

Alta Luna Ranch



Chacon, New Mexico

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\$27,000,000 - 6,419± Acres

Presented By



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The Ranch

Alta Luna Ranch is encompassed in the beauty of the ancient Mora Valley, near the unincorporated town of Chacon, New Mexico. This area is steeped in Spanish-American ranching history and many ranches have been owned by families for generations. The Alta Luna (meaning High Moon in Spanish) Ranch covers a vast area of approximately 6,419± acres. Topography and elevations vary throughout the borders of the ranch. Elevations range from 8,200 feet to 11,000 feet in the northern mountainous regions of its borders. Topographies range from hay meadows, grassy meadows, high timbered mountains, to valleys of native grasslands. Creating an environment for wildlife and livestock to thrive on the ranch.

The ranch headquarters is impressive, offering a wide range of improvements. The main home is true to its New Mexican roots. The impressive two-story adobe home was designed by John Gaw Meem Design firm, often referred to as the father of the Santa Fe style architecture. The main home consists of 7 bedrooms, 9 bathrooms with tons of Mexican influences throughout, including antique Mexican La Puerta Doors, high ceilings with Spanish style vigas and corbels, hand forged staircase and railing, handmade tiles, and has 5 beautiful fireplaces throughout. The great room's fireplace mantel is made from a large ponderosa struck by lightning during the construction of the ranch, making for a story to tell for generations. All the rock interior and exterior features come right off the ranch. Even the walls in the home are exquisite, made with a diamond finish, taking up to 9 months to complete. Two guest homes both with 2 bedrooms and 2 bathrooms can be found a short walk from the main house, each done in a southwestern territorial style. Additional improvements are used to run the ranch, include a custom built 11 stall brick floor horse barn, with office, bathroom, tack, storage areas, and a small barn used to store hay and equipment. Improvements are supplied by underground utilities and offers a backup generator enclosed in its own building. The improvements were placed to take in the spaces for you and your guest to enjoy the

panoramic views of both the valley and surrounding mountain ranges to capture the beautiful scenery and wildlife. The ranch offers many outdoor entertaining spaces for you and your guest to enjoy the surroundings.

The ranch acreage has multiple water sources, including many earthen stock tanks (natural depressions that collect rain and runoff), natural spring systems and 6.7± miles of the Mora River. Three 10,000-gallon tanks fed by a natural spring with filtration and chlorinating systems in place supply water to the headquarters improvements. Several ponds can be found on the ranch, some stocked with trout for great recreational fishing.

The ranch is in Game Management Unit 46. The ranch hosts 800± acres of sub-irrigated meadows, which helps attract its large elk populations. Elk herds of 200 plus have been on the ranch, with sightings of 350 class bulls. The Alta Luna Ranch can truly be considered an Elk refuge. The New Mexico Game Department has issued up to 50 ranch elk permits in the past; however, the current owner has limited the hunting for reasons of game management. Other species such as deer, turkey, bear, and other native wildlife make the ranch their home with its abundant protection from various topographies. The ranch is also bordered on the north by Carson National Forest, which helps with its wildlife migration, and offers public hunting.

Alta Luna Ranch is near several historic New Mexico towns offering glimpses into some of New Mexico's famous characters such as Billy the Kid, Doc Holiday, Big Nose Kate, and Wyatt Earp. Recreational opportunities also can be found outside the ranch's borders in Carson and Santa Fe National Forest, providing skiing, hiking, golf, hunting, and fishing experiences. Cultural, fine dining, shopping, and the arts can be found a short 1-to-2-hour drive from the ranch in the well-known cities of Santa Fe, and Taos. The Alta Luna Ranch offers you the tranquil beauty of mountain life with city amenities just a short drive away.

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Improvements



The Headquarters

Main House	6,707± Sq. Ft.
Garage	533± Sq. Ft.
7 Bedrooms	
9 Bathrooms	
(2) Guest Homes	990± Sq. Ft.
2 Bedrooms	
2 Bathrooms	
Custom Horse Barn	2,459± Sq. Ft.
Tack Room	
Office	
11 Stables	
Shop & Stalls	4,620± Sq. Ft.
Care Taker Home	1,352± Sq. Ft.
Generator/Utility Building	252± Sq. Ft.
Gate House	2,688± Sq. Ft.
Arena	275' X 150'
Sand Horse Arena	
Gazebo	
Built-in Generator Back Up System	
Fire Suppression System	



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Improvements



- Underground Power
- Spring Fed Water Supply
- 2,000 - 2,500 Bales of Alfalfa & Oat Hay has been Produced in Good Years
- Carbon Credit Analysis
- End of Road with Year-Round Access
- Luxurious Cutting Horse Ranch

