

Tierra Blanca Creek Ranch



ranchline

Tierra Blanca Creek Ranch

Seasoned with the flavor of the Old West, the Tierra Blanca Creek Ranch is a magnificent New Mexico ranch sitting on just over 14,800 acres. Nestled comfortably in the foothills of the Black Range Mountains, this ranch features rolling hills, grassy plains, deep canyons and mountainous areas. Elevations range from 5,200 feet to over 6,000 feet. One of the highlights of this ranch is the spectacular main residence of 3,800 square feet that overlooks the Tierra Blanca Creek.

A multi-faceted property, this unique ranch offers a multitude of opportunity. As a working cattle ranch, prospective buyers will be impressed by the condition of the fences, pens, barns and other facilities. All are in good to excellent condition. This ranch is also a recreational mecca as the diverse landscape offers myriad opportunity for the outdoorsman and the sportsman. Wildlife is abundant here. Mule deer, mountain lions, bobcats, black bears, javelina, golden eagle, quail, turkey and other fowl roam the countryside.

The ranch acreage is comprised of deeded, state and BLM leased land. The Tierra Blanca Creek meanders its way through the ranch providing five miles of year-round water. Other sources of water on the ranch include three solar wells and three windmills as well as an electric pump house and

well for the headquarters. There is also a drinker off a shared windmill with a neighboring ranch.

The Tierra Blanca Creek ranch is being sold turnkey. The sale includes all equipment, furniture, trailers, machinery, tractor, ranch truck and ATV's. The cattle are available through separate treaty. The equipment and vehicles are in very good working condition and the furnishings in the main house are spectacular, to say the least. Tastefully and exquisitely furnished, this home provides a welcome retreat after spending a day on the ranch, or a place for a weekend getaway perfect for family gatherings. Two large adjoining outdoor decks – one constructed of redwood and the other with brick flooring – offer a way to take advantage of the magnificent climate of Central New Mexico.

In addition to the main residence, there is a quaint three-bedroom, two-bath guest house, a bachelor's house and a saddle house. These are all located at the headquarters area. Neatly trimmed grass, quaint walkways, split rail fences and towering trees which provide shade for the houses make the Tierra Blanca Creek headquarters a comfortable and attractive sanctuary.

Working facilities include a barn with restroom facilities, livestock scales, three sets of working pens and interior and perimeter fencing and cross fencing for cattle grazing areas.



Water is provided by five miles of permanent creek known as Tierra Blanca. This creek/spring begins at the western edge of the ranch and runs through approximately five miles of the ranch in an east-west direction year-round. There are also many wet weather springs located on the ranch.

Lay of the Land

This inspiring property is located in mountainous southwestern New Mexico near the magnificent Gila National Forest. Elevations of Tierra Blanca Creek Ranch vary from 5,200 to 6,000 feet providing breathtaking vistas of near and far mountain peaks and valleys. Both rugged and rolling landscape stretches out in all four directions. Grassy slopes, rocky canyons, steep ravines, and the frequent relief of fields sporting several species of native grasses paint the area with texture and color. Woodlands are mostly pinon, juniper, cedar, and pine. Willows, cottonwoods, oak, and walnut trees populate the riparian areas. Local fauna includes mule deer, mountain lions, bobcats, black bears, javelina, golden eagle, quail, turkey and other fowl. The mild climate allows establishment of many types of flowering plants including roses, perennials, bulbs, and vines. Vast grazing land features native grasses and, characteristic of the merging Chihuahuan Desert, the occasional cactus and yucca will thrive. The array of rich color, texture, and lush topography makes Tierra Blanca Creek Ranch a sumptuous experience.



