

Peters Home Place Ranch



763.4 ± ACRES | CAPITAN, NM | LINCOLN COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State:	New Mexico
Region:	South Central
County:	Lincoln
Property Type:	Native Grassland and Woods
Acres:	763.4 ± acres
Price:	\$10,000,000.00
Estimated Taxes:	\$805.28
Location:	7 miles southwest of Capitan, NM

COMMENTS

Premier Mountain Ranch with Live Water, Highway Frontage & Development Potential

Located minutes from Ruidoso, Alto, and Capitan, New Mexico

Welcome to Peters Home Place Ranch, an exceptional ±763.4-acre legacy property nestled in the highly coveted corridor between Capitan and Ruidoso, New Mexico. Flanked by the majestic Capitan and Sacramento Mountains, this scenic, unspoiled land is now available in its entirety—offering one of the largest contiguous landholdings with NM Highway 48 frontage in the area.

The ranch lies within a four-season climate zone with an average annual precipitation of 16.34 inches, including 27.3 inches of snowfall (Capitan data). Crisp mountain air, vibrant sunsets, and a rich mix of vegetation and terrain make this a scenic jewel in the Southern Rockies.

This ranch represents a rare combination of size, accessibility, natural water and location—positioned just north of Angus, NM, and only minutes to world-class skiing, golfing, horse racing and high-end dining and entertainment in Ruidoso and Alto.

- 7 miles to Capitan, NM
- 12 miles to Alto, NM
- 16 miles to Ruidoso, NM
- Less than 3 hours to El Paso International Airport

Rare. Rugged. Ready.

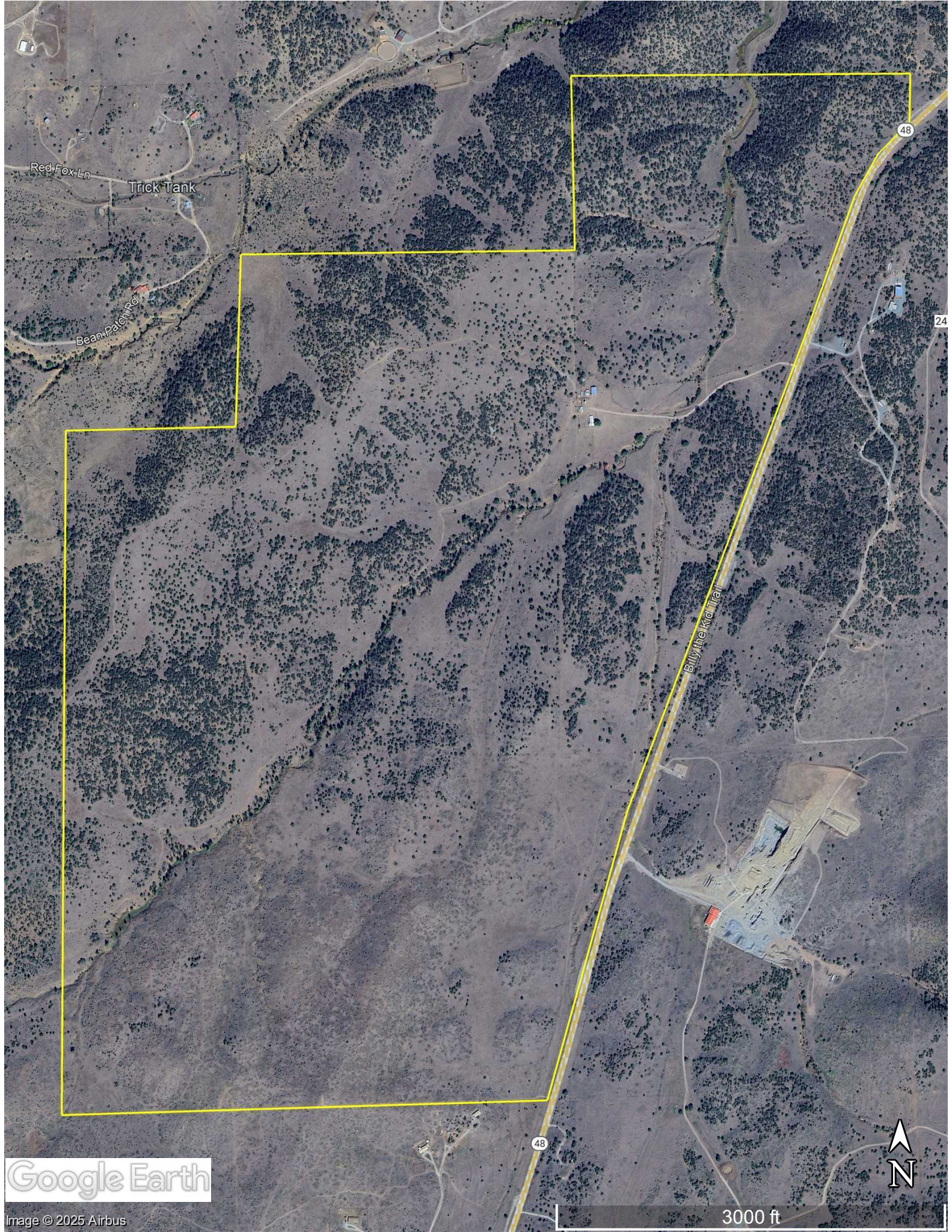
Peters Home Place Ranch is a one-of-a-kind offering in an area with increasing demand and limited large-tract availability. With its blend of water, wildlife and location, it stands as both a secure investment and a personal sanctuary.

