

The MUNDY Ranch

6,200 +/- ACRES

RIO ARRIBA COUNTY, NM



Located in the Tusas Mountains in the high country of Northern New Mexico lies a unique holding:
the 6200 +/- acre Mundy Ranch.

This property has been in the same family for over 60 years and is now being offered as a whole for
\$20,000,000, or in 140 acre tracts starting at **\$850,000**.

This is a magnificent opportunity to own a world-renowned hunting and recreational ranch, rich in
history and character.



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LOCATION:

The ranch is approximately **12 miles south of Chama, NM**, on the east side of Highway 84/64. This paved highway will lead you two hours south to either Taos or Santa Fe, which is where the closest commercial airport is located.

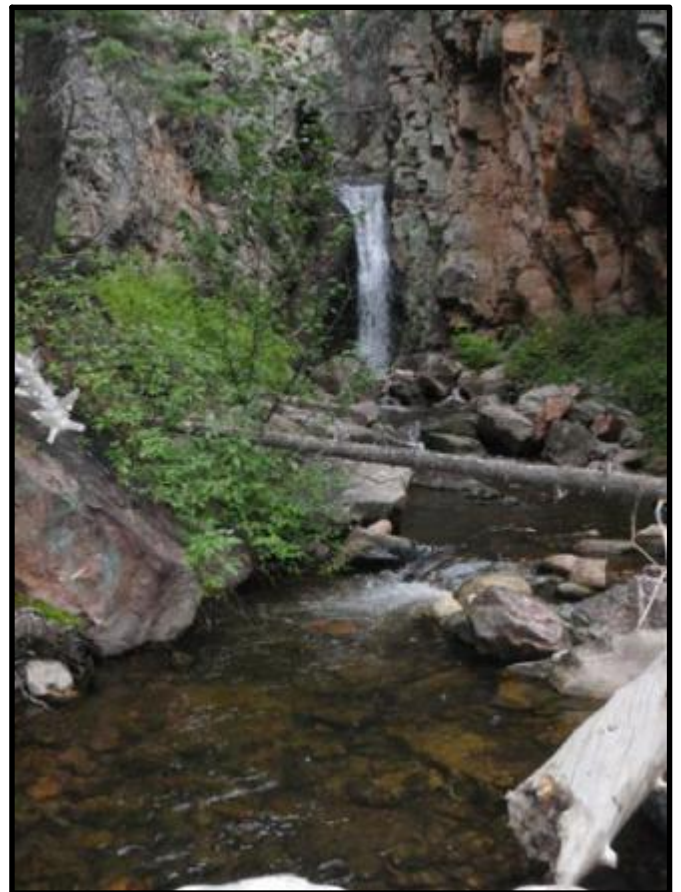
The village of Chama is full of culture and arts, from local cafes and studio galleries to the 1880 Cumbres and Toltec Scenic Railroad. With a population of 1345 (July 2009 census), it has everything you could need - groceries, medical, churches, ranch supplies, etc.

ANNUAL WEATHER:

The Chama area receives an average of 21" of rainfall a year and an additional 98" of snow. The winter snows drain for months down the canyons, recharging the creeks and lakes in the Spring, then summer and fall rains carry the ranch through to the end of the year.

The ranch is sheltered from high winds, tornadoes and the like, in its location in the mountain valleys.

Temperatures are mild, ranging from 46-81 degrees Fahrenheit in July, to 6-37 in January. Over 300 days of sunshine greet you throughout the year here.