A Rich and Diverse History

The closest town of Hillsboro was the former county seat and a raucous mining town in the late 1800s. Modern-day Hillsboro is a scenic small town of 225 with a history rich in Native culture and Western tradition. Forty-eight miles northeast of Tierra Blanca Creek Ranch lies the community of Truth or Consequences, now the county seat. This town sits on the Rio Grande River and is adjacent to Elephant Butte Reservoir, home of New Mexico's largest and most popular recreational state park lake. Here, water sports and fishing opportunities abound with easy access to I-25, a major artery stretching from the Mexican border to Santa Fe, 300 miles to the north. This ancient region was once inhabited by the



now-extinct Mimbres and Solana Indians. Later, local chiefs like Geronimo and the Apache Kid fought against encroachment by the white man and his government. Military and cavalry personnel were regularly stationed in the area to control Native uprisings and lawless gangs and opportunists. Stretching across Tierra Blanca Creek ranchland was the Kingston-Lake Valley State Lines, often harassed by Indians and outlaws. Legend has it that Butch Cassidy and Billy the Kid were once visitors to the area.

Left: A dilapidated rock wall is all that remains of a structure built by settlers in another era.

Right: A decaying cross has withstood the test of time and marks an unidentified gravesite on the ranch property.



Pictured are the working pens, barns and corrals. The blue structure on the right is the caretaker's residence.





The Main Residence of the Tierra Blanca Creek Ranch











*The Tierra Blanca Creek cuts a winding
path through the center of the Ranch.*



During the colorful fall months, golden cottonwood trees mix with other foliage to create a rich palette of color.



Pictured here and below are a couple of the solar-powered wells situated on the Tierra Blanca Creek Ranch.





Carrying Capacity

A working cattle ranch, the Tierra Blanca Creek Ranch provides excellent cover for cattle (±260 total carrying capacity; 185 on state/BLM leases).



Wells

These wells are located throughout the ranch and provide water as outlined below:

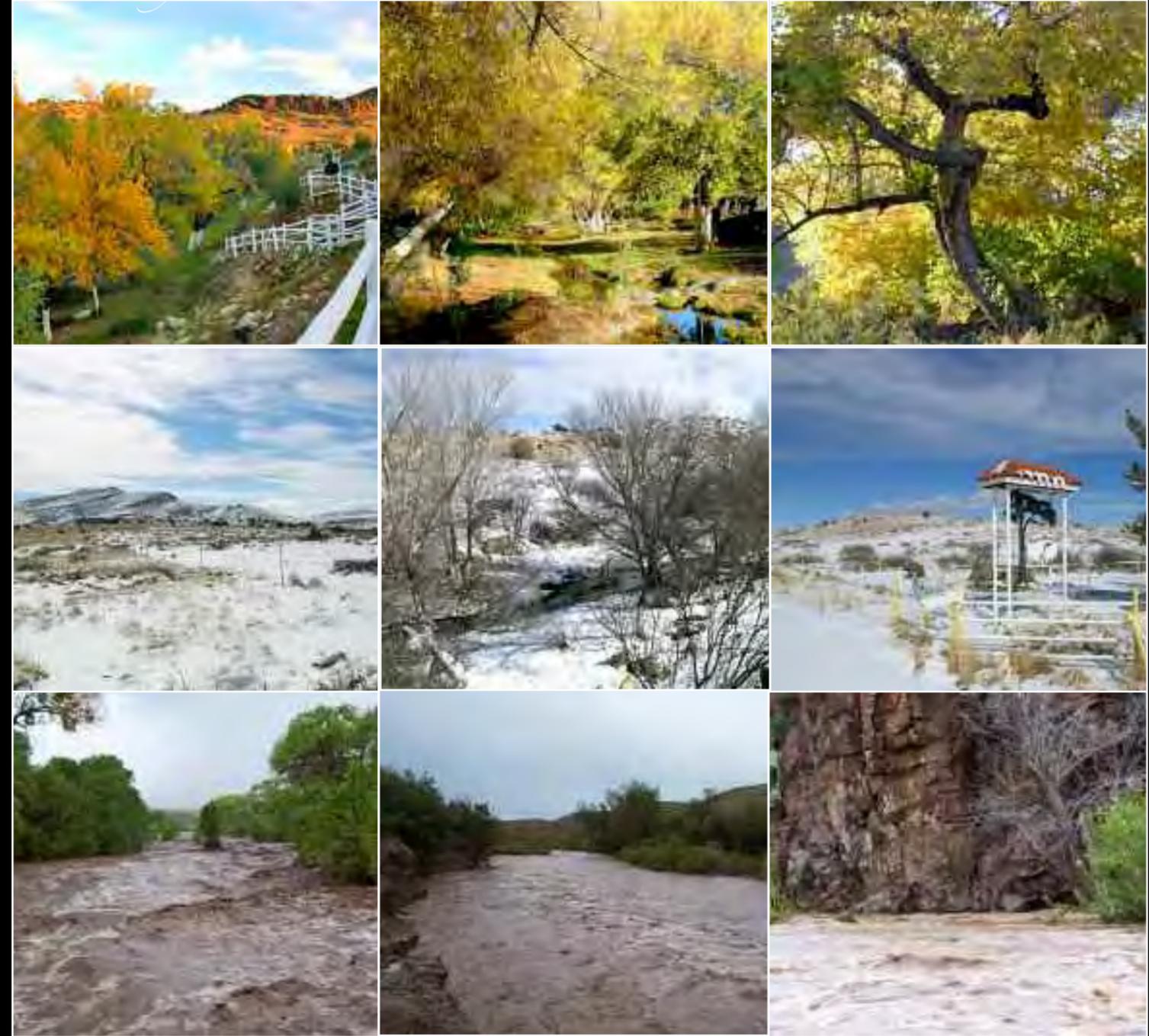
Well Name	Type of Well	Condition
Y Well	Solar	Good
Two Cedars	Solar	Good
T-Well	Solar	Good
Tierra Blanca	Windmill	Good
Trujillo	Windmill	Good
Middle	Windmill	Good
Shared Well		Good
Domestic		Good

