

# THE RANCH AT ANGEL FIRE

A CROWN JEWEL OF ALPINE BEAUTY, PEACE AND POSSIBILITY



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The Ranch at Angel Fire is now available as a rare legacy investment opportunity. At 186 acres, this beautiful land is the largest privately held property within Angel Fire Resort. Ancient rock bluffs punctuate sweet grass meadows with dramatic 360° views. Aspen groves, spruce, pine, and oak glades celebrate a true four season climate in the Rocky Mountains.

This pristine and magnificent ranch offers the discerning buyer countless possibilities for experience and expansion:

- Unlimited development potential with rare mixed-use zoning
- Three view sites cleared for boutique hotels or private estates
- Recently graded, tree-tunneled access roads
- Poised for significant regional growth
- Proximity to major airports & Southwest cultural meccas



186.1 ACRES | \$5,850,000

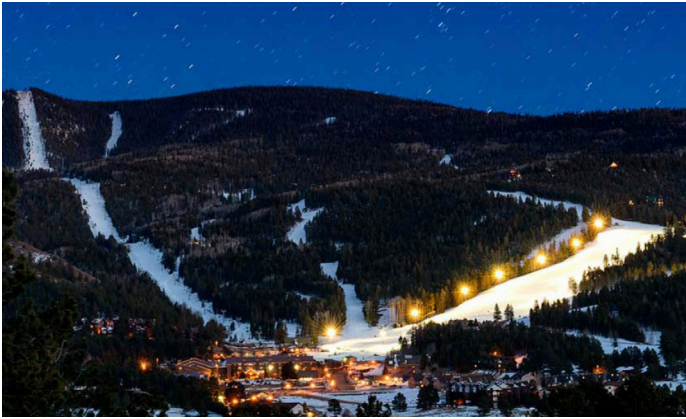
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**The Ranch at Angel Fire includes three family memberships to this extraordinary resort.** Nationally known for its downhill mountain bike park and ski resort, Angel Fire also offers an 18 hole championship golf course, hiking and mountain bike trails, tennis and Pickleball courts, and a 27,000 square-foot clubhouse offering casual and fine dining, a spa, workout facility, and indoor lap pool. Monte Verde lake is only a quarter mile away with paddle boats and trout fishing. The property is located 1.5 miles from away from the ski resort and local restaurants.



**Considered “The Best Snow in New Mexico,” Angel Fire Resort offers uncrowded trails for every level of skiing and snowboarding.**

Angel Fire is the only resort in New Mexico to offer night skiing/boarding. The mountain accommodates skiers and riders of all ages and abilities and features an abundance of trails with terrain parks and excellent tree skiing.



Recently named “America’s Most Affordable Ski Town” by Realtor.com and the “Last Affordable Ski Town in America” by Teton Gravity Research, this once hidden gem is starting to draw national attention with record growth and increasing property values for the village of Angel Fire.

**The fresh reboot of nearby Taos Ski Resort indicates similar development possibilities for Angel Fire.**



**The Ranch at Angel Fire is located just a 5 minute drive from the Angel Fire airport, which accommodates private and corporate aircraft and has one of the country’s longest regional runways.**

The recently expanded Taos airport, less than an hour away, now offers regional commercial flights. Santa Fe airport, and Albuquerque’s international airport, are 2 and 3 hours by car respectively.