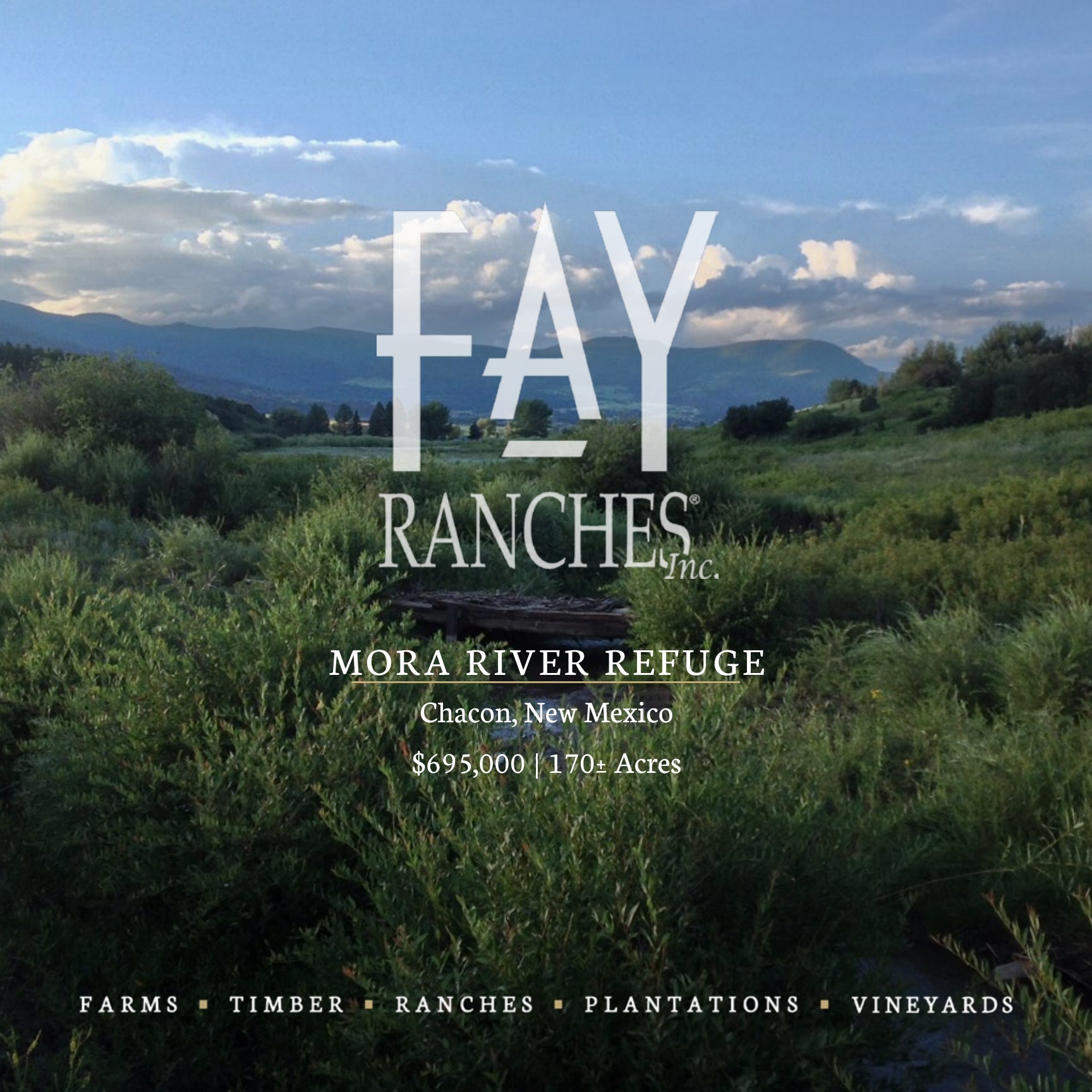




FAY

RANCHES[®]
Inc.

