

FAY

SAPELLO RIVER RETREAT

Sapello,
San Miguel
County, New
Mexico
\$2,500,000
296± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

The Sapello River Retreat is a 296± acre haven in the picturesque Sapello River Valley. Graced with the tranquility of nature and set to the rhythm of the river, this property offers an exquisite blend of beauty and comfortable living.

Almost 2,000 feet of the Sapello River flows through the property, separating the 63± acres of lush, irrigable farmland and the old-growth forest. This diverse ecosystem provides excellent habitat for elk, deer, turkeys, bobcats, and black bears. The riparian area is alive with numerous songbirds, woodpeckers, and raptors. The five hummingbird feeders on the back porch are busy all summer long.

The heart of the property features a Northern New Mexico-style adobe and double-frame main house. It sits next to a large historic barn and backs to the Sapello River. An expansive portal runs along the entire north side of the house and offers 180-degree views of the cottonwood grove, river area, and meadows leading up to the forest and mountains. It is the perfect spot to relax and watch the wildlife.

Adjacent to the main house stands a fully restored century-old wooden barn with horse corrals, a tack room, and a shop. The irrigated acreage to the south of the residence has been cross-fenced for ease of grazing management and includes an arena and several loafing sheds. In addition to the ditch rights, two domestic wells supply water to the houses and automatic horse drinkers. A cozy 1-bedroom, 1.5-bath caretaker's house and separate studio near the property entrance offer privacy, comfort, and convenience for guests or management.

Majestic ponderosa pines and mature pinons grace the approximately 230-acre forest. From the rock outcropping ridgeline, you can take in breathtaking panoramic views of Hermit's Peak and the Sapello Valley. Stroll through the riparian area along the Sapello, take a horseback ride or hike through the woods, or enjoy fantastic birdwatching from the back porch. The Sapello River Retreat offers unparalleled natural serenity with all the comforts of home.

QUICK FACTS

- 296± total acres
- 63± acres of irrigable farmland with ditch rights
- 230± acres of forested land
- Almost 2,000 feet of Sapello River flows through the property
- Spectacular views of the beautiful Sapello River Valley and Hermit's Peak
- Cool summers and relatively mild winters
- Charming house located near the river
- Ideal horse property
- Twenty minutes from Las Vegas, New Mexico
- One hour and twenty minutes from Santa Fe







ACREAGE

- 63± acres of irrigable pasture with water rights
- 230± acres of forest
- 296± total deeded acres









IMPROVEMENTS

The roughly 2,000-square-foot main house has a spacious, light-filled living room with a wood-burning fireplace and stained concrete floors with radiant heat. There is also a generous country kitchen with wide plank pine floors, custom cabinetry, and high-end appliances. Although the original adobe structure is 75 years old, all plumbing, electrical, and mechanical systems were installed in the 1995 remodel and the 2002 addition and updated as needed. There is a small office as part of the bedroom suite and a second bath in the addition, with room for guests in that area. A cozy 1-bedroom, 1.5-bath caretaker's house and separate studio near the property entrance offer privacy, comfort, and convenience for guests or management. There is a laundry room in the caretaker's house, but not in the main house.









RECREATION

The back porch faces the riparian area along the river and is the perfect place for fantastic birdwatching and wildlife viewing.



HUNTING | WILDLIFE

The Sapello River Retreat is a haven for wildlife, both big and small. Elk wander through the property, feeding in the lush meadows. Mule deer are abundant in the forest and riparian area. Black bears, coyotes, bobcats, foxes, raccoons, and beavers make their home here as well. Game Management Unit 46 now allows unlimited landowner tags, greatly improving hunting possibilities.



SAPELLO RIVER

The Sapello River flows for almost 2,000 feet through the property and is home to fish, turtles, beaver, and many other creatures. The Sapello River has historically been home to a wild self-sustaining brown trout population, but the current presence of trout on this property is unknown.