The information contained herein is as obtained by Scott Land Co., LLC – Dimmitt, Texas from the owner and other sources and even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.

PROPERTY HIGHLIGHTS

- 763.4 ± acres of deeded mountain land
 - Approx. 1.5 miles of frontage on NM Highway 48 for outstanding access
 - Spring-fed fork of Magado Creek traverses the middle of the ranch
 - Elevations ranging from ±6,930 ft to ±7,220 ft
 - Electricity accessible along the eastern boundary (Highway 48) and onto the HQ along with natural gas
 - Rolling topography with diverse vegetation: Ponderosa Pine, Piñon, Juniper
 - Multiple elevated building sites with commanding views of Sierra Blanca
 - New boundary fencing required on northern perimeter, otherwise well-fenced
 - Wildlife-rich environment: elk, mule deer, wild turkey, black bear, mountain lion, and more
-



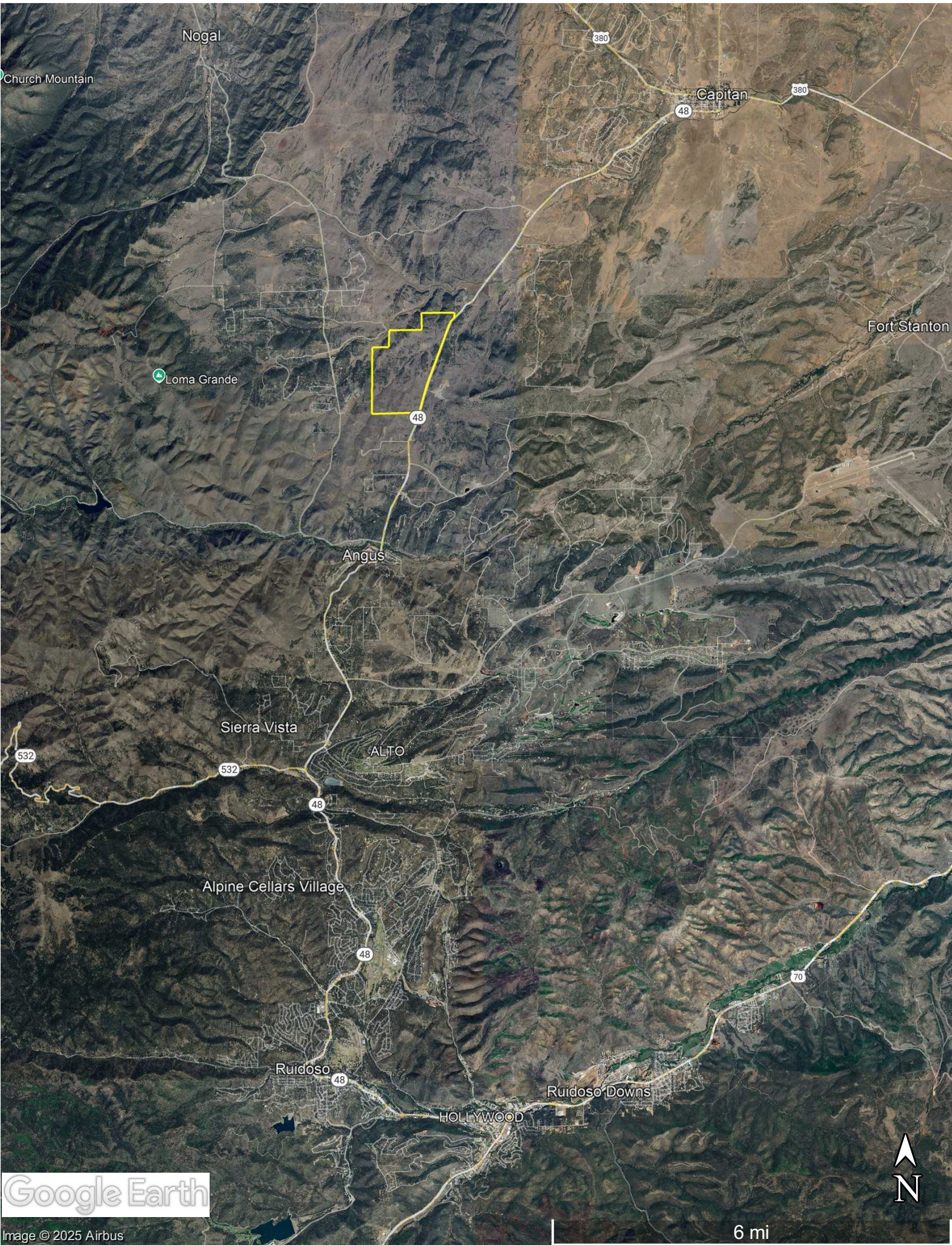


Google Earth

Image © 2025 Airbus

3000 ft





UNMATCHED LOCATION & LIFESTYLE

Situated in the shadow of Sierra Blanca, the property enjoys year-round beauty and access to the best of New Mexico's mountain lifestyle. The nearby communities of Ruidoso, Alto, and Capitan offer everything from shopping and art galleries to casino gaming, fine dining, golf at Alto Lakes and The Outlaw and skiing at Ski Apache.

This is truly prime real estate—ideal for a private family estate, luxury retreat, equine property, or strategic multi-phase development. Whether you're envisioning trophy home sites, conservation easements or a recreational paradise, this is a rare opportunity to own one of the region's most attractive large-acreage properties.