The 12,000 gallon tank used for the Y Well is a steel enclosed, fiberglass-lined tank which provides one mile of 1.25 inch plastic pipe to drinkers east of the Y Well and serves five pastures. The Middle Well provides water for two pastures from the 10,000 gallon steel rim storage tank. The Trujillo Well and Tierra Blanca Wells provide water for the Trujillo and Tierra Blanca pastures, respectively. Both have 10,000 gallon storage tanks which are enclosed steel with new 1/2 horsepower Red-Jacket pumps. There is year-round access to all of the windmills. In addition to the windmills and storage tanks, the ranch offers 11 dirt surface storage tanks.

There are working pens located at the Y Well and the Middle Well and a squeeze chute at the Y Well.



A Ranch for all Seasons



Sierra County and the Tierra Blanca Creek Ranch have an arid climate. The rainy season occurs from May through October with 75 percent of the annual precipitation falling during that time. Brief but heavy rainstorms cause mountain and valley creeks to overflow with water replenishing the groundwater supply. Average annual snowfall ranges from only a few inches in lower elevations, to between two to three feet in mountain areas. The average annual temperature is 61 degrees and sunshine occurs an average of 290 days per year.

Sierra County is located in the south-central portion of New Mexico and has a total area of approximately 4,330 square miles, larger than the state of Delaware. Sierra County is bordered on the north by Socorro County, on the east by White Sands Missile Range, on the south by Dona Anna and Luna Counties and on the west by Grant County and the Gila National Forest. The population of Sierra County is 9,912 people, according to the latest census information. The county offers some of the most varied and interesting geography in the county featuring the “historic highway” of civilization since long before the Spanish conquistadors. In the western part of the county the Black Mountain Range rises with peaks over 10,000 feet along the continental divide. The mountain sides of the Black Range are dotted with old ghost towns and gold and silver mines.



Central portion of the ranch facing west showing Tierra Blanca Creek and the Black Range Mountains.

Petroglyphs and other items of archeological interest can be found on the ranch.



View of the Ranch facing east showing the Caballo Mountains.