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Water Resources



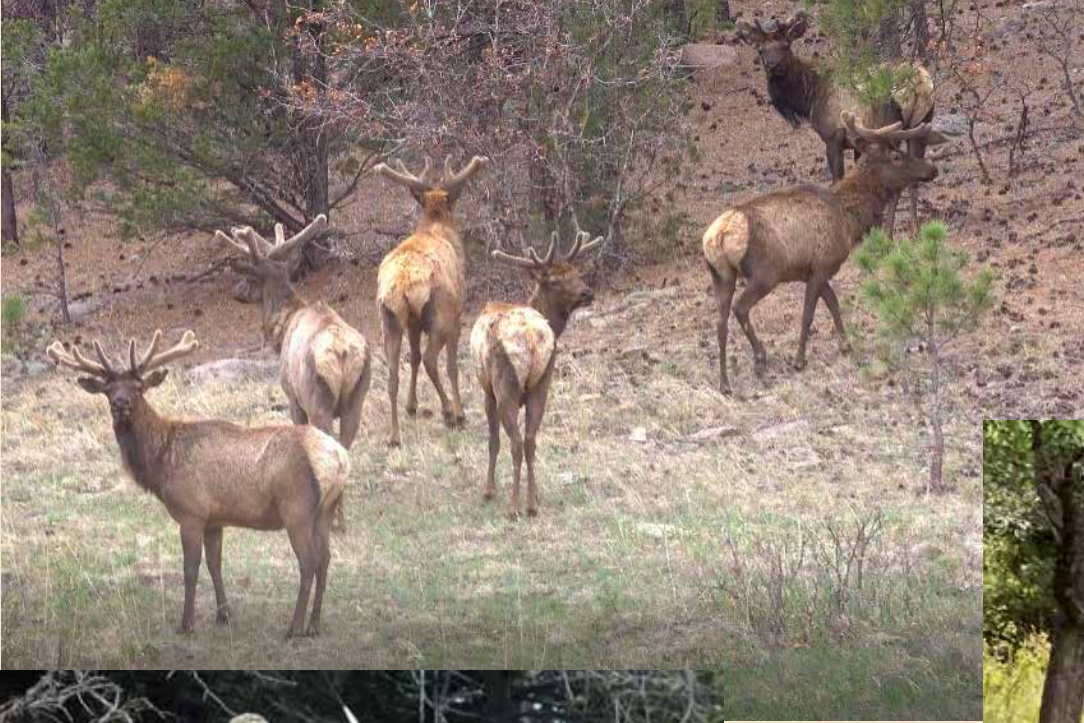
- 6.7± Miles of Mora River
- 3 Trout Lakes
- Several Ponds
- Spring Systems
- Spring Fed Water Supply
- Hay Meadows with Water Rights



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Hunting/Fishing



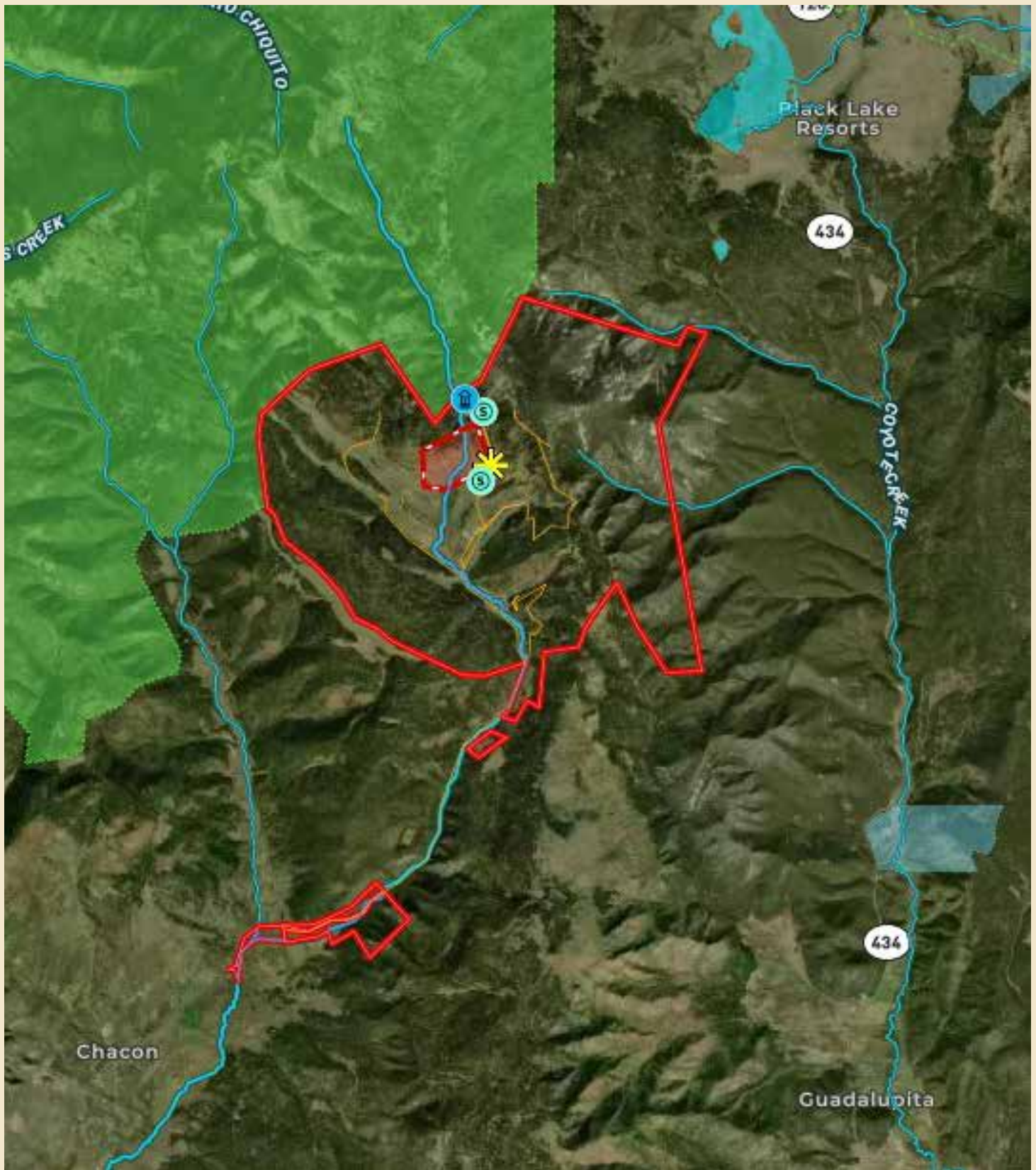
- Game Management Unit 46
- 350 Class Bulls
- 25± E Plus Elk Tags Yearly
- 800± Acres of Sub-Irrigated Meadows