Don't miss this chance to own a premier mountain ranch in one of New Mexico's most treasured regions.



LEGACY OF THE LAND

While Peters Home Place Ranch stands today as a premier land offering in southern New Mexico, its roots run deep in the region's ranching history. The story begins over a century ago, when LaMoyne Peters—a descendant of generations of cattle ranchers in Lincoln County—built upon a legacy marked by resilience, foresight and a passion for raising quality cattle.

From the early 1900s (before New Mexico's statehood in 1912) to the present, the Peters family has maintained and evolved a renowned commercial and registered Hereford and Angus operation, with foundational genetics dating back to 1924. Over the decades, herd improvement was guided by a commitment to sound structure, strong maternal traits, and adaptability to New Mexico's high-desert climate. Bulls from the ranch have carried prestigious bloodlines and made lasting contributions to herds across the region.

As the ranch grew—adding irrigated farms, expanding bloodlines, and welcoming new generations into the fold—the focus remained clear: develop cattle that thrive on rugged range, offer strong phenotype and disposition, and meet the practical needs of today's cattlemen.

Today, under the stewardship of the family's fourth and fifth generations, that heritage lives on. The land offered in the Peters Home Place Ranch sale is part of a broader story—one of perseverance, stewardship and quiet achievement. For those seeking more than acreage—those seeking a legacy property grounded in heritage and built with care—this is it.