The Main Residence



The main residence of the Ranch is a luxurious 3-bedroom plus an office, 3-bath adobe house with approximately 3,800 feet. The home is in excellent condition and represents a beautiful hacienda often imitated by modern homebuilders. The yard area of the home is surrounded by a perimeter adobe wall. The home also offers a wooden deck on the north side providing spectacular views of the surrounding countryside and the creek.







Top photo: Driveway entry to the main house, the guest house and the bachelor's house. All three houses are served by a domestic well and a private septic system.

Middle photos: Front of the bachelor's house and bedroom in the guest house.

Bottom left: Stairs leading from the residences to the Tierra Blanca Creek.

The Saddle House is located at the headquarters area of the Ranch. This structure is a frame construction with extra insulation and concrete flooring.



Shipping & Working areas; Barns, feeders & pens



The primary shipping and working area on the ranch provides a 1,500 square foot (30 x 50-foot) metal barn with an interior clear height of 14 feet. The barn is pre-engineered metal and wood with a 10x14-foot sliding door and a 3x7-foot personal door. The barn features four skylights and fluorescent fixtures. The flooring in the barn is entirely concrete with concrete block walls under the eaves. The paddocks are constructed of pipe and suckerrod.

The barn also has a large storage/restroom area with a commercial sink, a hot water heater and small refrigerator. The walls and ceiling of the restroom and storage area have extra insulation. Located next to the barn is a 12 x 52 ft. mobile home with a chicken coop and storage space.



Chute and pens have been renovated.



Top: Ranch barns, feeders and pens are in good to excellent condition.

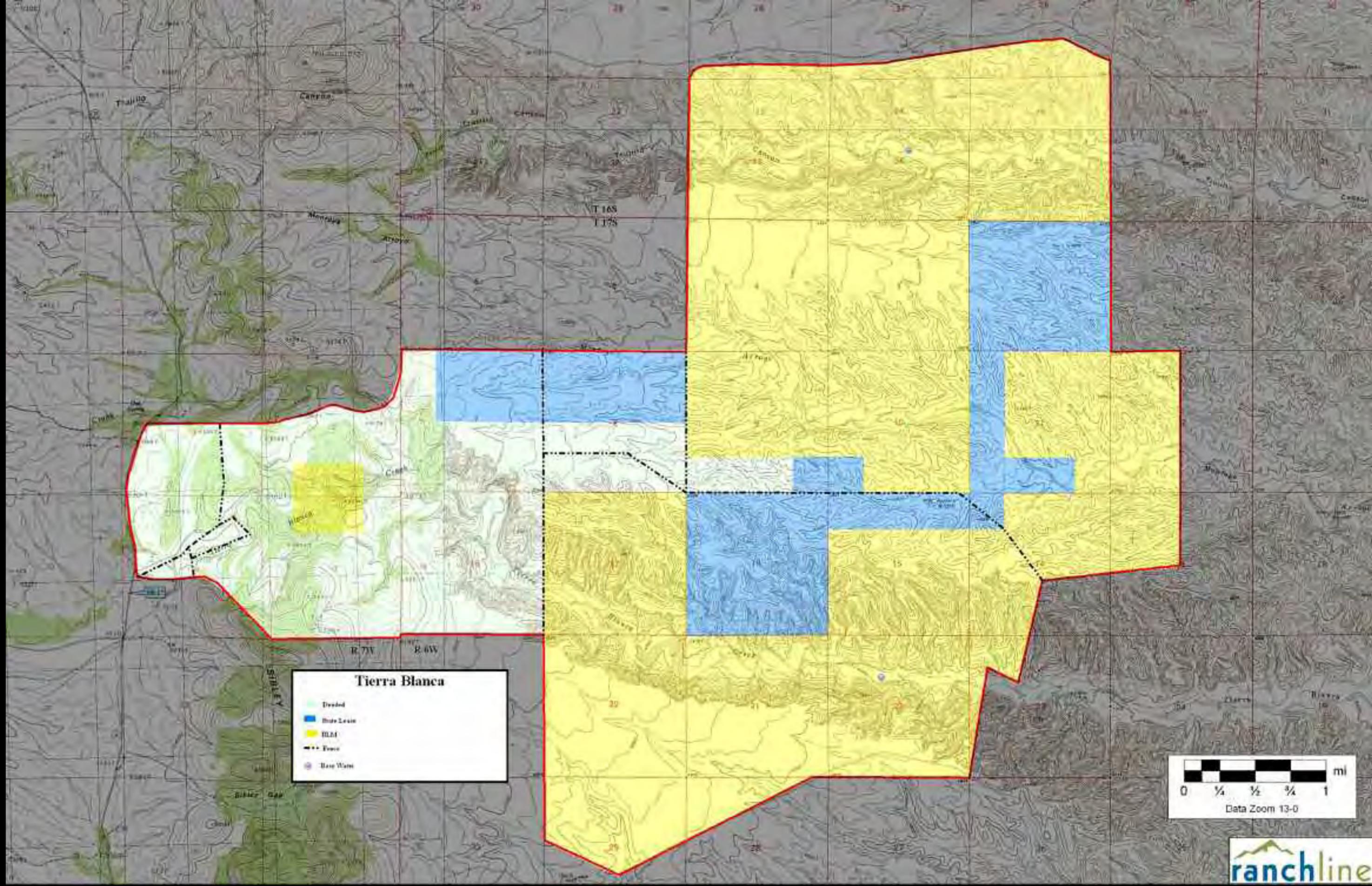
Middle: A 1,500 square foot insulated barn with 14-foot interior clear height providing restroom facilities and storage area. It has a cement floor and electricity.