MORA RIVER REFUGE

Chacon, New Mexico

\$695,000 | 170± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Mora River Refuge | Chacon, New Mexico

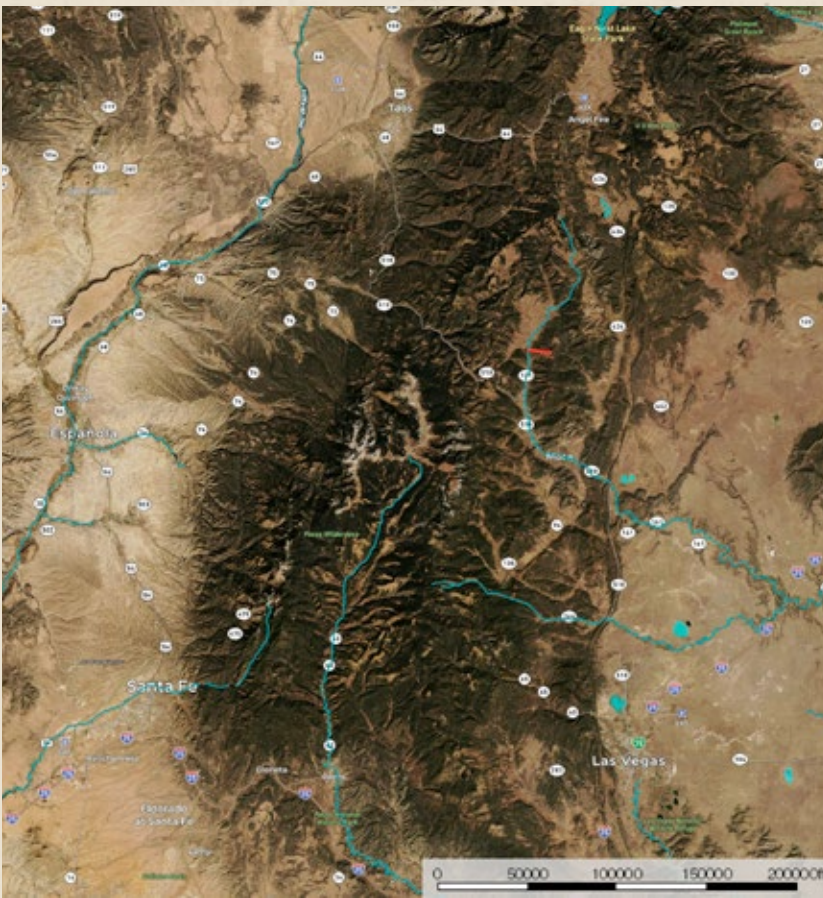
INTRODUCTION

Charming Mora Valley land with the river running through it! This one-of-a-kind, substantial steel building is nicely situated between a state-maintained road and the riverfront. Over 5,700 square feet of heated living space plus an attached 3-car garage!

This house, finished on the outside, mostly finished but not complete inside, lays the groundwork for your custom choices for a beautiful, solid, open-style large home on the Mora River in the pristine Chacon Valley. This Mora River property's 170± acres include the most beautiful views in Northeastern New Mexico among its forest, meadows, and over 1,000 ft of river frontage on both sides. Broadband, high-speed fiber optics (100Mb), and area cell phone coverage will allow you to easily work remotely from this beautiful mountain getaway.

Fish for trout in the meandering Mora River. Hunt elk and mule deer on your own land. The forest, meadow, and river combine to create a great habitat for wildlife such as hawks, eagles, owls, bears, beaver, coyotes, mountain lions, and even lynx! Bring your horses, and they will love the place. If your two-mile-long, big backyard doesn't satisfy all your wanderlust, there are over a million acres of public land in the nearby Carson National Forest. This refuge is pleasantly private yet conveniently located with good, paved access on NM Hwy 121. The property is 45 minutes from Las Vegas, one hour from Taos, and one hour and 45 minutes from Santa Fe, each with its own public airport.

The forest received some burning in the recent wildfires, the majority of it categorized by USFS as low intensity. The building does not have a kitchen, so please take this into consideration.



LOCATION

Chacon, New Mexico, is located an hour from Taos, one hour from Las Vegas, and two hours from Santa Fe.

AIRPORT SERVICES

Taos Regional Airport, Las Vegas Municipal Airport, and Colfax County Airport in Angel Fire are one hour away. Santa Fe Regional Airport is two hours, and the Albuquerque International Sunport is three hours.

ACREAGE

170± deeded acres.



