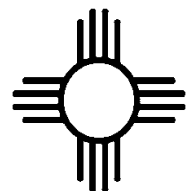
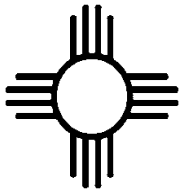


Sangre de Cristo Retreat Mora, NM



AN EXCLUSIVE LISTING OF

FALLON-CORTESE LAND



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Sangre de Cristo Retreat

Mora, NM

Amazing 40 Acres with house, 2 barns and 3 ponds at the base of the Sangre de Cristo Mountains. Located on a county road that leads to endless trails in the National Forest and Morphy Lake State Park. The property is fenced and cross fenced with Brome Grass, property even features an Acequia water ditch with deeded irrigation rights. Barn has its own water well, with 8 stalls, tack room and workshop with wood stove. A separate barn for hay, equipment and livestock and an authentic old log bunk house. Gorgeous Adobe Home with 2760 SF of living area with 2 bedrooms and loft, large kitchen, great living room with fireplace and wood burning stove, plus sun rooms with views of the property. Home features handmade Vigas that give it lots of character. Property is centrally located between Angel Fire, Taos and Las Vegas, NM. Property Elevation is 7600 ft. with spectacular views!!!! A must see property that has lots of potential uses.

The Property: These 40 acres are located at the foot of the Sangre de Cristo mountains; with roads and trails that lead up to the national forest.

Terrain and Vegetation: The Land slopes on one side; but is mostly level. It is primarily Brome with native grasses in the pasture. There are some pine trees around the pond and willow trees along the creeks.

Water: This property has one well for the house, about 70' deep with very good water. The 2nd well is at the barn for livestock, about 60' deep, and Acequia that offers irrigation to the pastures and fills the ponds.

Livestock Operation: These 40 acres carry 10 Mother cows

Improvements: There are two big barns; the main barn is 36x84 with a tack room, an insulated shop with a wood stove, and 8 stalls. The 2nd barn is 36x40 with a good hay storage area, and parking for equipment. The south side of this barn has shelter and bunk feeder under for your livestock.

Wildlife: Elk cross the pastures regularly going from one mountain range to the other. Owner has never applied for any Elk permits.

Brokers Notes: This property is centrally located between Taos Ski, Angel Fire resort, and Las Vegas NM. A golf course is just 13 miles south at Rociada with Pendaries Village & Golf Resort. Angel Fire and Taos offers both winter activities and summer activities with mountain biking and hiking. Fishing is close by with Morphy Lake just over the mountain ridge. The high peaks to the west offer some awesome hiking trails, too.

Taxes:

Price: \$480,000.