Right: An 8,000 gallon liquid feeder and four dry-grain storage bins.



This horse barn was built in 2002 and butts up to the pens by the tack room and house. This is a perfect barn for pet horses. It has electrical, a hay storage room, a small tack room and a cement floor for washing horses and a water tank. The floors in the stalls are dirt while the middle hall hay room floor and tack room floor are cement.

Tierra Blanca Creek Ranch



NEARBY ATTRACTIONS

Elephant Butte Lake



New Mexico's largest lake adds recreational flavor to Central New Mexico

Nestled on the shores of New Mexico's largest lake the City of Elephant Butte was named for the resemblance of an extinct volcanic cinder cone, located right behind the dam. The lake is only about 40 miles from Tierra Blanca Creek Ranch.

The New City of Elephant Butte offers the traveler great motels, restaurants, churches, service stations, bait shops, banks, auto/boat sales, repair shops, and more.

Located along the Geronimo Byway, the City is a hub for day trips to local historical sites and the Gila National Forest.

This clean and quiet community is a great place to get away from it all for a day or a lifetime. The climate is ideal for year-round outdoor activities and special events.

Fishing is one of the most popular sports at the lake. Elephant Butte is known for black, white and striped bass, channel catfish, crappie,

bluegill and walleye.

Camping is available through the State Park Reservation Service, which offers 200 camping and picnicking areas, 100 fully developed RV stations, and areas for large groups.

Bird Watching is abundant at Elephant Butte Lake. Considered to be one of the best birding areas in the state of New Mexico, Elephant Butte has a diverse bird habitat with rare species such as the American Bald Eagle.

Boat rentals, repairs and sales are available in the City of Elephant Butte. Additional rentals and launch sites for boats are at the marinas. Watersports include waterskiing, windsurfing, sailing, jetskiing, rafting and more.

The City of Elephant Butte offers several conference facilities available for conventions, retreats, banquets, weddings and reunions.



