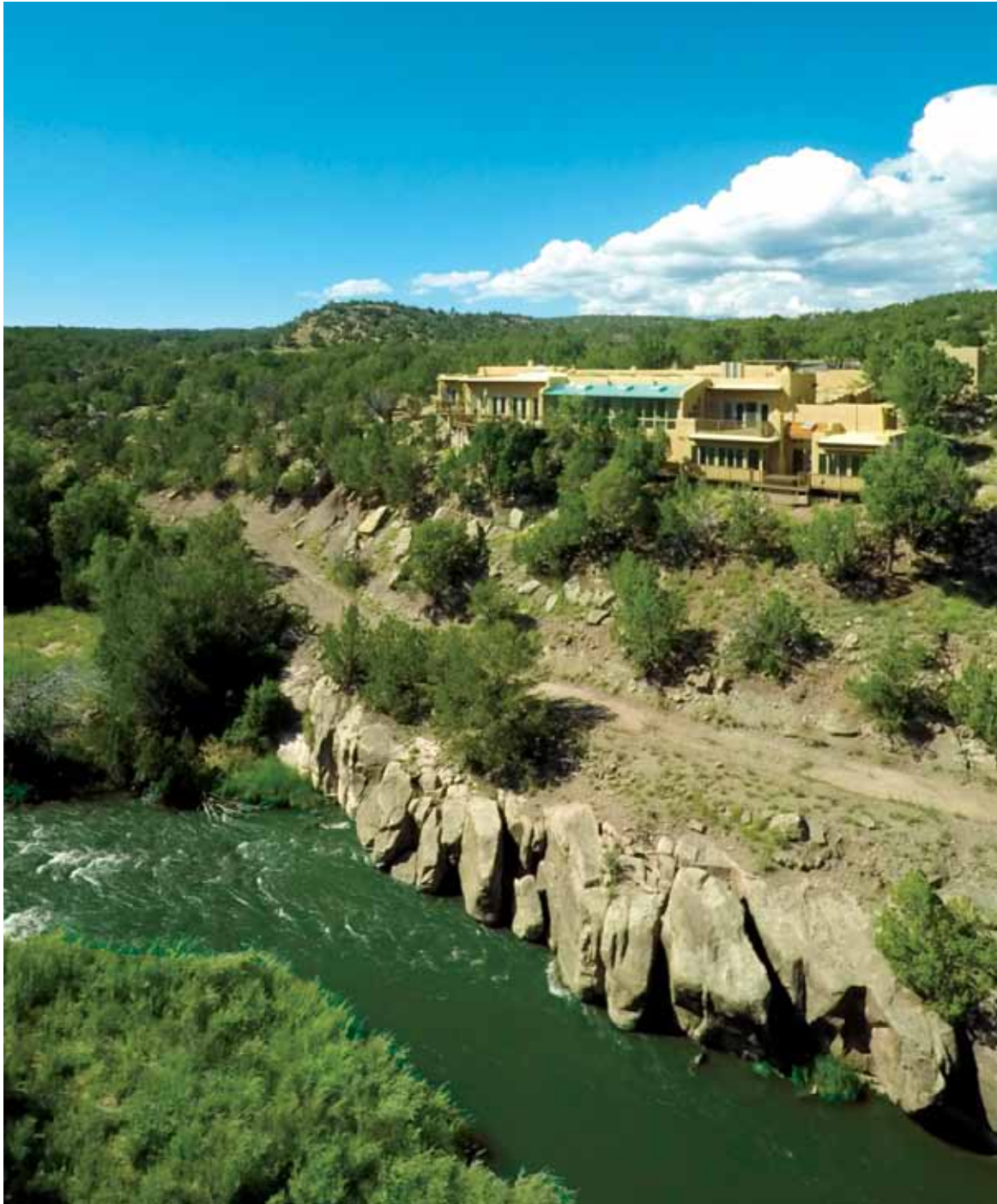
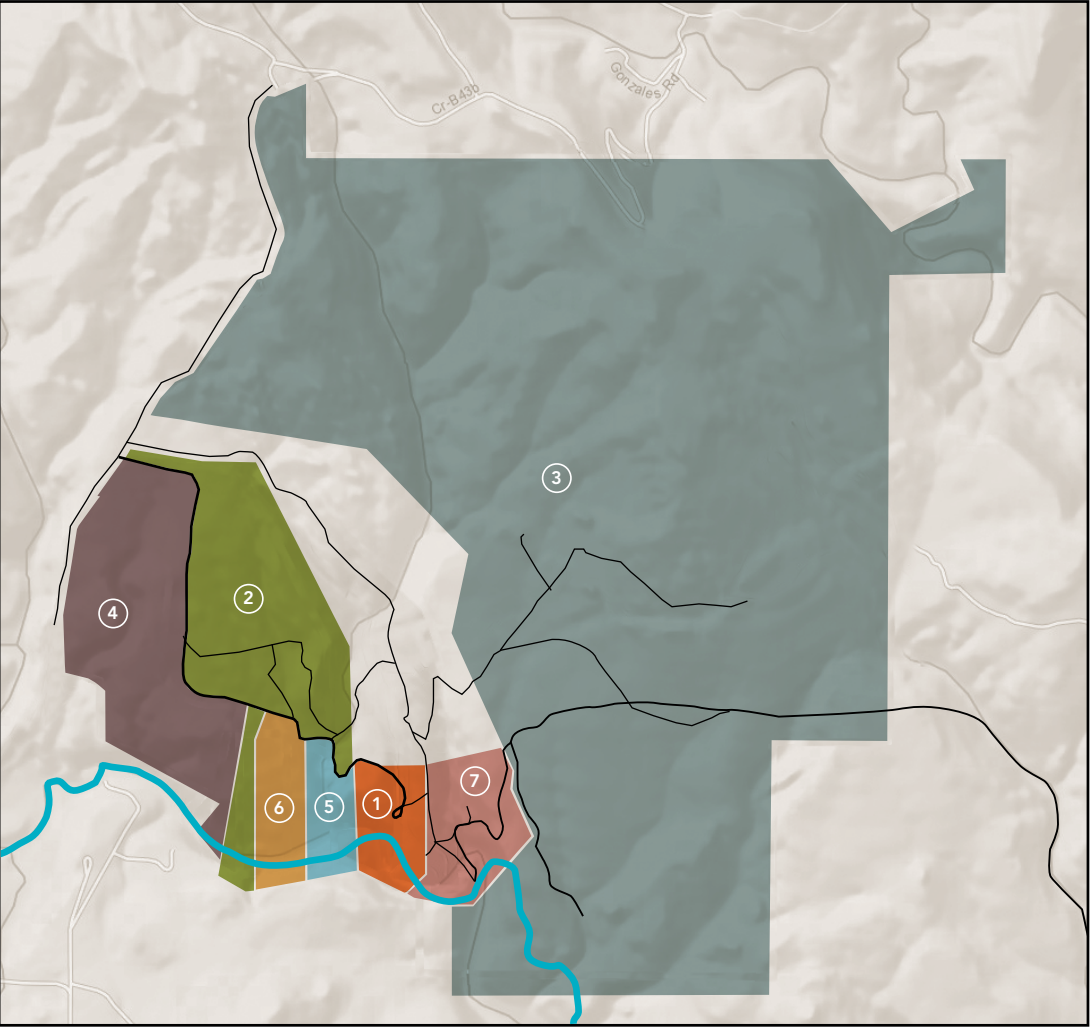

