza. Almost two miles of the trout-filled Pecos River meanders through the middle of the ranch, dotted by majestic cottonwoods and native willows. Deep river pools flow against stunning canyon wall backdrops, providing habitat for 20-inch rainbows, cutbows, and browns. Abundant wildlife, including trophy elk, mule deer, black bears, and mountain lions, roam this 612+ acre property. Los Trigos adjoins the Santa Fe National Forest on the north, offering endless recreational possibilities.

Originally part of the Los Trigos Grant conveyed by Spain in 1815, the history of Los Trigos is rich and storied. Los Trigos was part of Tex Austin's Forked Lightning Ranch, later owned by Buddy Fogelson and his wife, actress Greer Garson. Owned and loved by the Cowles family since 1990, Los Trigos sits directly between the two properties formerly owned by Jane Fonda and Val Kilmer.

The six-building compound was custom designed by the architect and late owner, Bill Cowles. The cohesive exteriors of all buildings in the compound are Northern New Mexico pitched-roof style, with unique vertical wood planks and plaster chinking. The improvements include an owner's residence, manager's house, foaling barn with office, stables, workshop, and a detached studio. There is a machinery barn and a small river cabin outside the main compound.

Carefully managed, the forest provides cover and open meadows for wildlife. Multiple thinning projects over the years have improved the habitat and reduced fire danger, creating a lush growth of grama and other grasses. A series of springs provide drinking water for the numerous mule deer and massive elk on the property. Black bears peacefully wander the ranch. Wild turkeys, quail, foxes, coyotes, and beavers are abundant. Red-tailed hawks nest on the property, and bald eagles are frequent visitors.



QUICK FACTS

- 612± deeded acres
- Almost two miles of Pecos River frontage - both sides
- Fly fishing for trophy-sized trout
- Extremely private
- Abundant wildlife, including large elk, mule deer, and black bears
- Stunning main residence within a well-designed compound
- Adjoins National Forest
- Great horseback riding and hiking
- Easy access to Santa Fe
- Los Trigos is truly a legacy ranch



LOCATION

Los Trigos Ranch is just 30 minutes east of Santa Fe, with easy access from Interstate 25, allowing direct routes south to Albuquerque and north to Colorado.

AIRPORT SERVICES

The Santa Fe Regional Airport is 35 minutes away with daily non-stop flights to Denver and Dallas. The airport provides full fixed-base operator largest commercial airport in New Mexico, with eight major carriers.





AREA HISTORY

The ranch has a deep cultural and historical significance. The property was once home to the indigenous people of the Pecos Pueblo. Numerous cultural resources have been uncovered, including pottery shards, stone axe heads, numerous arrowheads, and even a native American field house from the 1300s. The Santa Fe National Historic Trail crosses the southern end of the property.



ACREAGE

Los Trigos Ranch is comprised of 612± deeded acres and borders the Santa Fe National Forest.