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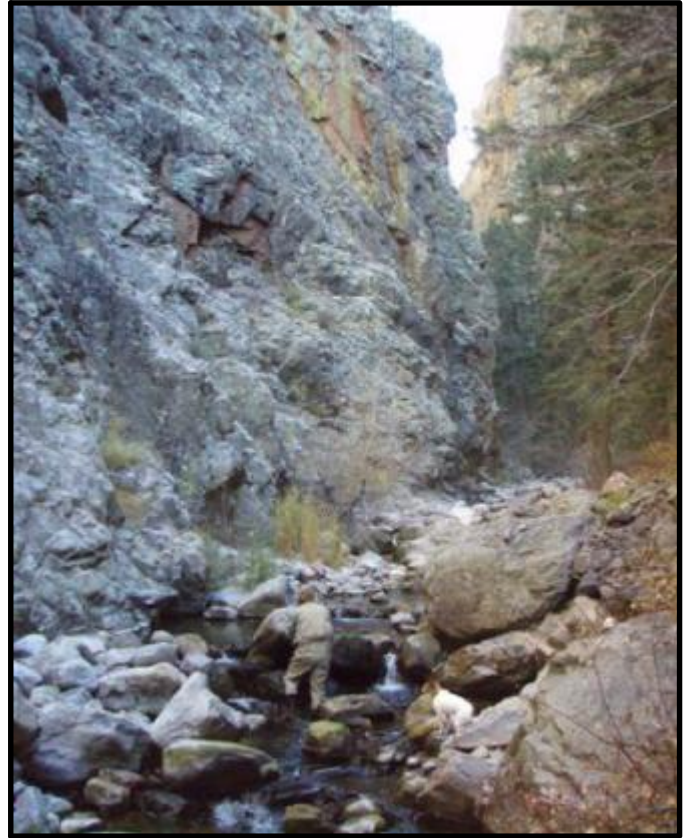
TERRAIN:

The land lays on the southwest slope of the Tusas Mountains, an extension of the Colorado Rockies.

Located in the Chama River Valley, the ranch is transversed by numerous creeks and several deep canyons, such as Daggett, Nestor, and Canones Box Canyon.

Elevation ranges from 7500' to 9000', with some of the rock cliffs having 1000'+ shear drop in change.

The diverse landscape here allows for a host of recreational activities, such as hiking, horseback riding, snowmobiling, and rock climbing. Miles and miles of quiet trails wind through the hills and mountains.



Consistent moisture throughout the year helps blanket the ground in a variety of plants and wildflowers, and the ranch is full of towering trees, such as Ponderosa Pine, Douglas Fir, and Quaking Aspens. This variety of flora allows for beautiful colors and scenery year around.

Much of northern Rio Arriba County, and the lands surrounding the Mundy Ranch, is in conservation through national forests, state lands, and public wildlife preserves. As such, the views you see today at the ranch will carry on for generations to come.



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WILDLIFE:

The Mundy Ranch is a literal wildlife haven, with creatures of all sorts and sizes! From trophy bull elk and mule deer to Merriam turkey, black bear, and mountain lion, you will be sure to enjoy the best the Chama River Valley has to offer.

This property was home to the famous "**Mundy Buck**", which at 22 pts, a 288 6/8 B&C score, and 49 2/8" width, holds the the widest mule buck record entered in Boone & Crockett and #31 overall of all time; the antlers alone weighed 13.5 lbs and won #1 World Record Mule Deer in the Burkett Scoring System for displacement of water.

With genes like these roaming the hills, you are bound to find some impressive deer here.



The "Mundy Buck"



Like fishing?

The Mundy Ranch has some of the best trout fishing in the area, with private access to the live water Canones Creek and 25 stocked lakes and ponds.

Imagine hiking up a box canyon with your fly fishing rod and pulling rainbows right out of a flowing creek...this is what the Mundy Ranch is all about.

The property is also conveniently located just down the road from Heron Reservoir and El Vado Lake, both of which have record-breaking Lake Trout and Kokanee Salmon, as well as the Chama River for 20 lb Browns.