PECOS RIVER LAND & RANCHES



River Estate 21.315 +/- Acres \$2,950,000
Equestrian Complex 97.196 +/- Acres \$1,275,000
Winding Water Ranch 1,269.008 +/- Acres \$3,654,000
River's Edge Ranch 95.857 +/- Acres \$500,000
River Park 35.638 +/- Acres \$750,000
Riverview I 21.446 +/- Acres \$500,000
Riverview II 15.674 +/- Acres \$450,000



- ① RIVER ESTATE
- ② EQUESTRIAN COMPLEX
- ③ WINDING WATER RANCH
- ④ RIVER'S EDGE RANCH
- ⑤ RIVERVIEW I
- ⑥ RIVERVIEW II
- ⑦ RIVER PARK

THE STORY

PECOS RIVER RANCH

The Pecos River Land and Ranches has over 1,616.34+/- acres of usable and scenic land featuring roughly a mile of the winding Pecos River. The property offers distant views of Rowe Mesa and the Pecos & Rowe Valley. The land is gentle rolling with mature piñon and juniper trees, ponds, as well as flat grasslands and an arroyo running through the property.

The 1616.34+/- acres includes a diverse set of improvements and infrastructure. The property is fully fenced, offers accessible roads, horse stables, adobe houses, casitas, private wells, and storage/maintenance facilities.