**BROKER DUTIES****PART I – BROKER DUTIES DISCLOSURE**

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 document that have the potential to become an express written agreement, they must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

SECTION A: All Brokers in this transaction owe the following Broker duties to ALL buyers and sellers in this transaction, even if the Broker is not representing the buyer or the seller in the transaction:

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 any potential conflict of interest 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/relationship of a business, personal or family nature that the Broker has in the transaction; or
 - C. Any written agreement the Broker has with a Transaction Coordinator who will be providing services 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 requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

SECTION B: In addition to the above duties, Broker(s) owes the following Broker Duties to the buyer(s) and/or seller(s) in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction including:
 - A. Timely presentation of and response to all written offers or counteroffers; and
 - B. Active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;If the Broker in the transaction is not providing the service, advice or assistance described in Para. 1 (A) or 1 (B) of this Subsection, the party must agree in writing that the Broker is not expected to provide such service, advice or assistance. The Broker shall disclose the existence of such agreement in writing to the other Brokers involved in 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:
 - 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 real estate transaction;
 - 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 the real estate transaction rather than as an exclusive agent for either party;
 - C. **Transaction Broker:** the non-fiduciary relationship created by law, wherein a Brokerage provides real estate services without entering an agency relationship.
7. Unless otherwise authorized in writing, a Broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
 - A. That the seller has previously indicated they will accept a sales price less than the asking or listed price;
 - B. That the seller will agree to financing terms other than those offered;
 - C. The seller's motivations for selling/leasing; or
 - D. Any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a Broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
 - A. That the buyer has previously indicated they will pay a price greater than the price submitted in a written offer;
 - B. The buyer's motivation for buying; or
 - C. Any other information the buyer has requested in writing remain confidential unless disclosure is required by law.

**BUYER(S), SELLER(S), LANDLORD(S) AND/OR TENANT(S): PLEASE ACKNOWLEDGE RECEIPT BY
INITIALING BELOW**



BROKER DUTIES

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 **TRANSACTION COORDINATOR** who will be providing services related to the transaction. **BROKER DUTIES:** TCs who have no interaction with the Broker's Customer or Client and/or other parties or brokers involved in the transaction, owe Broker Duties 1-5 in Section A on Cover Page I. TCs who work directly with the Broker's Customer or Client and/or other parties or brokers in the transaction, owe Broker Duties 1-5 of Section A and 5, 7 and 8 of Section B.
TCs: _____
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	Printed Name	Date	Time
Signature	Printed Name	Date	Time

If additional signature lines are needed, please use NMAR Form 1150 – Signature Addendum



NEW MEXICO ASSOCIATION OF REALTORS® — 2025
BROKER DUTIES



THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
BROKERS ARE NOT PARTIES TO THIS PURCHASE AGREEMENT.

BUYER'S / TENANT'S BROKER(S)

Buyer's / Tenant's Broker Name _____ Buyer's Broker's Qualifying Broker's Name and NMREC License No. _____

Buyer's / Tenant's Brokerage Firm _____ Office Phone _____ Cell Phone _____ Email Address _____

Buyer's / Tenant's Brokerage Address _____ City _____ State _____ Zip Code _____ Broker ☐ is ☐ is not a REALTOR®

Buyer's / Tenant's Broker Name _____ Buyer's Broker's Qualifying Broker's Name and NMREC License No. _____

Buyer's / Tenant's Brokerage Firm _____ Office Phone _____ Cell Phone _____ Email Address _____

Buyer's / Tenant's Brokerage Address _____ City _____ State _____ Zip Code _____ Broker ☐ is ☐ is not a REALTOR®

SELLER'S / LANDLORD'S BROKER(S)

Sellers's / Landlord's Broker Name _____ Seller's Broker's Qualifying Broker's Name and NMREC License No. _____

Seller's / Landlord's Brokerage Firm _____ Office Phone _____ Cell Phone _____ Email Address _____

Seller's / Landlord's Brokerage Address _____ City _____ State _____ Zip Code _____ Broker ☐ is ☐ is not a REALTOR®

Seller's / Landlord's Broker Name _____ Seller's Broker's Qualifying Broker's Name and NMREC License No. _____

Seller's / Landlord's Brokerage Firm _____ Office Phone _____ Cell Phone _____ Email Address _____

Seller's / Landlord's Brokerage Address _____ City _____ State _____ Zip Code _____ Broker ☐ is ☐ is not a REALTOR®

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

Robert Nelson

Real Estate Broker - TX & NM

806.647.8176

robert.nelson@scottlandcompany.com

Krystal Nelson

Qualifying Real Estate Broker - TX, NM & CO

806.647.6063

krystal.nelson@scottlandcompany.com

scottlandcompany.com

806.647.4375

Physical Address: 1368 U.S. Hwy. N. 385 - Dimmitt, TX 79027

Mailing Address: 1301 Front Street - Dimmitt, TX 79027