Sierra Del Rio Golf Course

Snuggled just six miles from the base of Turtleback Mountain and sprawling throughout the wide open landscapes of the high desert, Sierra del Rio honors the majestic spirit of the wild southwest. **Located in Elephant Butte, NM** within the 1000 plus acres of Turtleback Mountain Resort, Sierra Del Rio Golf Course, is an 18-hole championship daily fee facility with full amenity clubhouse. Unique. Natural. Unforgettable. See www.sierradelrio.com



Picturesque Hillsboro has rich history

Hillsboro was founded in 1877 when gold was discovered nearby at the Opportunity and Ready Pay mines – the beginning of a tempestuous and colorful life. Six million dollars worth of gold and silver came from the area's mines, and the village quickly grew despite fierce Indian attacks.

Today Hillsboro is a well-known community of writers, artists, ranchers and miners. This picturesque tree-lined village features the must-see Black Range Museum stuffed with artifacts dating from 1875-1900... the 120-year-old General Store (now operating as a restaurant)... two churches, a post office, lodging accommodations, shops, art galleries, a small grocery store... and remnants of a former glory.

Many old adobe houses are still occupied along the unpaved town roads, and ruins of the jail and courthouse (where the famous 1899 murder case of Judge Albert J. Fountain and his nine-year-old son was tried) survive. The cemetery is worth a respectful visit as well, for those with a taste for that sort of thing.

Every Labor Day weekend Hillsboro hosts the Apple Festival, a venerable New Mexico tradition, and the sidewalks overflow with merchants, vendors, and seemingly more visitors than can fit. The Second Saturday In May In Hillsboro is a smaller, more locally-oriented rummage sale.

About 225 people live in Hillsboro today.

Annual Chile Festival held in nearby Hatch

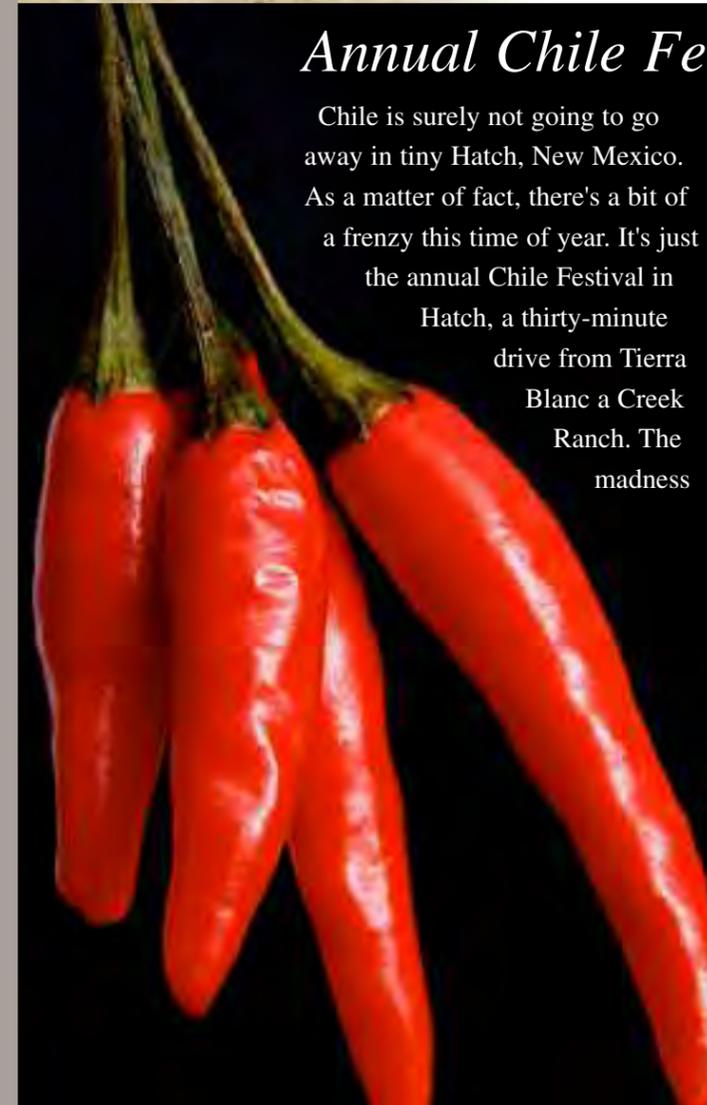
Chile is surely not going to go away in tiny Hatch, New Mexico. As a matter of fact, there's a bit of a frenzy this time of year. It's just the annual Chile Festival in Hatch, a thirty-minute drive from Tierra Blanca Creek Ranch. The madness