SCENIC VISTAS

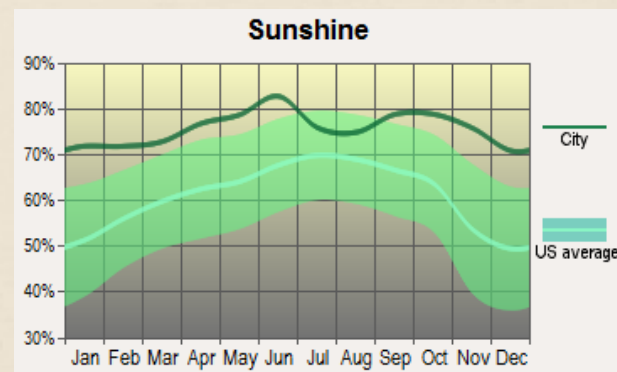
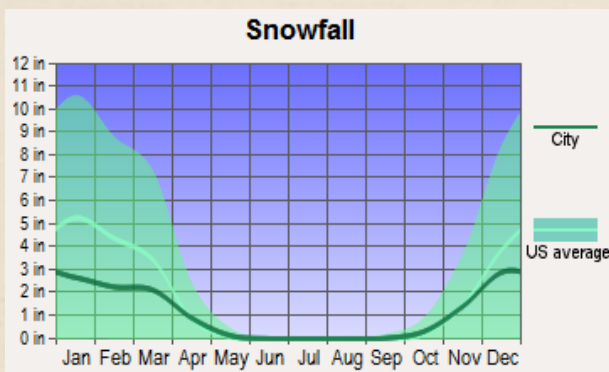
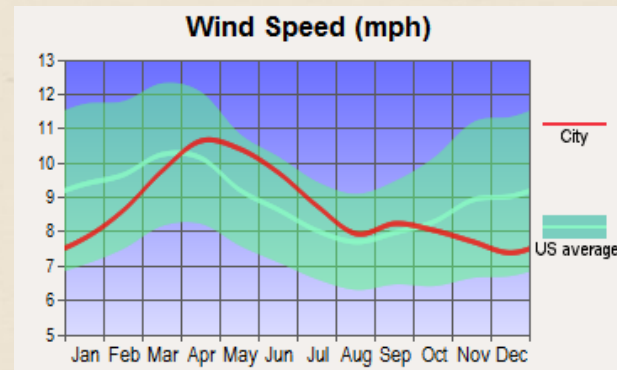
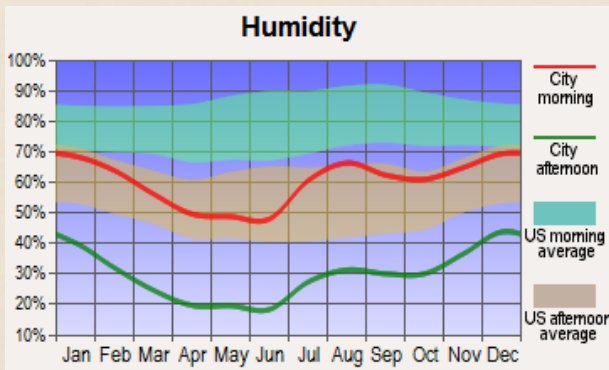
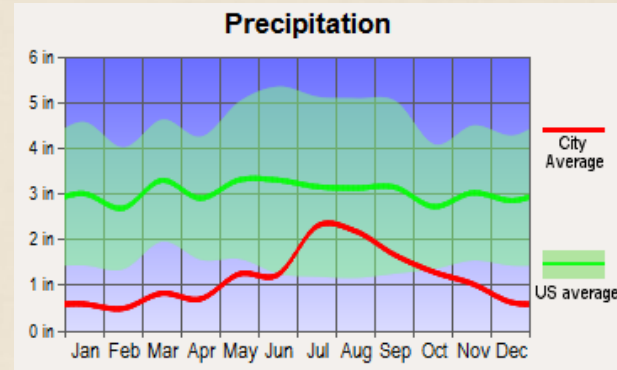
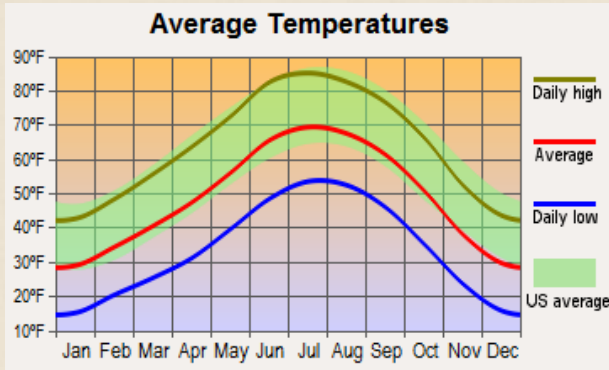
The sheer cliffs offer amazing views of the river valley below, sweeping up to the majestic mountains of the Santa Fe National Forest to the north and Glorieta Mesa to the south.



CLIMATE

Climate for Santa Fe, New Mexico

Information courtesy of <http://www.city-data.com/city/Santa-Fe-New-Mexico.html>





IMPROVEMENTS

A stunning 2,500 square foot owner's residence is perched on the edge of the Pecos River, complete with a generous-sized sleeping porch. The three-bedroom, three-and-a-half-bathroom home has two living areas with four fireplaces and two wood-burning stoves. The kitchen is open and perfect for entertaining. The house includes hard plaster and wood plank walls, in-floor radiant heat with slate tile, concrete countertops, and high-quality appliances.