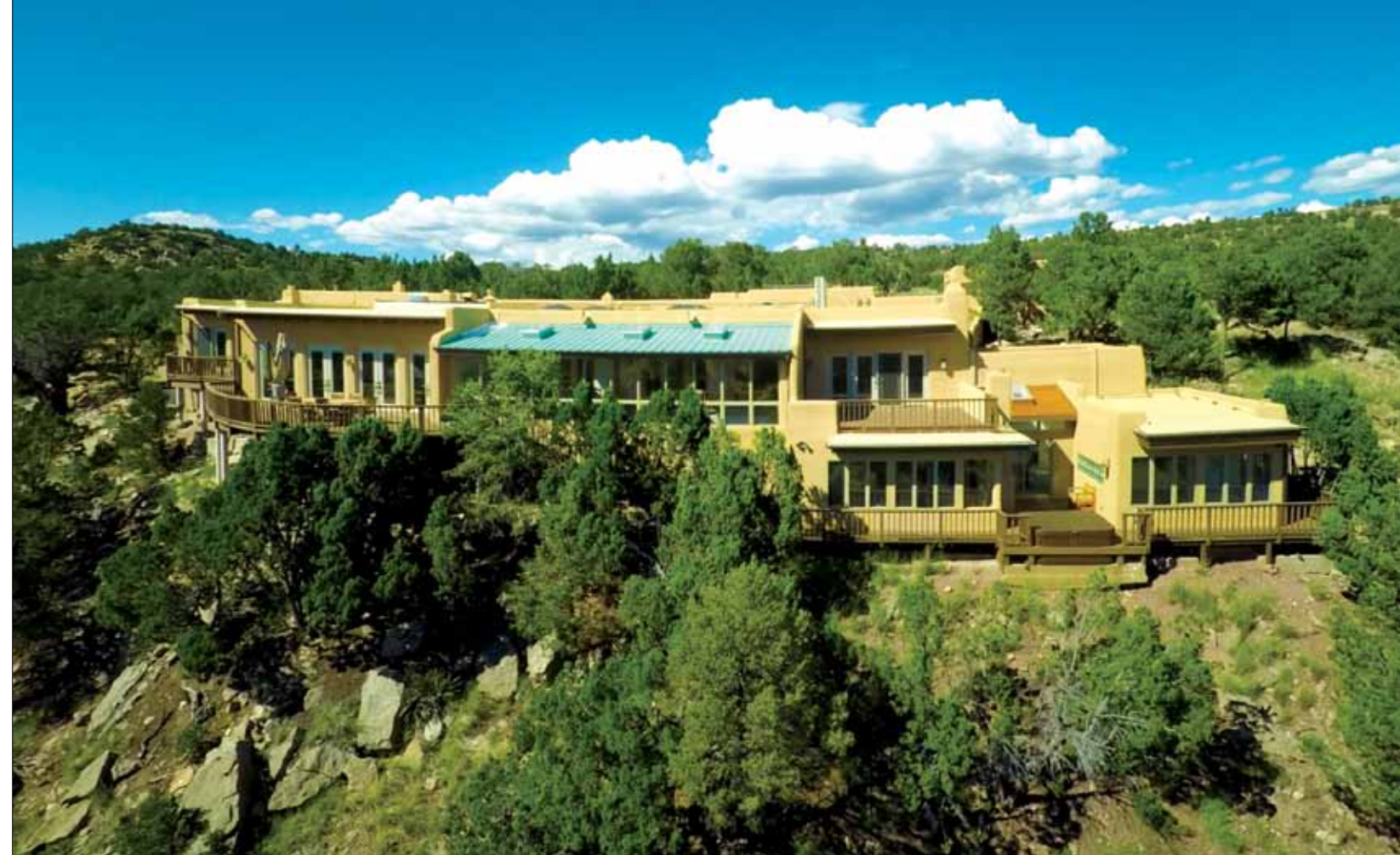
The entire property potentially offers many uses. It could be a sizable working ranch, or a sportsman's paradise used as a grand recreational retreat.

The location is only 35 minutes from downtown Santa Fe and is tucked away in the expanse of New Mexico's scenic beauty. The possibilities are unique for a variety of buyers seeking a river ranch, fishing property, horse riding lands, or recreational getaway, with a large land base and over a mile of Pecos River frontage.