happens on Labor Day weekend, with folks driving in from as far away as Tucson, Albuquerque and Fort Worth to load up their trunks with genuine Hatch chiles (that's the New Mexico spelling as decreed by the state legislature). To paraphrase Dallas guru Frank X. Tolbert, a chile festival is a kind of Brigadoon to aficionados. Upwards of 30,000 of them will take home this precious cargo - enough for enchiladas, chiles rellenos, caldillo and salsa for the next year.

Once you arrive in Hatch, you'll see wisps of smoke alongside the road; roll down your windows and breathe in the heavenly scent of roasting chiles. Most of the houses will be festooned with ristras, strings of dried red chiles. Many of these are for

sale, usually for less than those at the festival. Bring them home to hang on your porch, and when you're through with them, you can grind them into chile powder.

When you get to Hatch, be sure to check out the Hatch Chile Express at 622 Franklin, about three blocks off Hall Street, the main drag. Jim and Jo Lytle run this nifty little shop which features almost any variety of chile you could want, including habaneros, which are reputed to be the world's hottest. Dried red chiles cover the roof - this is a good camera shot. You might even see Ted Turner and Jane Fonda, who own a nearby ranch. Fonda's friends came for a housewarming a few years ago and cleaned out the Lytle's stock of ristras. Prices run from \$5 to \$25.





Gila Wilderness is a pleasant blending of natural resources

Ninety miles from Hillsboro in the Gila National Forest, the Gila Wilderness is located in southwestern New Mexico, lying west of the Continental Divide in Catron and Grant Counties. It is about 25 miles north of Silver City, 3 miles east of Glenwood, 44 miles south of Reserve, and 22 miles northwest of Mimbres. Its mosaic of vegetative types, climatic conditions, and topographic features, enriched by abundant solitude, offer a challenge to visitors. The variety of plant and animal life, supported by varied ecologic niches, provides a greater opportunity for informal nature study and



scientific study than is available in most southwestern wildernesses. The pleasant blending of natural resources in an untrammled state, where the mark of man and his activities is relatively obscure, makes this wilderness an outstanding area to visit. An extensive trail system provides a variety of hiking and horseback opportunities within a total land area of 558,065 acres. One option is to start at Gila Cliff Dwellings National Monument, from which you can follow the West Fork of the Gila River and continue on past dramatic canyons and ridgetop trails for a 30 or 60 mile loop hike.