- 2,200 square foot, two-bedroom, two-bath guest house with beautiful river views
- Foaling barn with an office, kitchenette, three-quarter bath, tack room, loft bunkhouse with half bath, three stalls, and a veterinary area
- Stables with four stalls and two loafing sheds with pens
- Workshop/garage next to the owner's residence
- Detached writer's office or art studio located off the master bedroom
- Machinery barn equipped with electricity and lighting
- Small private guest cabin overlooking the river











RECREATION

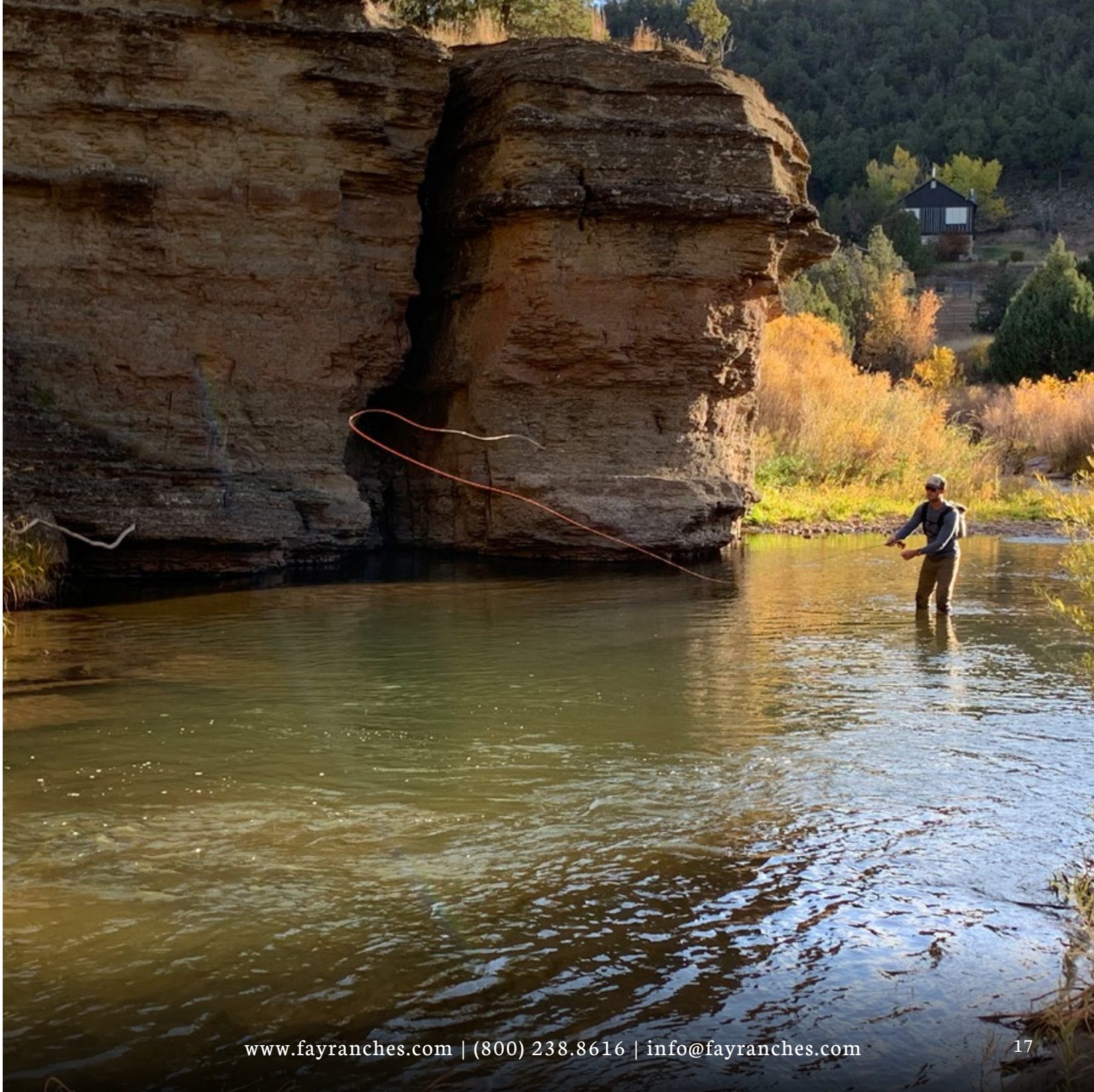
The miles of two-track roads and extensive trail system are great for long and varied hikes. There are excellent horseback riding opportunities on the property and continuing into the vast Santa Fe National Forest. Ski Santa Fe is just 16 miles from Santa Fe.