RIVER ESTATE

\$2,950,000
Santa Fe, NM
21.315 Acres MOL



The **River Estate** is a beautiful adobe three-bedroom, three-bathroom, multi-level, passive solar home with incredible views of the Pecos River and valley from the large outdoor deck as well as multiple decks surrounding home.

There is a walled, terraced, landscape front yard entry area and a roundabout.

The property is well-appointed with a two-car detached garage, vigas and latillas, and skylights throughout this masterfully designed property.

The views are mesmerizing — from the surrounding decks to the river basin below. The soothing sound of the river brings new meaning to the phrase “Land of Enchantment.”



RIVER ESTATE



The **River Estate's** master bedroom has a grand master bathroom suite with spacious hot tub adjoining a private river view deck.

The master bath has double sinks, private WC, jetted tub, separate steam shower and bank of custom cabinetry. It includes an individual master bedroom dressing room with luxurious California Closets.



Six wood burning fireplaces throughout the home



On the main level of the residence is a powder room. The two secondary bedrooms have attached full bathrooms, with their own kiva fireplaces.

The next level you will find the library with built-in bookshelves with a ladder to access your reading material, not to mention a kiva fireplace, and a deck with spectacular views. There are two more fireplaces as well as a built in wet bar to make entertaining complete.

The gourmet kitchen includes a full-size Sub Zero refrigerator/freezer, gas stove with vent hood, ovens, wine chiller and storage in custom pine cabinetry and with silestone countertops. There is a full dining room and living room. Large open spaces off of the living areas and kitchen are positioned to experience the tremendous river views while enjoying the warming effects of the passive solar home.

EQUESTRIAN COMPLEX

\$1,275,000
Santa Fe, NM
97.196 Acres MOL



At the **Equestrian Complex**, there is no better access that can be found so close to Santa Fe for equestrian pursuits, fishing, hiking or just watching the stars. The private access and secluded surroundings make this hideaway the perfect choice.



The **Equestrian Complex** consists of over 97 acres of beautiful terrain with trails amongst the trees, extending to the rock cliffs and even to the Pecos River itself.



EQUESTRIAN COMPLEX



The **Equestrian Complex** facilities are architecturally designed to meet the needs of the most discriminating horseman. It boasts a ten stall barn with turn-outs, a well designed tack room, feed storage room, and Groom's quarters.