HORSES

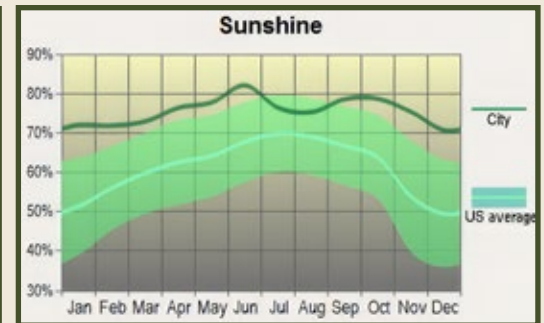
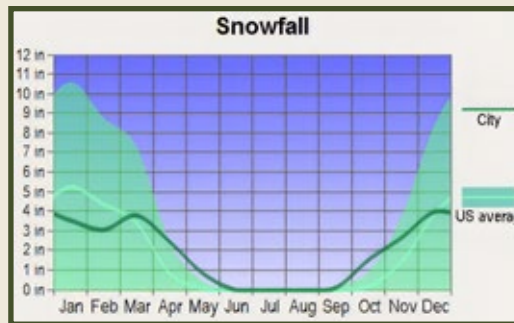
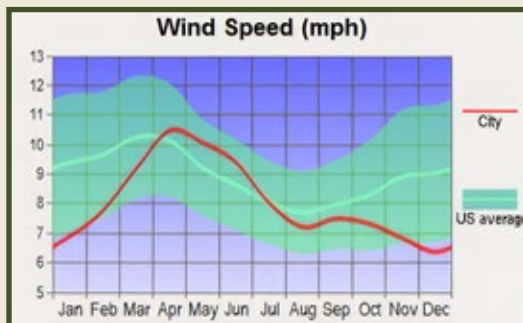
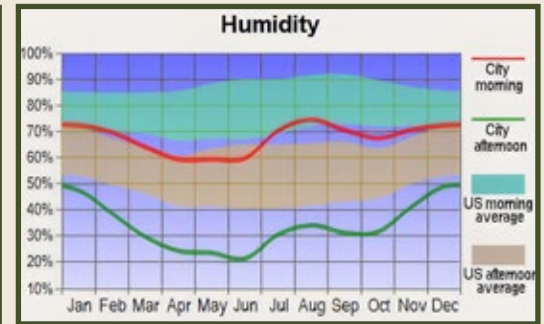
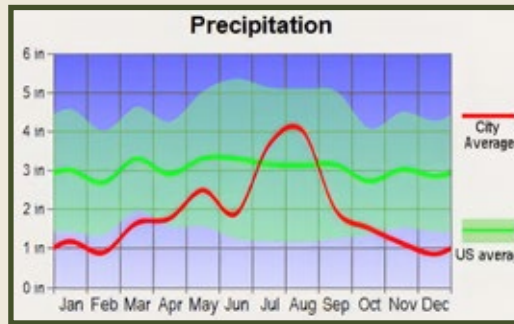
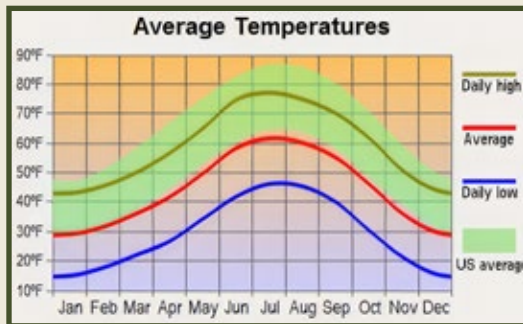
The Sapello River Retreat is an ideal equestrian property with irrigated pasture, horse facilities, and room to ride the trails in the forest.