FISHING

This stretch of the Pecos River is characterized by deep pools holding large rainbow, cutbow, and brown trout.





HUNTING & WILDLIFE

Trophy elk, mule deer, and bobwhite quail are common on the ranch. The wildlife viewing is exceptional.

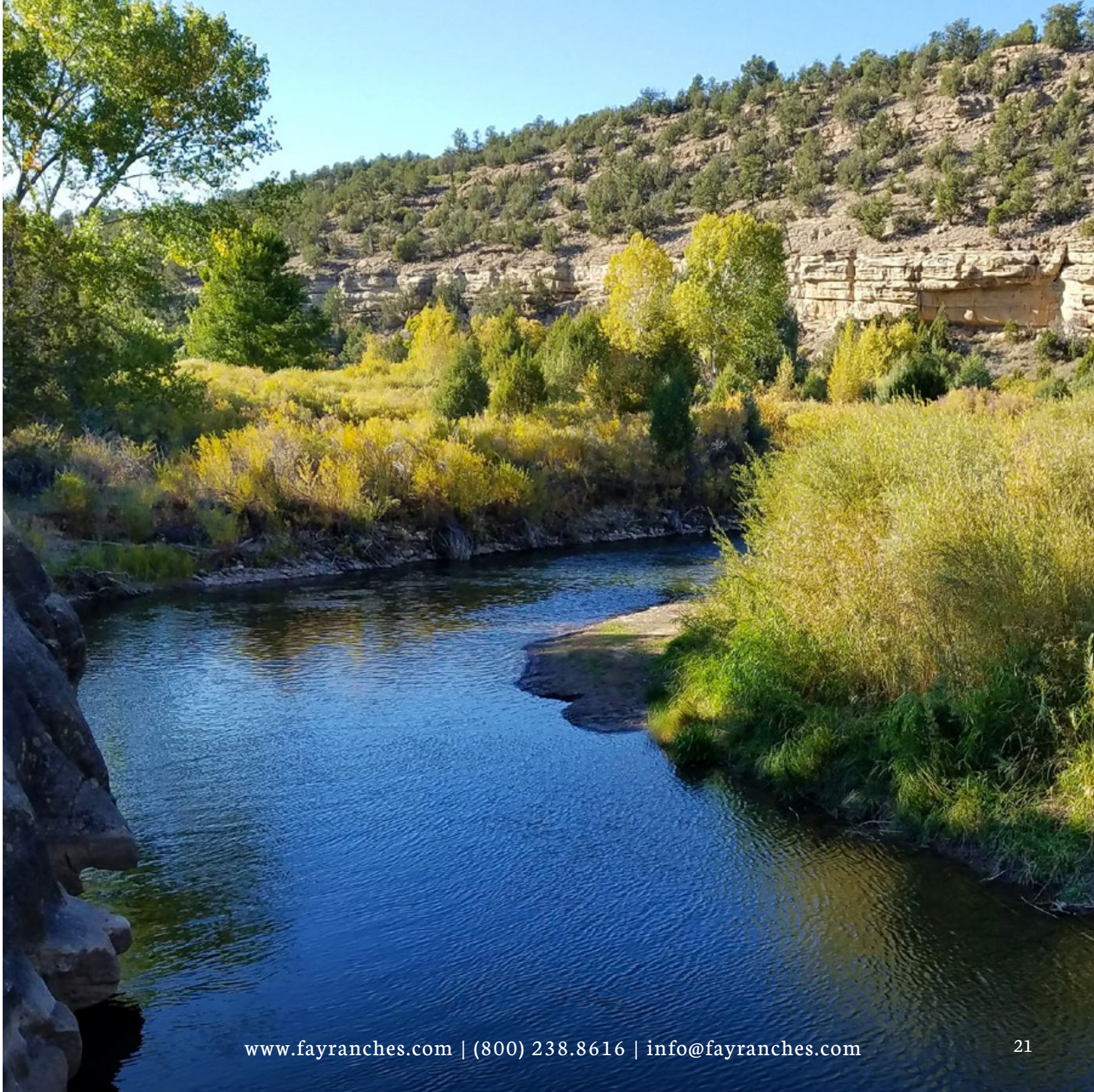




WATER SOURCES | WATER RIGHTS

The Pecos River flows for 1.9 miles through the property. A series of springs originate on the south end of the property eventually creating a small waterfall draining into the Pecos River. Los Trigos has three domestic/livestock water wells equipped with electric submersible pumps , all with 3.0 acre-feet permitted diversion amounts.