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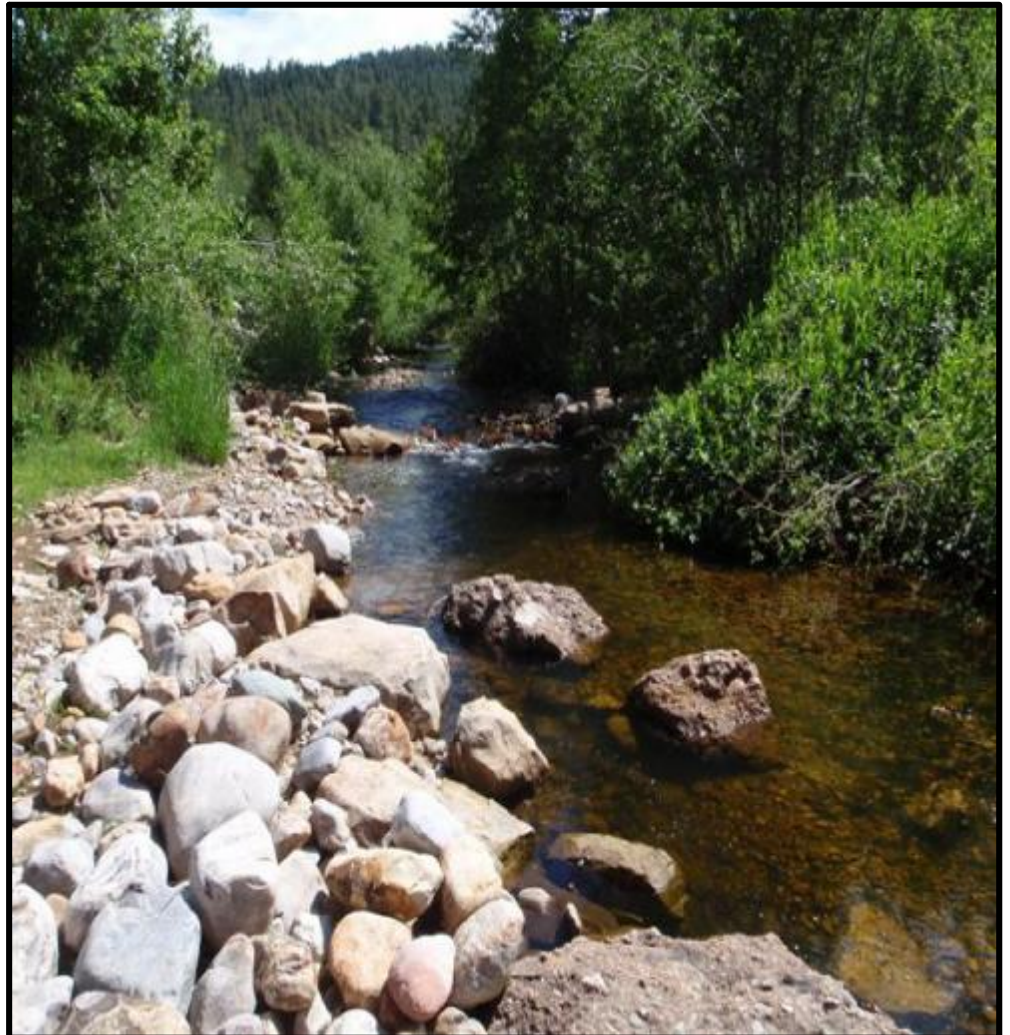
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Hawks, bald eagles, song birds, and migratory species will be found here as well.

The unique terrain and plentiful wildlife provides excellent opportunities for photography, painting, and viewing the most vivid scenery in this part of New Mexico.



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IMPROVEMENTS:

The main entrance to the ranch is on the highway, but there are several other entrances off of county roads. The ranch has some flat grass lands on this side, suitable for cattle or horses.

The headquarters is here too, where a small ranch house, shop, hay barn, and set of pens sits. A "rustic" cabin is located along Canones Creek in the mountains too.

These improvements are all in usable condition.



Of significant value is the **40 +/- miles of interior roads** ran throughout the ranch, which grant easy access to even the most remote parts.

Underground utility and water lines have been ran deep into the ranch as well, providing excellent building locations throughout the whole ranch for guest lodges, cabins, or just setting up campsites.

An "**extreme**" **golf course** has been in the making for several years. Four holes have been completed to date, with five more scheduled to be finished by the end of 2012. Design plans for an additional nine holes will be conveyed to the new owner as well. Each hole consists of contoured greens and tee boxes, with native grass fairways.



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MINERAL RIGHTS:

The family believes to own 50% of the mineral rights on the property and will convey all it owns at full price. The exact percentage of minerals on each section is not guaranteed or warranted by the seller or broker, and must be verified by the buyer.