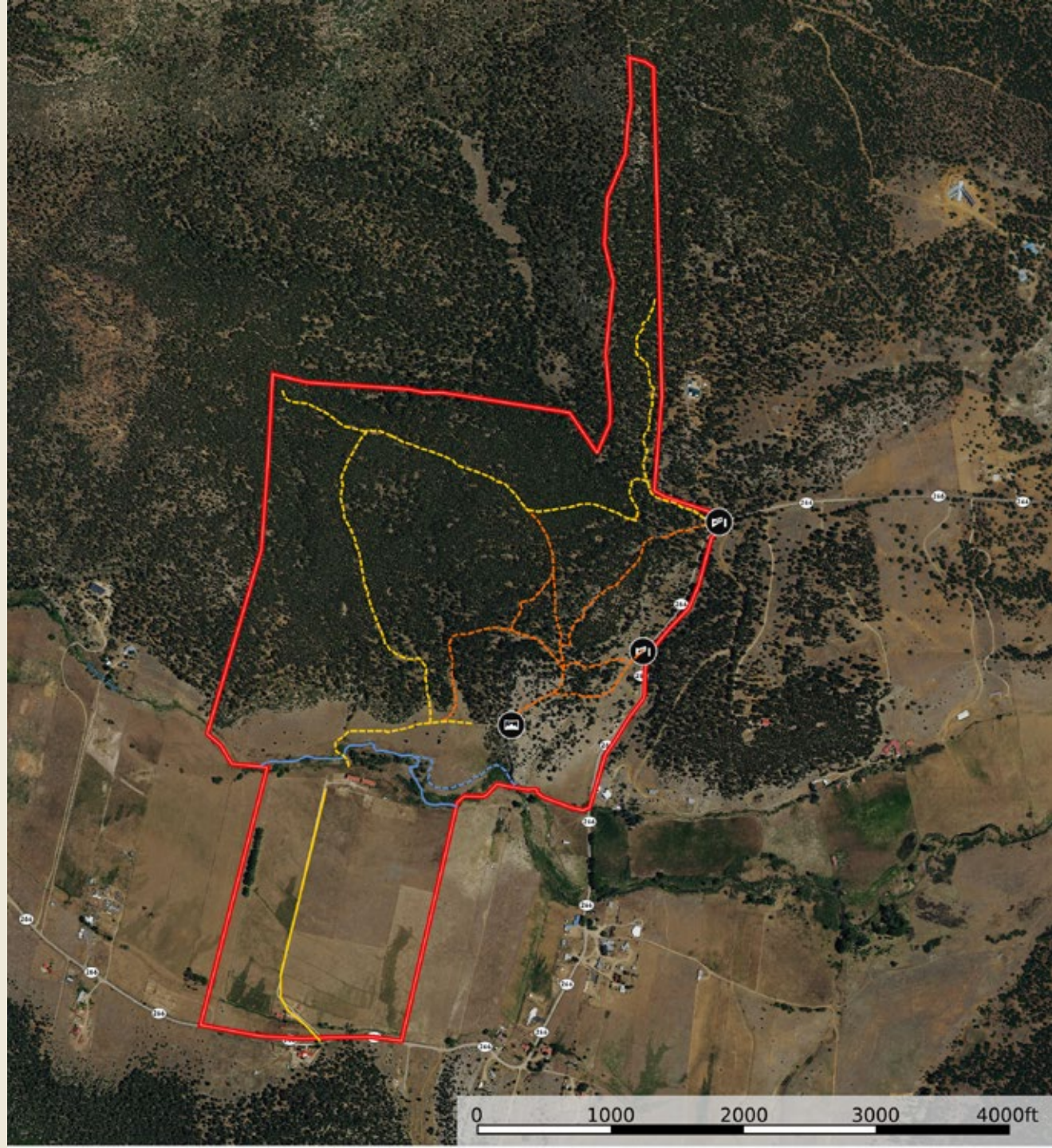


CLIMATE

Mora, New Mexico, experiences a semi-arid climate with hot summers and mild winters. Expect low humidity, abundant sunshine, and temperature variations between day and night.