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Alta Luna Property Map



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Airports

Airport	Kind of Service	Miles from Chacon, NM
Las Vegas Municipal Airport	General	36± Miles
Angel Fire Airport	General	28± Miles
Taos Regional Airport	General	28± Miles
Santa Fe Municipal Airport	Domestic	84± Miles
Albuquerque International Sunport	Domestic/International	168± Miles



Climate

Chacon, New Mexico

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	39	42	48	54	62	72
Average low in °F:	13	15	20	24	32	40
Av. precipitation in inch:	.81	.86	1.36	1.34	2.07	1.87
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	74	72	68	58	45	39
Average low in °F:	44	43	38	28	19	14
Av. precipitation in inch:	3.48	3.7	1.94	1.36	1.11	.81

Surrounding Attributes

Santa Fe, New Mexico

Venture into the unspoiled beauty of 7,000-foot Rocky Mountain vistas, marvel at the contrast of ancient native culture mixed with modern art, and feast on legendary cuisine—it's all part of the woven tapestry that makes up Santa Fe. The Spanish Colonial charm of this historic destination has been drawing travelers for over 400 years. Santa Fe is the highest and oldest capital in the U.S. Santa Fe embodies a rich history, melding Hispanic, Anglo and Native American Cultures. Also, home to Santa Fe Ski Basin, a major ski resort located in the Sangre de Cristo Mountains.

Taos, New Mexico

Long one of America's foremost, bona fide art colonies, Taos is also home to a world-class ski resort (Taos Ski Valley), a world heritage site (Taos Pueblo), one of the most photographed and iconic churches (St. Francisco de Asis), and a majestic landscape encompassing the Rocky Mountains, the Rio Grande Gorge, and its eponymous bridge.

Morphy Lake State Park Mora, NM

Nestled in the Sangre de Cristo Mountains at 8,000 feet in elevation, this hidden lake sits at the edge of the Pecos Wilderness. The lake is stocked with rainbow trout and offers excellent fishing. Canoeing is also a popular activity and this pristine scenic spot offers a unique opportunity for primitive camping.



Albuquerque, New Mexico

At the heart of New Mexico beats the pulse of a vibrant city. In Albuquerque, diverse cultures, authentic art and dynamic traditions have helped shape its centuries-old story. No matter your interests, the city has countless opportunities for you to explore. Sample traditional New Mexican cuisine that takes minutes to make and hundreds of years to prepare, experience world-class museums, stroll along Central Avenue under the vintage neon glow of Route 66, or soar high above the city in a hot air balloon, every year the city hosts the Albuquerque International Balloon Fiesta.

Cleveland Roller Mill Museum Cleveland, NM

This Exhibit provides information on the mill's history, and wheat farming and milling in Mora County, as well as a historical overview of the history of western Mora County. Wheat farming and milling were Mora County's most important economic enterprises for nearly a century encompassing a time period from 1860 to 1940. The Cleveland Roller Mill Museum is a 3 story, adobe, water powered flour mill that has been turned into a local history museum. The Mill's original equipment is intact and operable for demonstration purposes.

Sipapu Ski Area Vadito, NM

New Mexico's fastest growing resort, Sipapu is home to the state's longest ski season and the best deals in the Rockies. Surrounded by the Sangre de Cristo Mountains and Carson National Forest, the resort has over 40 trails, five lifts and three terrain parks.