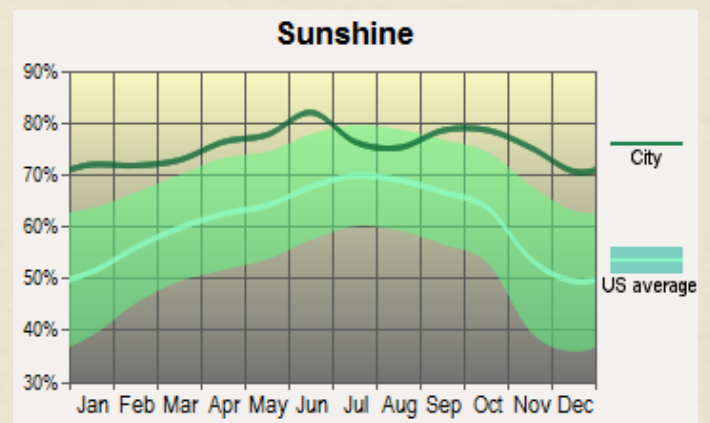
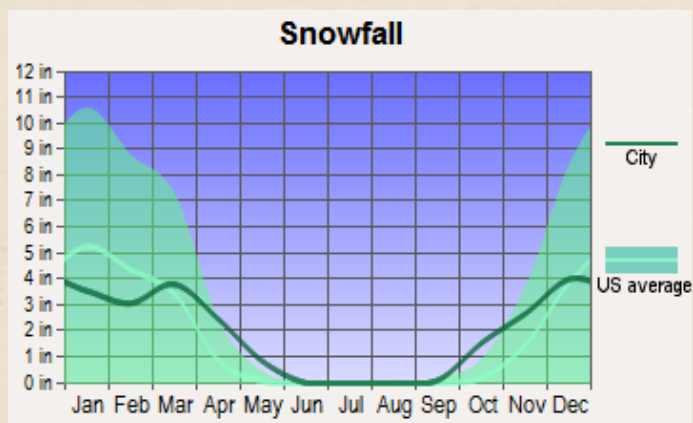
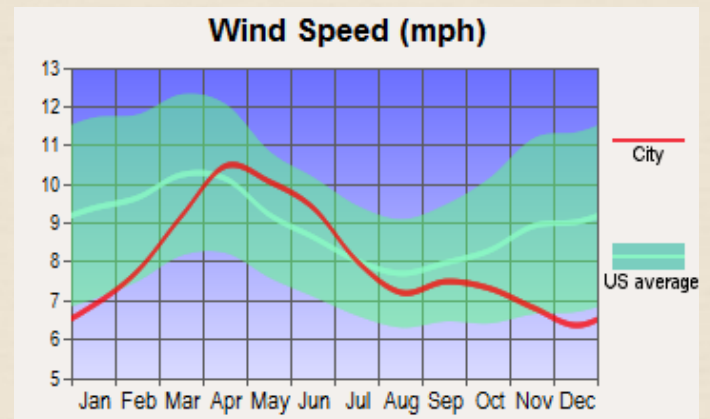
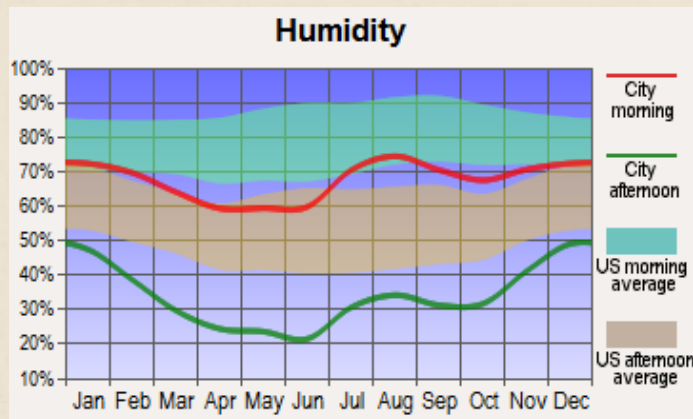
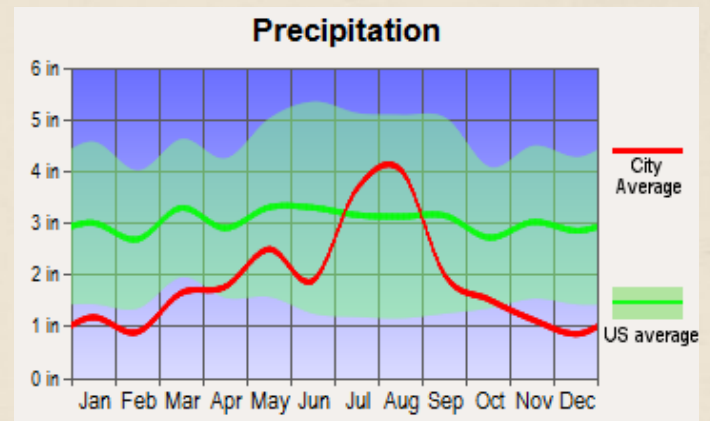
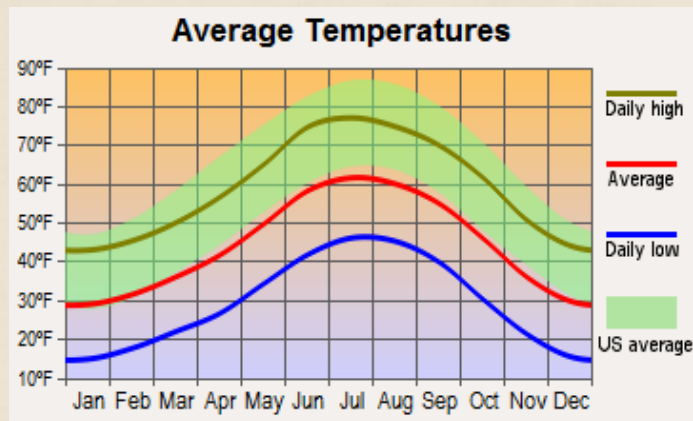
SCENIC VISTAS

