

Ponderosa Farm Mora, NM

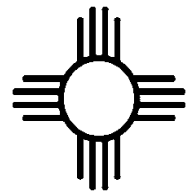


AN EXCLUSIVE LISTING OF

FALLON-CORTESE LAND



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Ponderosa Horse Farm

Mora, NM

The Property: 13.58 Acres, the upper parcel of which is pine covered and the lower parcel of which is mostly open, with scattered evergreens and aspen. Property slopes gently from the ridge above, past the barn and house, down to the acequia (communal irrigation ditch), and then to the (level) hay field. House has 3 bedrooms, 2 baths, 1968 Sq Ft, per an appraisal in 2013.

Terrain and Vegetation: Property begins at the top of a Ponderosa-and-White-Fir-covered ridge (south boundary) and slopes down to a paved county road, then continues below the road to slope gently across a field of mixed grass and pine trees, past a large barn, down to the house and surrounding fenced yard, across the acequia, and finally down to a level hay field that ends at San Jose Rito (creek) (north boundary), where beavers have created a beautiful series of ponds and wetland.

Water: 1 water well, and Acequia De La San Jose for irrigation of the hay field.

Livestock Operation: Set up for horses, can handle about 4 horses. Would also work well for other livestock, such as goats, sheep, alpacas, etc.

Improvements: Hay field produces 4-5 tons per cutting of high-quality native brome to feed your livestock. Property is fenced and cross-fenced.

Wildlife: A year-round abundance of Elk and Mule Deer, plus Bobcats, Gray Foxes, Coyotes, Black Bears, and occasional Cougars (the big cats are only in the high forest), with resident Redtail Hawks, Golden Eagles, Ravens, Magpies, Stellar's Jays, Lewis's Woodpeckers, Flickers, and numerous beautiful songbirds, as well as wintering Bald Eagles and Ospreys, and 4 summering species of hummingbirds, plus summer resident Cliff Swallows at the barn.

Broker's Notes: Located centrally between Angel Fire and Taos ski resorts, 90 minutes from Santa Fe, 1.5 miles from the Santa Fe National Forest, 2 miles from Morphy Lake State Park, and approximately 5 miles from the eastern boundary of the Pecos Wilderness. Incredible views, including 3 seasonally snow-filled glacial cirques and the almost continuously snow-capped Jicarita Peak, all in the Pecos Wilderness. With the exciting new market of growing Hemp in the area, we believe the 3.6+ acres of irrigated land could easily be converted to growing Hemp or other crops if desired, and the 36'X48' barn (which has water and electricity, including a 220V outlet) could also be used to hang and dry freshly harvested hemp. The 6.7 acres of timber just above the road offer spectacular views and the serenity of a Ponderosa Pine and White Fir forest.

Taxes: \$1,470.00 per year

Price: \$369,000