MINERAL RIGHTS

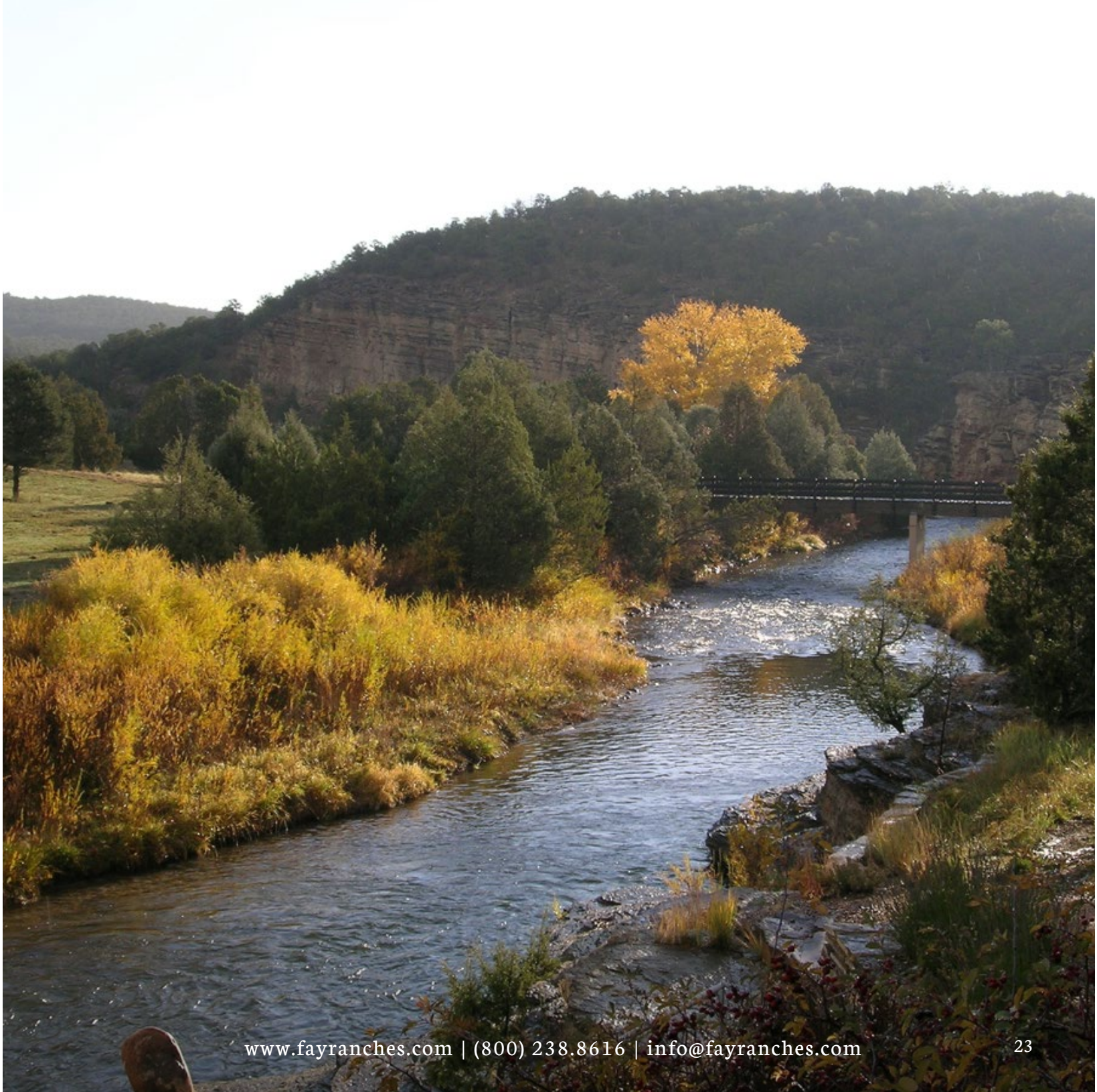
All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.



CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of 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 ethic and land-use practices have significantly enhanced the landscape on which we work.