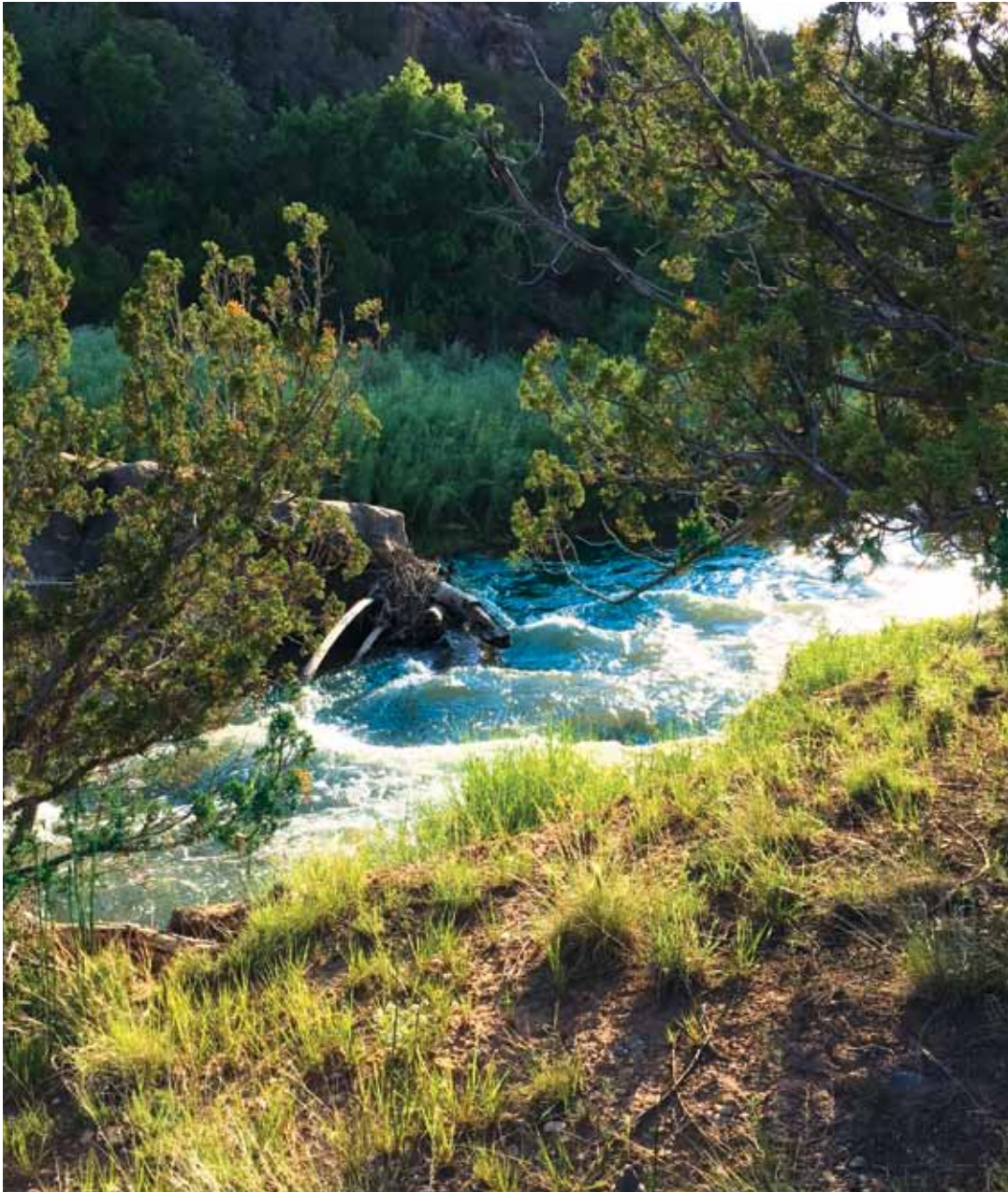
The residence is an adobe three-bedroom, two-bath, multi-level passive solar home with Saltillo tile floors in living areas and brick floors in sleeping areas. The gorgeous portal allows you to enjoy the view out your front door year round. There is a full kitchen, ample closet space and cabinetry with a downstairs cellar with additional storage. Beautiful additions include skylights and recessed lighting throughout, a Kiva fireplace in kitchen nook with a wood stove in the living room. There are beams and rough-cut plank ceiling, a double-paned Master suite on lower level separated from other rooms with kiva fireplace, tub with separate shower, double sinks and walk-in closet.

The Artist Studio is an adobe one-bedroom, one-bathroom with a large living space on slab kitchen, skylights, plank ceilings, wood floors in bedroom with closet shelving throughout. It includes an open area with an abundance of natural light.



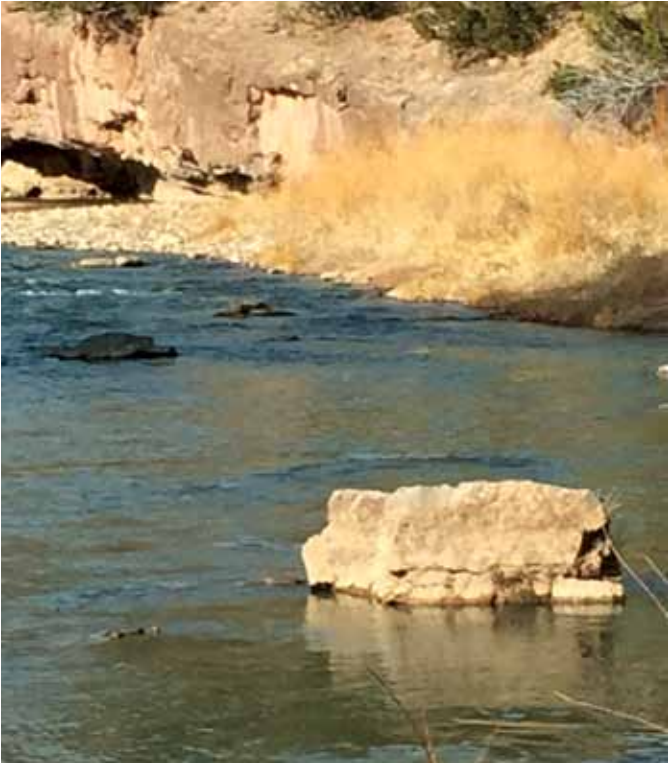
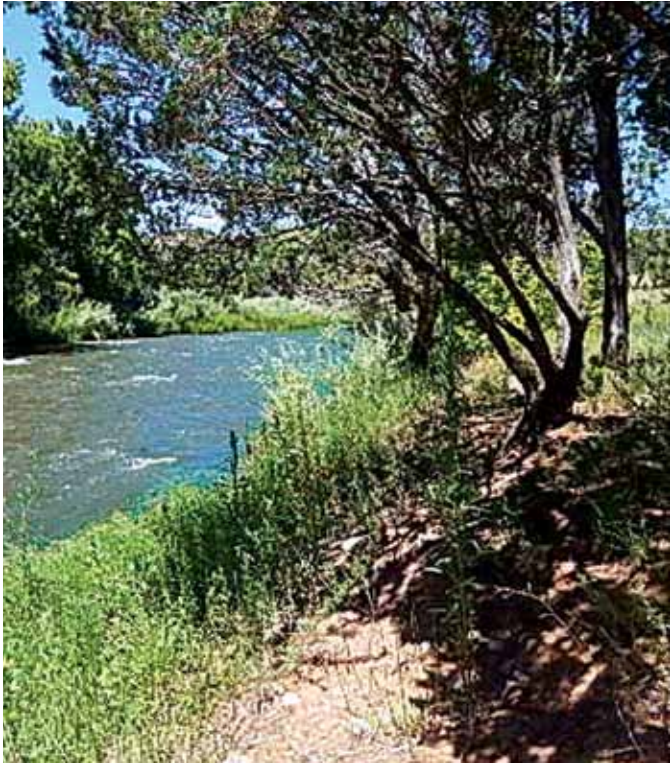
WINDING WATER RANCH