The views from the upper elevation forest to the river and valley 1,600 feet below are amazing! The surrounding mountains provide a spectacular backdrop.



CLIMATE

Average climate of Mora, New Mexico.



Data provided by: <http://www.city-data.com/city/Mora-New-Mexico.html>



IMPROVEMENTS

Well constructed red iron steel building provides over 5,700 square feet of heated living space plus an attached 3-car garage to house your vehicles and toys. The building does not contain a kitchen.





NEARBY ATTRACTIONS & ACTIVITIES

Sipapu Ski Resort is less than 30 minutes and Taos Ski Valley is only an hour away!





RECREATION

The forest and meadows are great for long hikes.

HUNTING & WILDLIFE

Hunt deer or elk or just enjoy viewing the abundant wildlife. Starting in 2023, this unit now qualifies for unlimited elk landowner tags!

FISHING

Flyfish for trout in the meandering Mora River.

OTHER RECREATION

Horseback riding in the high mountain meadows.



MINERAL RIGHTS

Seller is not aware that they own any mineral rights, but any mineral rights owned will be conveyed to the buyer at closing.



CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.



QUICK FACTS

- 170± deeded acres
- Over 1,000 feet of Mora River frontage - both sides
- Well-built red iron steel building with over 5,700 SF of heated living space and attached 3-car garage
- Private, yet easily accessible
- Fiber optic internet and cell phone coverage
- Fly fishing for trout
- Elk and deer hunting
- Abundant wildlife including deer, elk, bear, mountain lion, beaver, and lynx
- Great horseback riding and hiking



SUMMARY

The Mora River Refuge offers a great opportunity to be surrounded by nature with all the modern conveniences. This wonderful property has it all! Charming Mora Valley land with the river running through it! Fish for trout or hunt elk and mule deer on your own land. View the abundant wildlife just outside your door. Hike through the forest or take a relaxing walk along the river. The large building has the potential for a great family lodge with room for everyone's toys. Enjoy living and working in your own private mountain paradise!