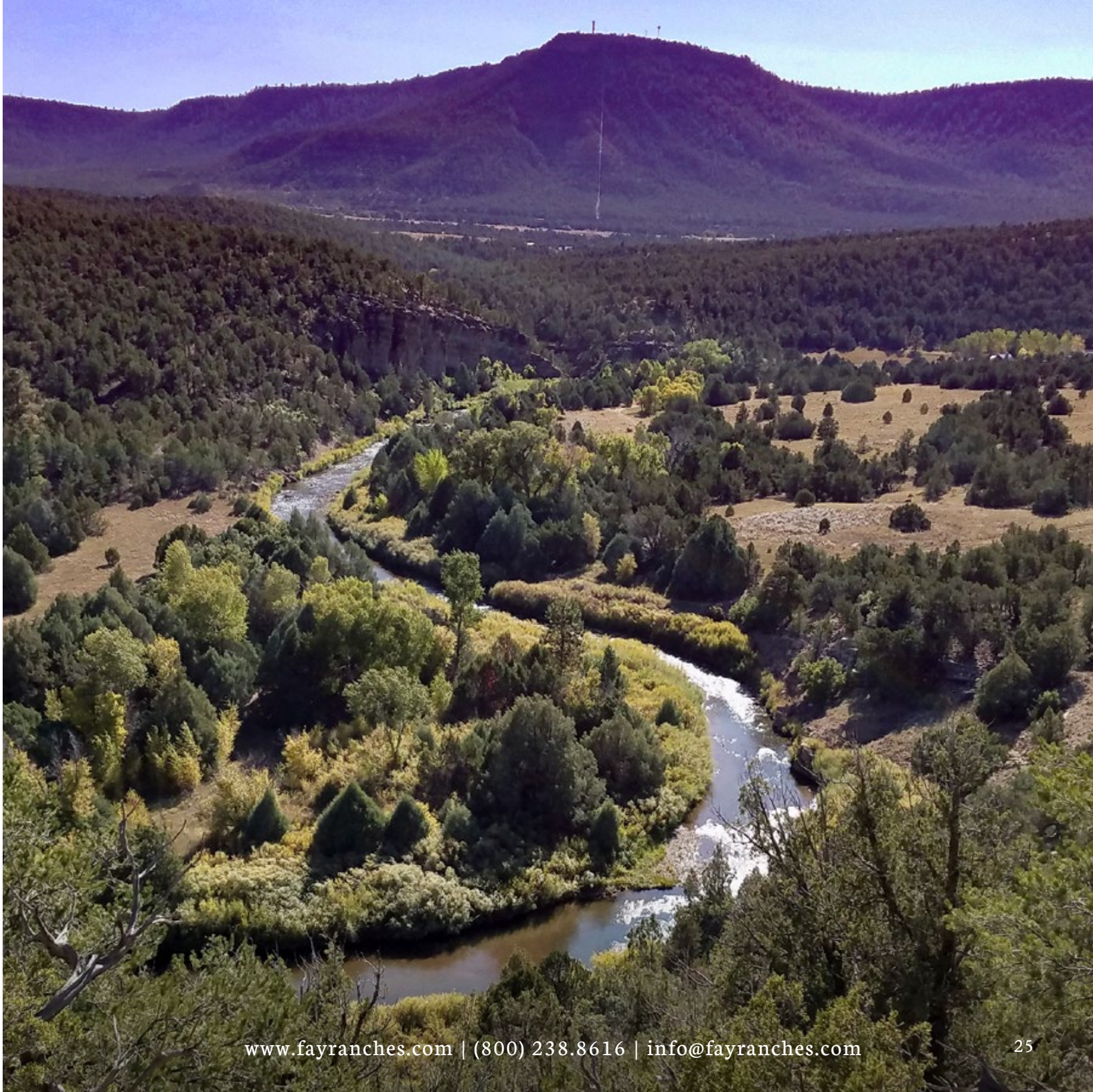
A conservation easement is in place to protect this unique property. The 604± acre parcel allows for division into two smaller parcels with two building envelopes. An additional unencumbered 8-ac parcel with a well and electric are in place.