\$3,654,000
Santa Fe, NM
1,269 Acres MOL



Overlooking dramatic rock formations carved by hundreds of years of river flow, lies **Winding Water Ranch**.

The **Winding Water Ranch** overlooks dramatic rock formations carved by hundreds of years of river flow. The ranch is approximately 1,269 acres of magnificent scenery with the majestic Pecos River as its centerpiece. The ranch has a gentle roll with mature pinon and juniper trees, flat grasslands and vistas beyond belief.



WINDING WATER RANCH



The **Winding Water Ranch** is only 35 minutes from the historic Plaza in downtown Santa Fe, New Mexico. The varieties of use are almost limitless for those seeking a live water property. Fishing, equestrian pursuits, recreational or agricultural adventures are all distinctly possible at the **Winding Water Ranch**. You may even build your dream home there!



RIVER'S EDGE RANCH

\$500,000
Santa Fe, NM
95.857 Acres MOL



The beautiful little private **River's Edge Ranch** is only minutes from Santa Fe, New Mexico. A variety of terrain allows multi-use possibilities. Ride your horse down to the river or blaze your own trail through the trees. The possibilities are endless for this unique property along the Pecos River!!



It could be the little ranch hideout you have always been looking for!!!! The location is only 35 minutes from downtown Santa Fe and is tucked away in the expanse of New Mexico's scenic beauty. If you are seeking a river ranch, fishing property, horse riding lands, recreational asset with a large land base and Pecos River frontage, this place might be just for you!!!!



RIVER PARK

\$750,000
Santa Fe, NM
35.638 Acres MOL



The **River Park** is an extremely unique property as it is nestled in one of the most secluded areas of the ranch. It combines openness on the back portion of the property with extreme seclusion of the tree lined river on the front.

The river meanders quietly here and passes a 5000 square foot barn built around one of the bends in the water flow. The building has a deck built outward towards the river for a beautiful view of the water and the surrounding wildlife routinely found watering there. A live spring is near the building as well as another spring on the opposite side of the river along the bank. There is even an old hand pump to get the fresh water to the surface. To maintain the privacy aspect of this property, The River Park will only be offered with the adjacent Winding Water Ranch or The River Estate.



For rest and relaxation The River Park will not disappoint as every day seems like Sunday....



RIVERVIEW I

\$500,000
Santa Fe, NM
21.446 Acres MOL



It is impossible to describe the magnificence of the water that rolls by here every hour of every day. The beauty of New Mexico is sometimes found in its waterways, but water is not expected as you travel the land locked New Mexico countryside. The painted sky and immense open areas are predominant thoughts. Images of Indian ruins and remnants of the Spanish settlers arriving hundreds of years ago might also appear. Trees and water are not the usual images that surface but they do exist right here!