PRICE

\$695,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

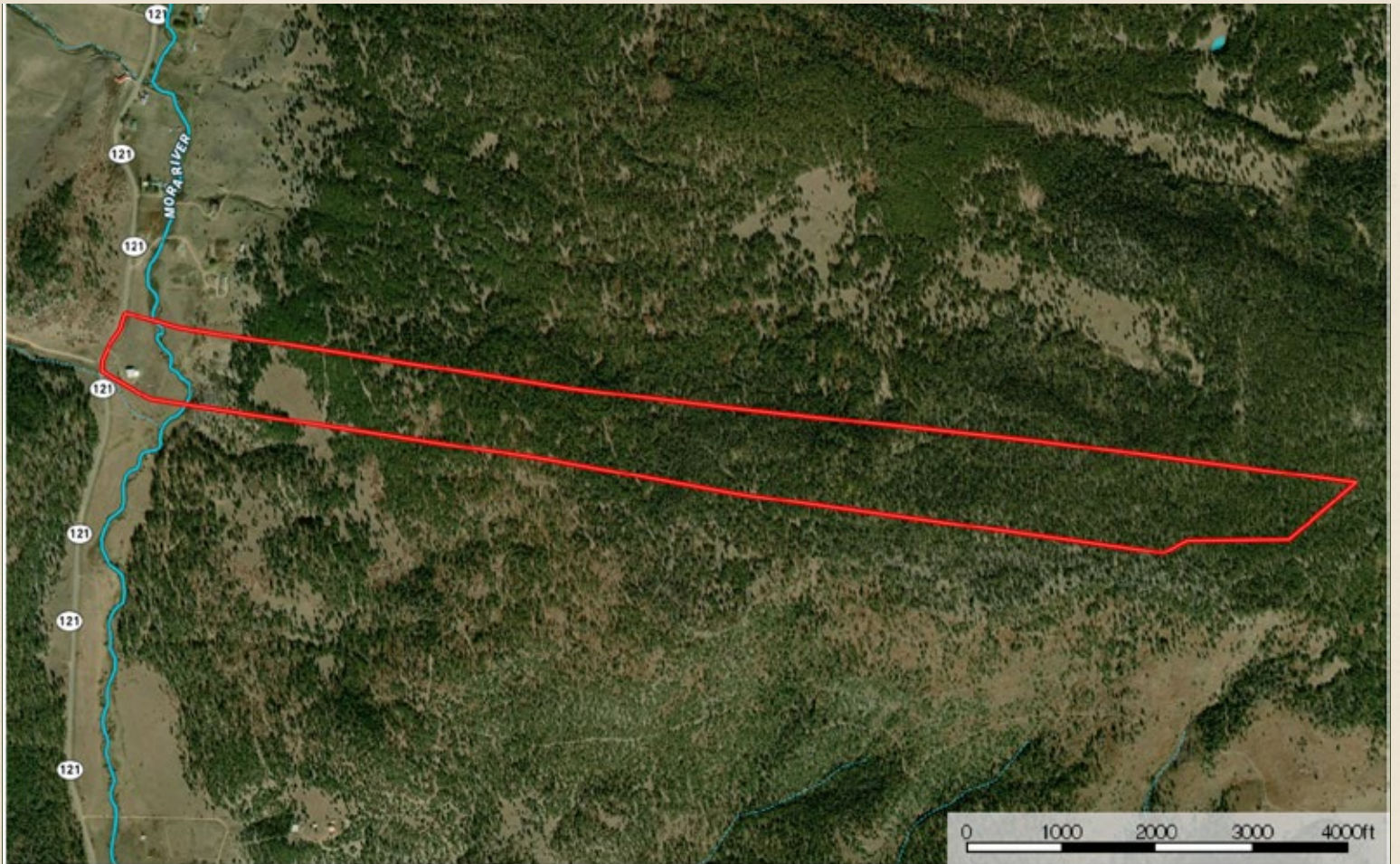
CONTACT

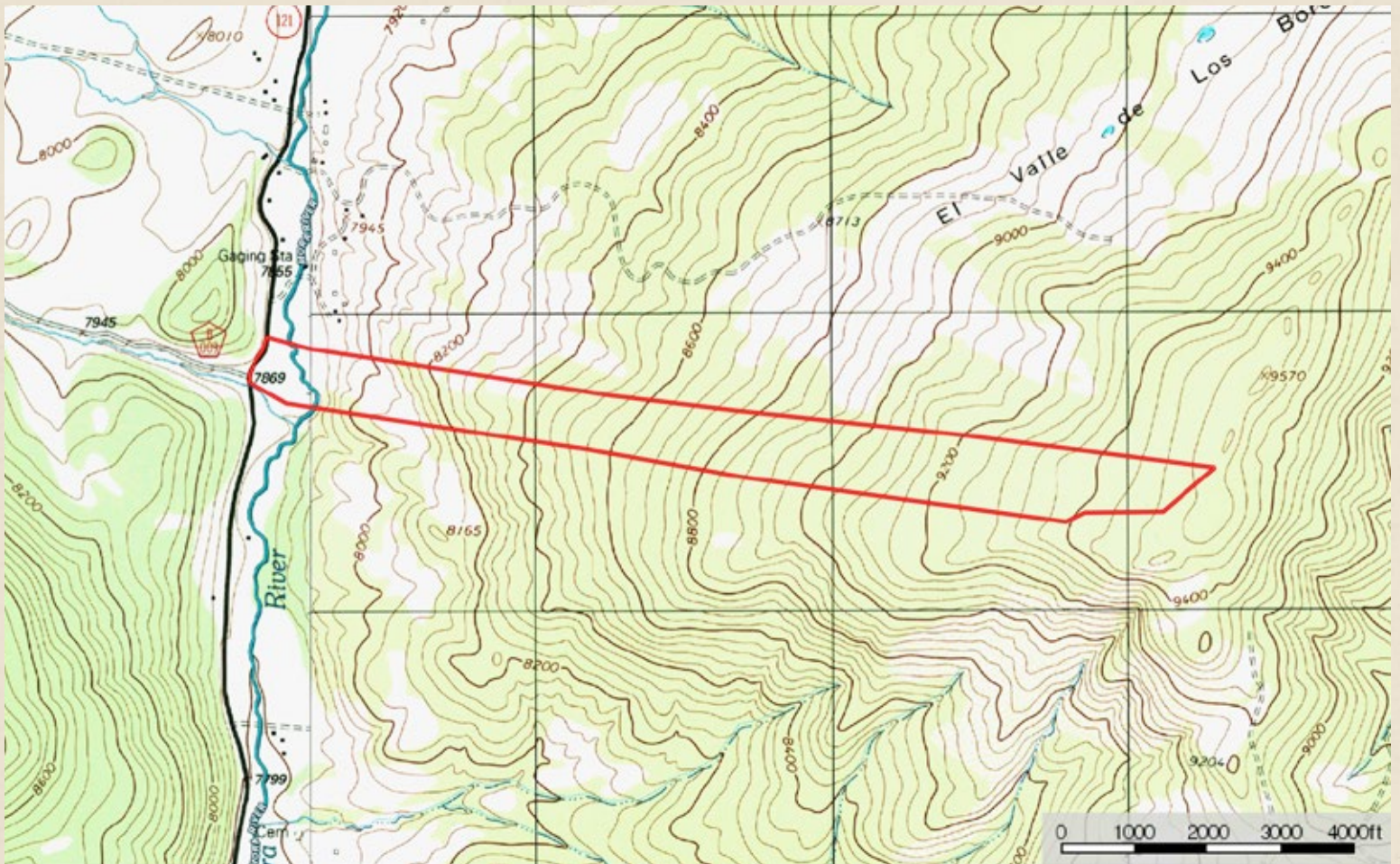