Climate charts courtesy of <https://www.city-data.com/city/Mora-New-Mexico.html>





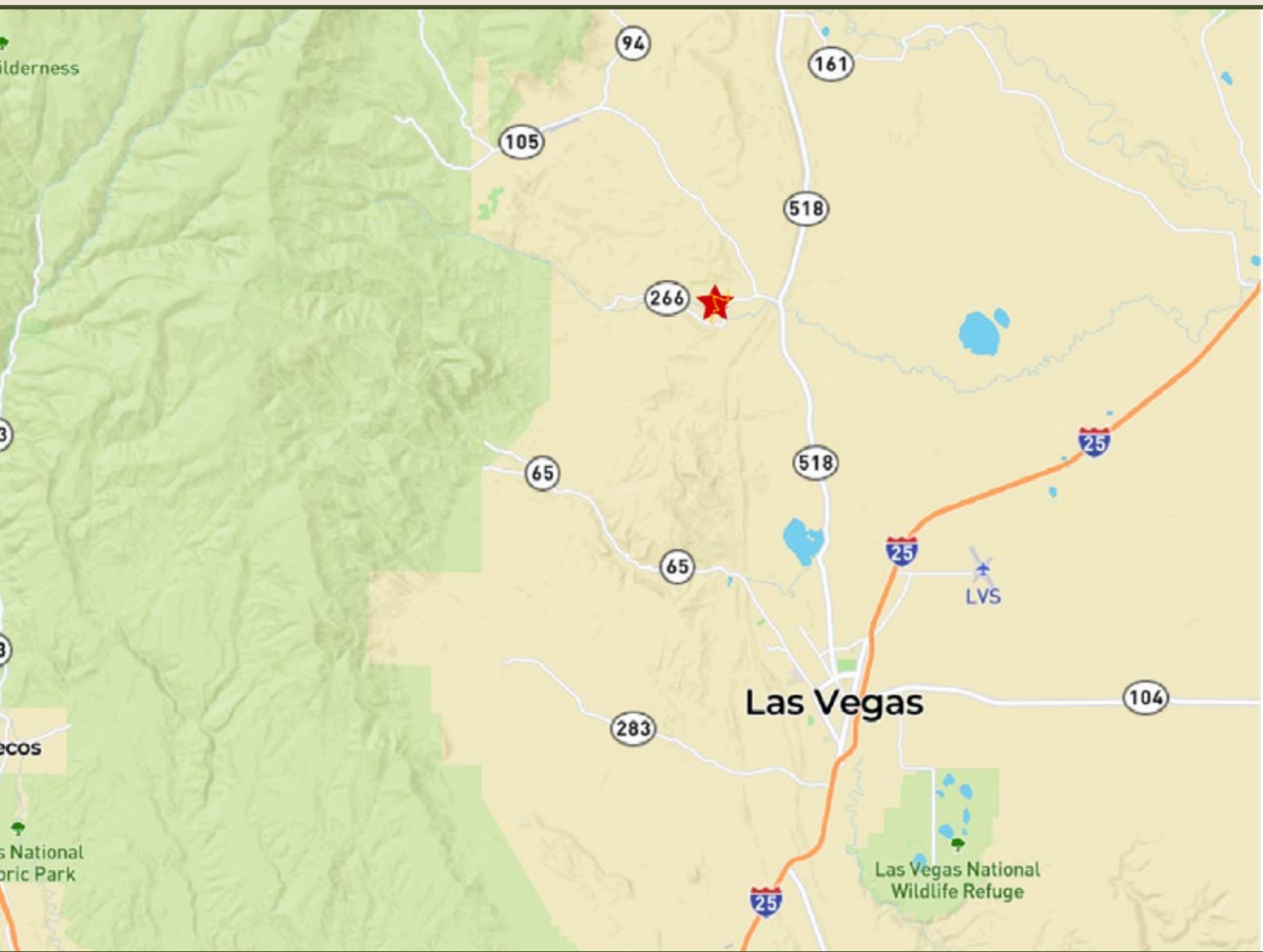
LOCATION

The Sapello River Retreat is only 20 minutes from Las Vegas, New Mexico, one hour and 20 minutes from Santa Fe, and 90 minutes from Taos. It is easily accessible by a paved state road. At 7,100 feet elevation and a general east/west orientation, this valley offers cool summers, relatively mild winters, and beautiful western sunset views.

AIRPORT SERVICES

The Santa Fe Regional Airport is 90 minutes away, and the Albuquerque International Airport is 2.5 hours. The Las Vegas Municipal Airport is equipped to handle personal and charter jets.









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.

WATER RIGHTS

Sapello River Retreat has ditch rights from the Sapello River and two domestic wells supplying houses and livestock drinkers.





CONSERVATION | STEWARDSHIP

The Sapello River Retreat is unencumbered by existing easements and would be an excellent candidate for a conservation easement for conservation-minded buyers.

Each of us at Fay 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 has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay 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.

Photo credit Gary Morton





SUMMARY

The Sapello River Retreat features a flowing river, lush farmland, and healthy forest in the charming setting of the Sapello River Valley. Stroll through the riparian area along the Sapello, take a horseback ride or hike through the woods, or enjoy fantastic birdwatching from the back porch. The Sapello River Retreat offers unparalleled natural serenity with all the comforts of home.



PRICE

\$2,500,000

TERMS

Cash
Conventional Financing
1031 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 must be present at all showings. 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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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®
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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 ☐ is ☐ is not a REALTOR®

Brokerage Firm Office Phone Email Address



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