CONTACT:

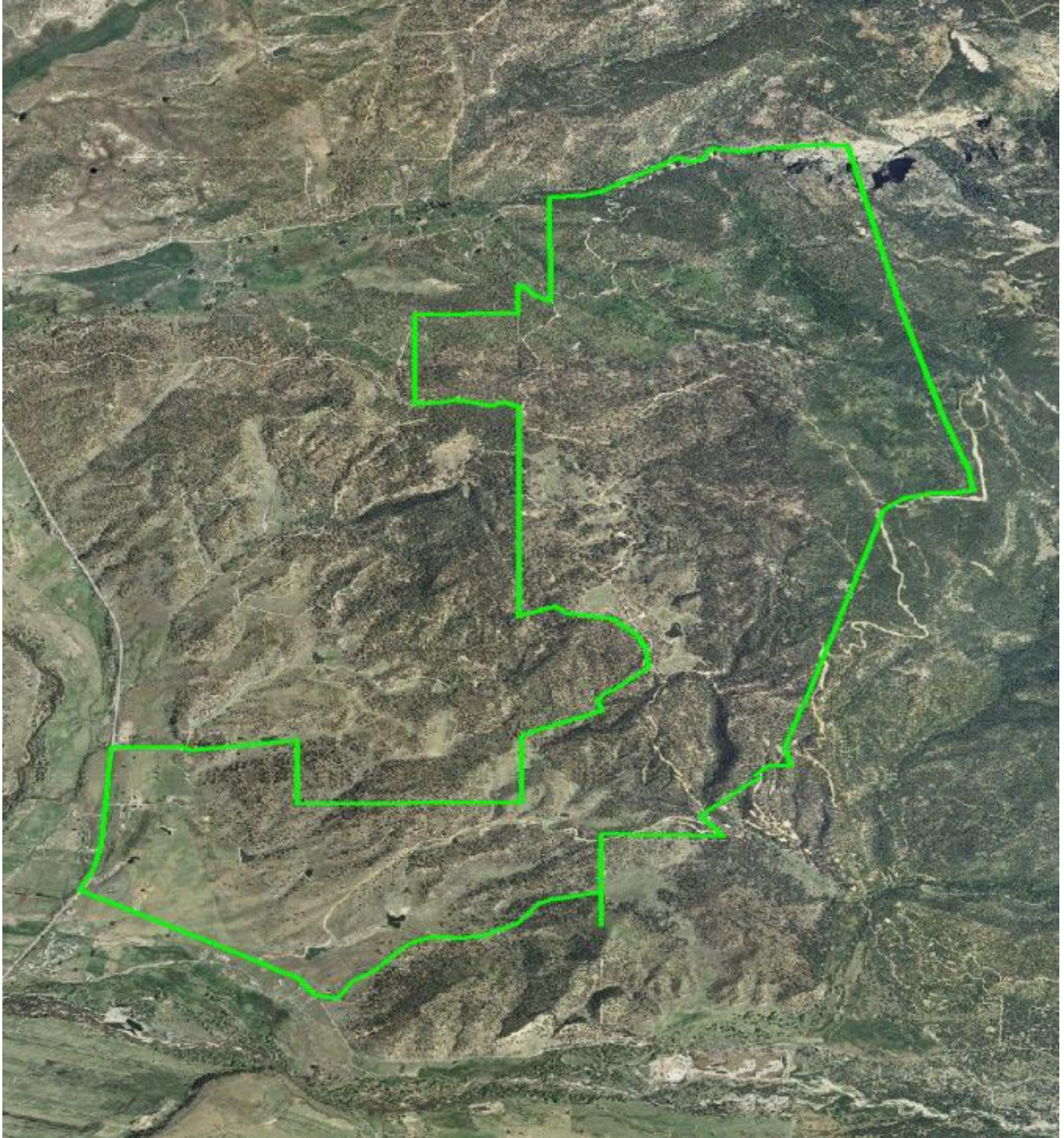
For more information or to schedule your private viewing of this unique ranch, call land agent **Ben Belew** at cell phone (940) 357-9940.



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***Borders as drawn are approximate and must be verified by the buyer and/or appropriate professionals.**



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