SUMMARY

Los Trigos Ranch is an exceptional opportunity to own a legacy property with a rich history, diverse and abundant wildlife, spectacularly sighted buildings, all within a half-hour of Santa Fe. No other property on the market can offer two miles of private trophy trout fly-fishing water with this proximity to the entertainment, shopping, culture, and fine dining of the City Different. The stunning improvements, vibrant Pecos River, well-managed forest, trail system, and connection to the vast Pecos Wilderness make this ranch ideal for wildlife and nature lovers alike. This property has been lovingly cared for, and the care is apparent at every turn. Los Trigos is truly remarkable.





PRICE

\$12,000,000

TAXES

\$4,953 (2021)

TERMS

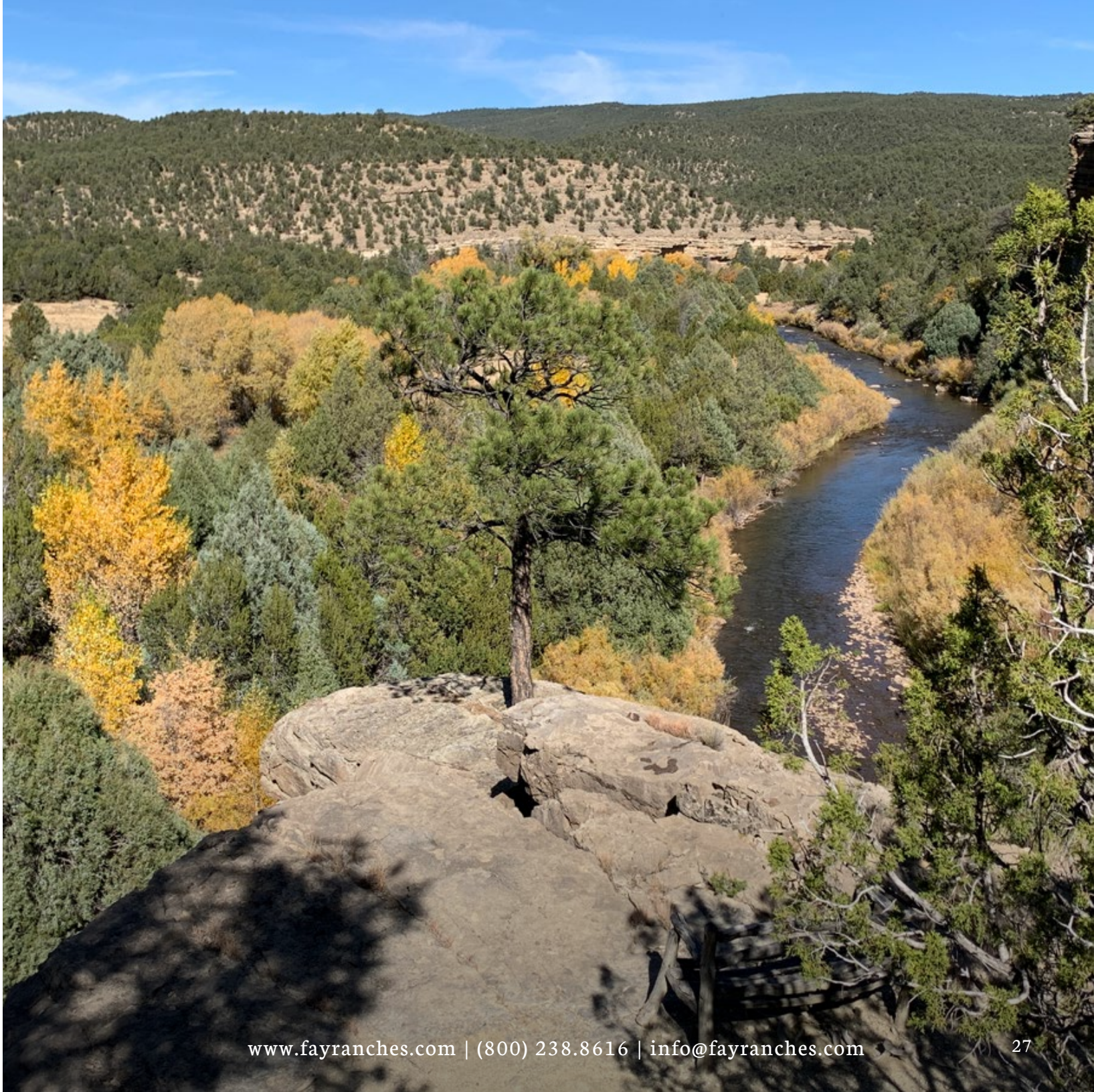
Cash, Conventional Financing, 1031 Tax Exchange