RIVERVIEW II

\$450,000
Santa Fe, NM
15.674 Acres MOL



The properties offered here along the noisy water of the Pecos cannot be adequately described in writing. You must simply take the time to look. The rolling water with trees swaying in the wind on the banks of the river must be seen to be appreciated. You will not believe that you are in New Mexico much less near Santa Fe. Take the time to look at one of nature's finest displays.
Live Water in New Mexico, hard to believe.....

TERMS & CONDITIONS

AUCTIONEER'S DISCLAIMER: All information contained herein was derived from reliable sources believed to be correct, but not guaranteed and should be independently verified. Bidders shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. Ranchline & Bentley & Associates reserve the right to make changes to auction bidding procedures, start times, bidding increments and other necessary changes to facilitate auction in a timely and efficient manner. All registered bidders will be notified of any changes. Ranchline and Bentley & Associates, LLC will be acting exclusively on the behalf of the Seller in this transaction.

BUYER'S PREMIUM: A ten percent (10%) "Buyer's Premium" will be added to the high bid price to determine the Total Contract Price (High Bid + Buyer's Premium = Total Contract Price)

TERMS OF SALE: Bidders shall bring a \$ 5,000.00 certified check made payable to themselves in order to register at auction. Closing will take place on Tuesday, November 2, 2015 (twenty days) or sooner.

OWNER FINANCING AVAILABLE: Owner financing option is available to those Bidders that complete and accept the Seller financing requirements forty-eight (48) hours prior to auction. If Bidder elects to accept Seller financing and has been prequalified prior to auction, Buyer may close on Auction Day or before November 2, 2015.

INSPECTION OF PROPERTY: Potential Bidders are invited and encouraged to thoroughly inspect the property prior to attending the auction. The property is being sold on an "AS IS, WHERE IS" basis with No Warranties or representations either expressed or implied, being made by the Seller, Ranchline or Bentley & Associates, LLC. or any of their respective agents. Bidders are strongly encouraged to perform necessary due diligence prior to attending the auction. Due diligence information is available on-line at ranchlineauction.com and available to download to supplement Bidder's own investigation and inspections.

PRE-AUCTION OFFERS: Must be tendered on a signed Ranchline or Bentley's Purchase and Sale Agreement and accompanied by a 10% deposit in certified funds, bank check or wire transfer. Internet bidders must register forty-eight hours

in advance of the auction in accordance with the terms and conditions described for on-line and telephone bidding at www.bentleysauction.com.

POSSESSION: Possession of the property will be at closing and funding of the sale and ownership transfer accomplished by special Warranty deed.

TITLE INSURANCE & CLOSING COSTS: Seller shall provide the Buyer with a commitment for title insurance showing merchantable title. The cost of the title policy shall be the responsibility of the Buyer. Customary closing costs will be shared equally between Buyer and Seller.

BUYER'S BROKER TERMS: A 2.5% Buyers Broker Commission based upon the High Bid will be paid to any properly licensed real estate broker whose Bidder successfully purchases and closes on the subject Property. The Buyers Broker must complete a Buyer's Broker Registration Form and return it to the Auctioneer no later than 48 hours prior to the auction on Tuesday, October 13, 2015. A copy of the Buyer's Broker Registration Form is available at www.bentleysauction.com or www.ranchline.com or by contacting the Auctioneer at **505.344.1812 ext 101**. Visit ranchline.com or bentleysauction.com for details & mandatory pre-registration requirements

*Property Information, Photos, Broker Registration & Full Terms can be found at
ranchline.com or bentleysauction.com*



ABOUT SANTA FE

Santa Fe has a rich history and culture that makes it one of the most diverse and interesting places to visit. Santa Fe is known as the — City of Holy Faith — or — City Different — in the Land of Enchantment. 310 days of sunlight yearly, while Ski Santa Fe averages 225 inches of snow a year. Santa Fe is the third-largest art market in the United States, after New York and Los Angeles. Santa Fe has more than 225 restaurants, 250 art galleries, 70 jewelry shops, 13 museums and one world-famous opera.

SANTA FE PLAZA

Since the city’s founding in 1610, the Santa Fe Plaza has been its cultural hub, hosting bullfights and fandangos. Today, flanked by numerous ancient buildings like the San Miguel Mission and the Palace of the Governors, the Plaza continues to be the epicenter of Santa Fean affairs, from live music to September’s Santa Fe Fiesta. Any night of the week, the plaza is buzzing with activity for you and yours, from restaurants, to galleries and souvenir shops. Save a little money to do some trinket shopping while here: Santa Fe Plaza is riddled with vendors selling authentic Native American crafts, but be wary of the inflated prices. Many of Santa Fe’s top attractions are located within walking distance of this lively area. In addition to the mission and the Palace of the Governors, you can also make a short walk to the Cathedral Basilica of St. Francis of Assisi.