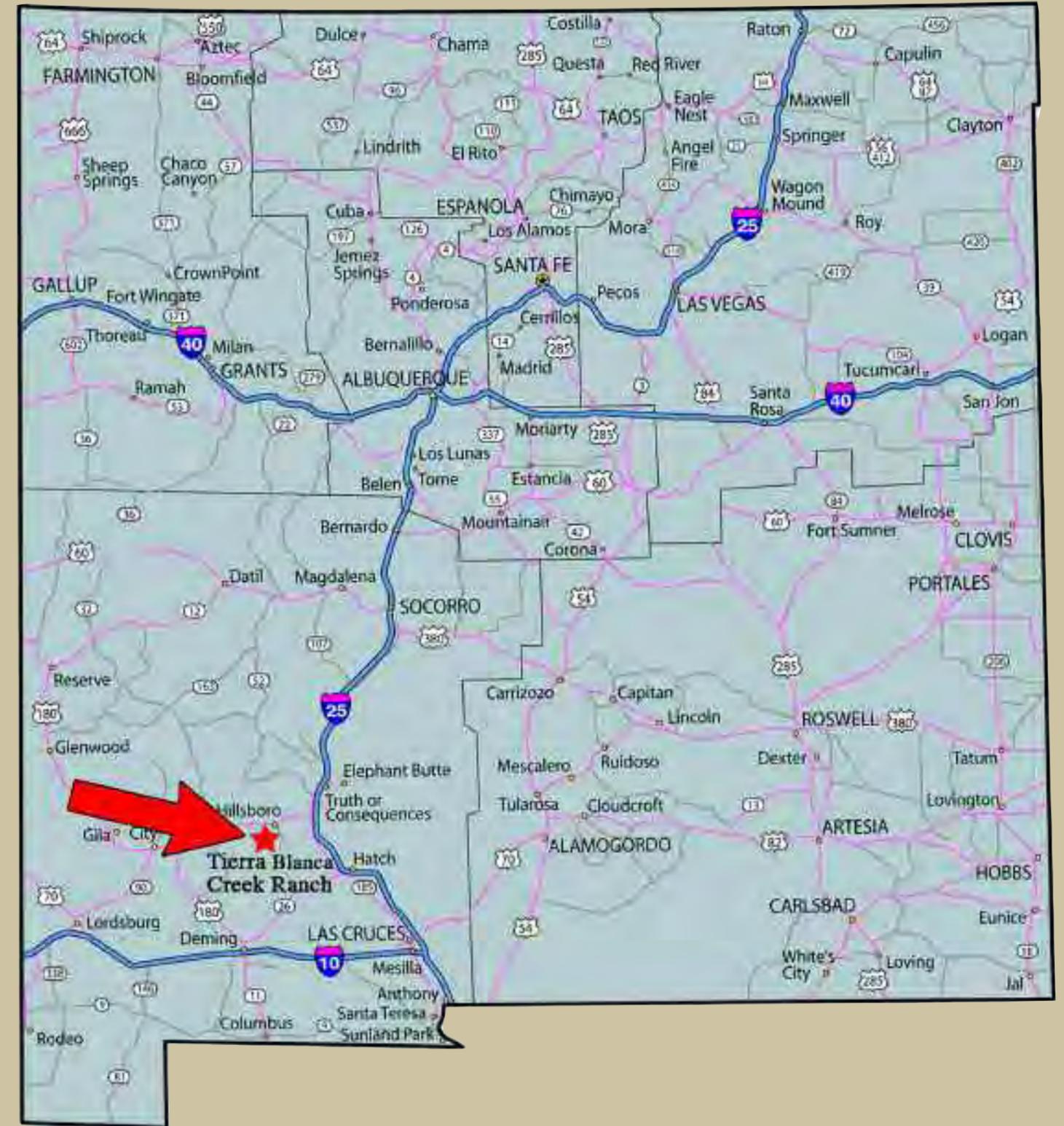
Gila Cliff Dwellings National Monument

Less than 90 miles from Hillsboro, the Gila Cliff Dwellings offer a glimpse back into history. A little more than 700 years ago, a peaceful people, called the "Mogollon" (mug-ee-yone) by modern archaeologists, sought refuge from marauding enemies and the elements. They built forty rooms within five spacious sandstone cliff caves, located in what is now the heart of western New Mexico's Gila National Forest, on the edge of the Gila Wilderness. The ruins were designated as a national monument on November 16, 1907.

The Mogollon band at the Gila cliff dwellings, like Mogollon

bands who lived in small groups along river systems as far south as Mexico, appear to have been influenced by the Anasazi who lived to the north, in the Four Corners region, during the same period. The clues lie both in the architecture and the artifacts from the Mogollon sites.

A one mile-long trail leads across the west fork of the Gila River to the Gila Cliff Dwelling caves, which are about one hundred and fifty feet above the canyon floor. Walking through the ruins, it is not difficult to imagine this ancient culture going about its daily routine.





The entrance to Tierra Blanca
Creek Ranch is off Highway 27
(pictured on left) only a few miles
from Hillsboro, New Mexico. The entrance to
the ranch is marked by an authentic covered
wagon and a bear, buffalo and elk carved out
of bronze.



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