Please contact **Robert Martin (505) 603-9140 | rmartin@fayranches.com** or **Greg Walker (720) 441-3131 | gwalker@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

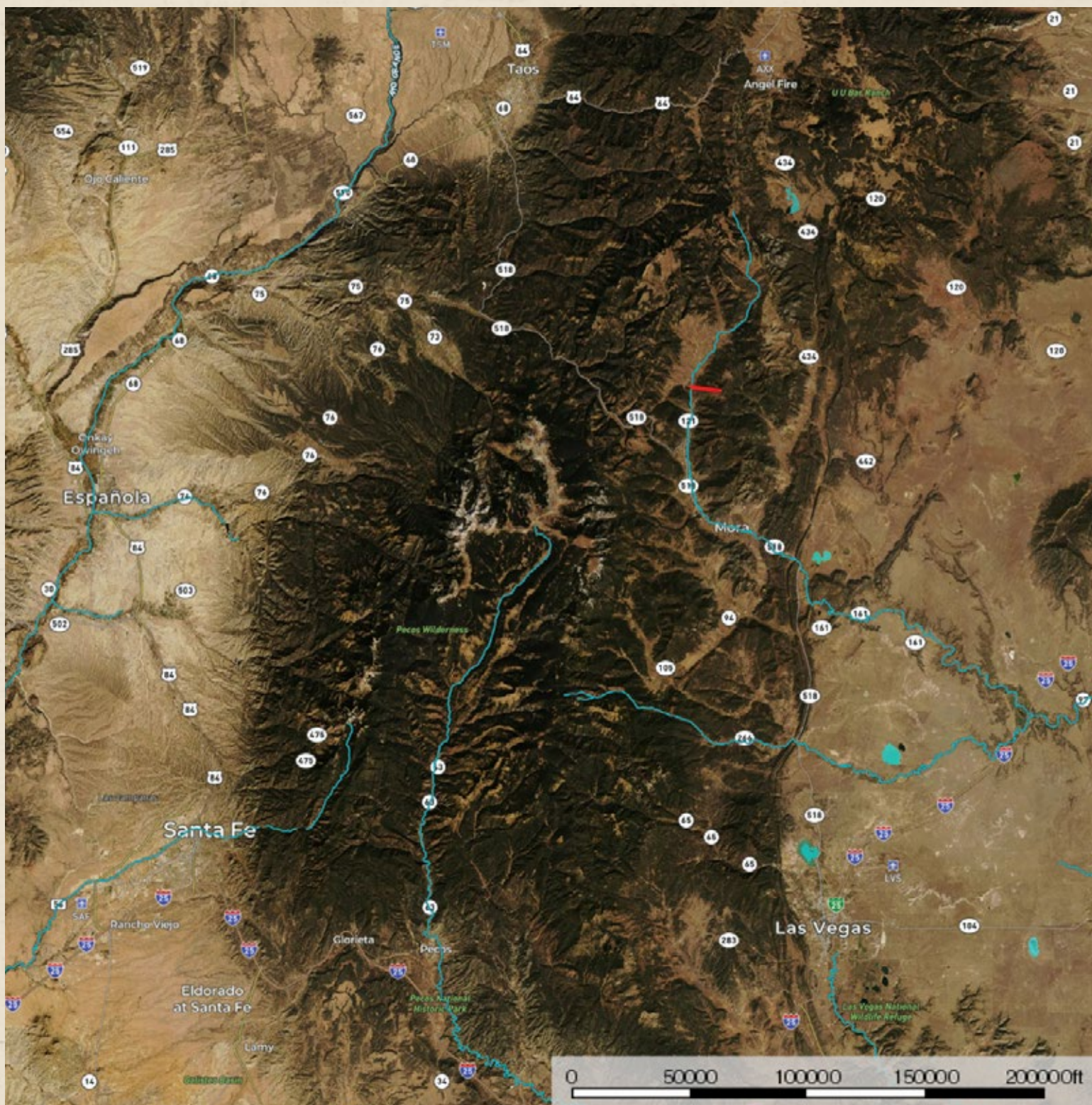
NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.