Santa Fe’s Canyon Road has more than 100 galleries within its one square mile, making it the densest concentration of art galleries in the world. If there’s any doubt that Santa Fe is a prime destination for art lovers, Canyon Road trumps it. Stretching eastward from the Santa Fe Plaza, Canyon Road is home to a slew of art galleries selling renowned artwork from famed artists such as Fernando Botero and cultural treasures like hand-woven Navajo rugs and Southwestern wood carvings. The street itself is also a feast for the eyes: many of the galleries found here are housed in historic adobe buildings laced with brilliantly-colored flowers, and the spicy odor of chili peppers oozes from the doorways of top-notch eateries like Geronimo Restaurant and Compound Restaurant.

SANTA FE TRAIL

Santa Fe is the end of the Santa Fe Trail, which travels 800 from western Missouri. The trail New Mexico’s capital city Santa Fe is the ending point of the 800-mile Santa Fe Trail. Blazed in 1822, it was the trade route between Mexico and the United States until the 1846 Mexican-American War. It laid the path for the railroad that came in the 1880s.

ST. FRANCIS CATHEDRAL

If you’re an architecture buff, take some time to check out the Cathedral Basilica of St. Francis of Assisi. Located a block east of the Santa Fe Plaza, this breathtaking Romanesque cathedral stands out among the city’s adobe skyline. Constructed in 1869, the cathedral’s main purpose was to help bring Catholicism to the Southwest. Sitting next to the cathedral is the small adobe chapel -- all that remains of a previous church that was destroyed during the 1680 Pueblo Rebellion -- which contains the oldest representation of the Madonna in the United States. If you’re planning a summer trip to Santa Fe, make sure to stop by the cathedral during June and July’s annual Feast of Corpus Christi. The Cathedral Basilica of St. Francis of Assisi is open daily to the public, but visitors should check the website for a detailed schedule of religious services. Entry to the cathedral and the chapel is free, but donations are welcome.

LA FONDA HOTEL ON THE PLAZA

Like many of the elite hotels in Santa Fe, La Fonda has a rich history — this landmark property has been welcoming Santa Fe visitors since 1929. And according to guests, the hotel has aged well: Many describe La Fonda as charming and enchanting, marveling at the pueblo-style architecture and Native American artifacts. The guest rooms also feature this type of decor, as well as modern comforts such as flat-screen TVs and complimentary Wi-Fi. Travelers also rave about the friendly and attentive staff and the mouthwatering cuisine served at La Plazuela. Just as its name suggests, you can find this hotel on the famous Santa Fe Plaza; a location that has attracted such visitors as fur trappers, gold miners, businessmen and families for centuries. However, some guests warn that La Fonda’s central location can mean the surrounding streets stay a bit noisy through the night.

TURQUOISE BUTTERFLY

Turquoise Butterfly is an artistic retail business located in an old, historic, adobe building along the Santa Fe River. Here you will find unusual jewelry, pottery, clothing, furniture, southwestern art, and one-of-a-kind gifts. Turquoise Butterfly believes in supporting the talented artists in the area as well as finding items that you will only see when you visit the store. Come take a step back in time as you walk through the mosaic columns and into the heart of art!

DIRECTIONS

FROM SANTA FE:

East on IH 25 to Exit #307, Pecos/Lowe. Turn right to Service Road, 2116. Turn left and continue East for 7.75 miles to the underpass to South San Ysidro. (Do not turn when you see a green & white sign that says Pecos River Ranch. It is not the same place) Proceed about 3 miles on CR B43B through South San Ysidro to Winding Water Ranch on the right Address:

660 CR B43B,
ILFELD, NM 87538

FROM LAS VEGAS:

Heading west, take exit 319 (San Juan). Turn left over IH 25 and continue west on the south service road (Hwy 2116) for 5 miles. Then, turn right under IH 25 through the tunnel toward North San Ysidro for 3 miles. Property will be on your right.



400 W. 2nd Street, Roswell, New Mexico 88201

Email: paul@ranchline.com

Cell: (866) 323-3111

Office: (575) 622-1490

Fax: (575) 420-5585

AUCTION HOTLINE 1.800.687.0444

© 2015 Paul Taylor, III. All rights reserved.