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

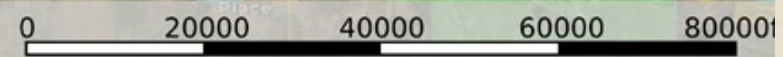
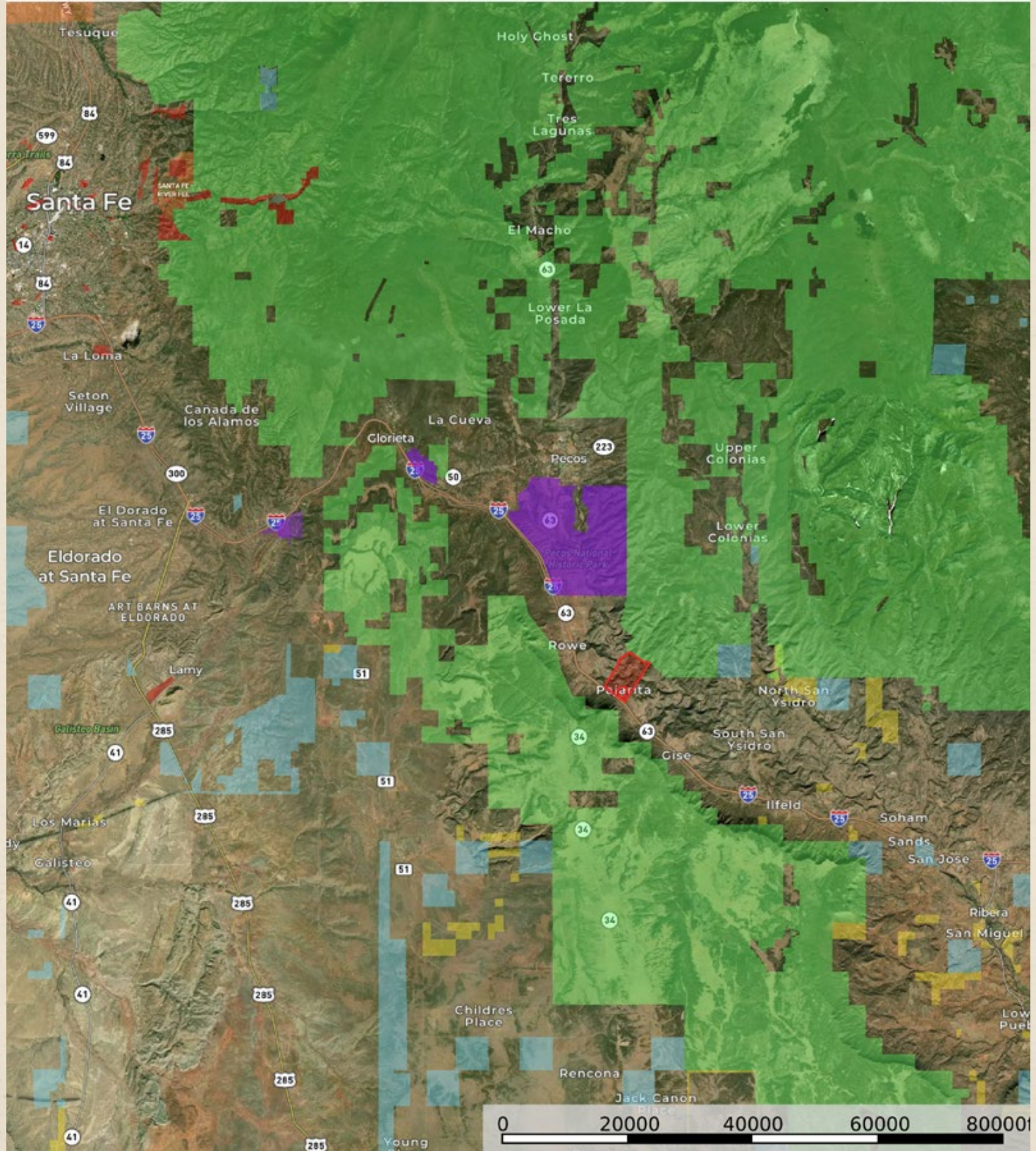
Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable,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



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612 +/- AC
1.9 MILES PECOS RIVER









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Invest & Enjoy

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