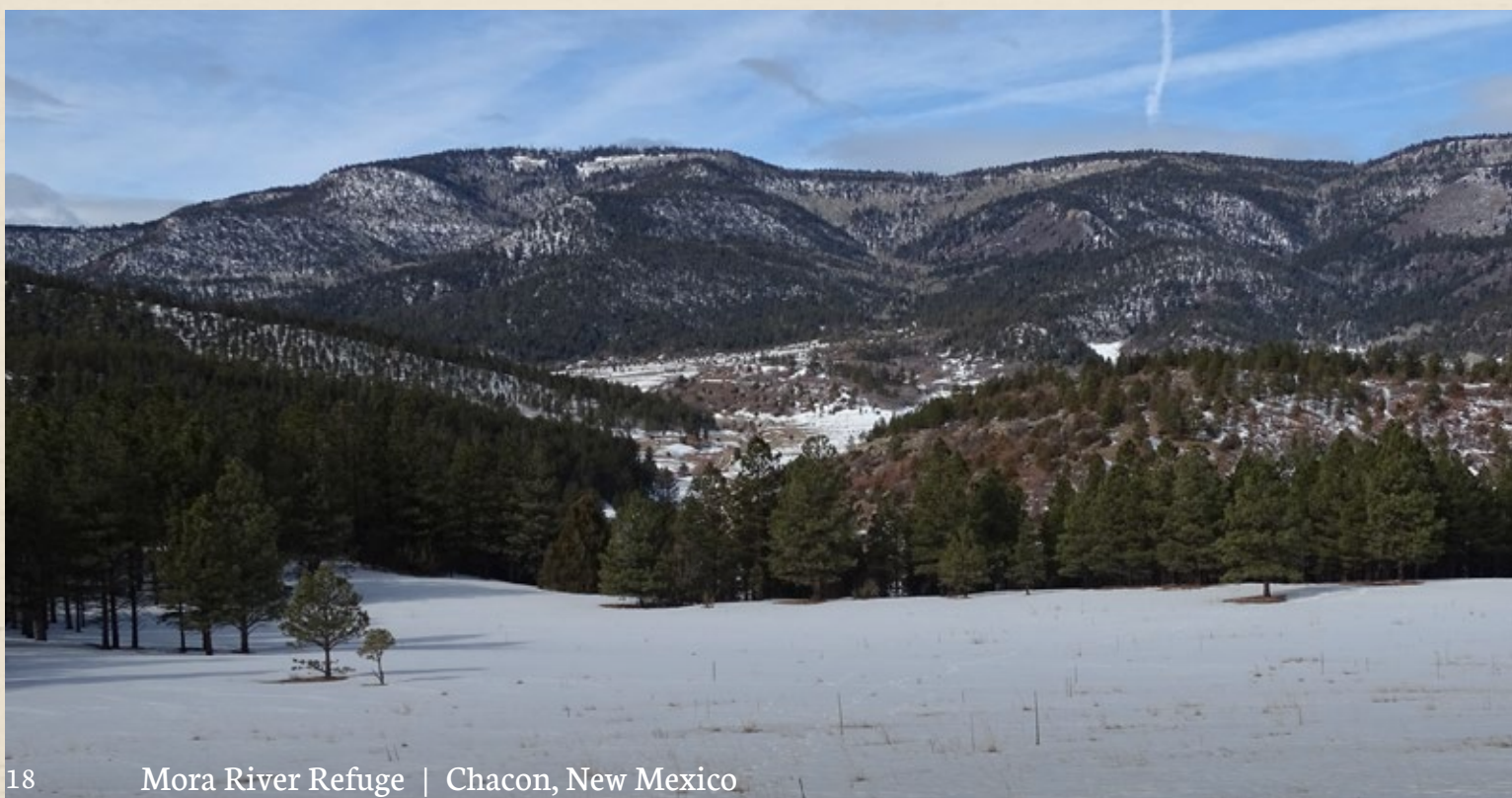












NOTES



**NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2020
PART I – BROKER DUTIES**

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 documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

Brokers owe the following broker duties to all prospective buyers, sellers, landlords (owners) and tenants.

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 potential conflict of interest or any other written agreement 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 or relationship of a business, personal, or family nature that the broker has in the transaction;
 - C. any written agreement the Broker has with a licensed Transaction Coordinator who will be providing service 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; adverse material facts do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

In addition to the above duties, Brokers owe the following Broker Duties to the buyer, seller, landlord (owner) and/or tenant to whom the broker is directly providing real estate services, regardless of the scope and nature of those services. Brokers working as Property Managers for a landlord (owner) are directly providing real estate services to the landlord (owner), not to the tenant:

1. Unless otherwise agreed in writing with the applicable party, assistance to the party in completing the transaction, including:
 - A. timely presentation of and response to all written offers or counter-offers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of 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 which include, but are not limited to:
 - 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 a real estate transaction. Such agreements include buyer agency, seller agency, designated agency, and sub-agency agreements.
 - 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 a real estate transaction rather than as an exclusive agent for either party to the transaction.
 - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller/owner shall not disclose the following to the buyer/tenant in a transaction:
 - A. that the seller/owner has previously indicated they will accept a sales/lease price less than the asking or listed price of a property;
 - B. that the seller/owner will agree to financing terms other than those offered;
 - C. the seller/owner's motivations for selling/leasing; or
 - D. any other information the seller/owner has requested in writing remain confidential, unless disclosure is required by law;

APPLICABLE PARTY: PLEASE ACKNOWLEDGE RECEIPT OF THIS INFORMATION BY INITIALING BELOW

NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2020
PART I – BROKER DUTIES

8. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a buyer/tenant shall not disclose the following to the seller/owner in the transaction:
- A. that the buyer/tenant has previously indicated they will pay a price greater than the price submitted in a written offer;
 - B. the buyer/tenant's motivation for buying/leasing; or
 - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.
9. In the event, the broker is working for the landlord (owner) as a residential property manager, the broker additionally owes to the landlord (owner) all duties owed under the law of agency.

In addition to the broker duties owed to prospective buyers, sellers, landlords (owners) and tenants as set forth in the above sections, Brokers working as Property Managers for landlords (owners) owe the following duties to TENANTS:

- 1. Prompt accounting for all money or property received by the broker from the tenant, including issuance of a receipt for cash received;
- 2. If a residential property manager, written disclosure that the broker is the agent of the owner of the property and not of the tenant; in the commercial property management context, written disclosure of the broker's relationship with the landlord (owner).

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 licensed **TRANSACTION COORDINATOR** who will be providing services related to the transaction.
- 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 _____	Date _____	Time _____
Signature _____	Date _____	Time _____

BROKER

Broker Signature _____	Broker's NMREC Lic# _____	Broker ☐ is ☐ is not a REALTOR®
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Brokerage Firm _____	Office Phone _____	Email Address _____
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FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS

FAY RANCHES[®] *Inc.*

Invest & Enjoy

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