

the Webb Ranch Resort



ranchline

Recreation...

Privacy...

Comfort...

The Webb Ranch Resort is located approximately 6 miles northwest of Pinon, New Mexico. Featuring a beautifully designed, custom log home, the 212 deeded acreage is the perfect private getaway and livestock hobby ranch.

The Webb Ranch Resort is located in Otero County, near Pinon, New Mexico. The property ranges from flat land to rolling hills. Climate ranges from an arid desert climate to semi arid continental climate. The temperature ranges from occasional days over 90 degrees in the summer to below zero in the winter. The average daytime temperature in the summer is in the 80's and in the winter it is in the low 30's. Annual rainfall is between 10 and 14 inches, with approximately 70% coming between April and September. Average snowfall is less than 12 inches per year.

The property is located off of U. S. Highway 24 and Avis Road (1580 NM HWY 24) between mile marker 16 and 17. The typical operation is the grazing of cattle and calves, yearlings, or a combination. Historically, the ranch has been stocked with approximately 25-26 animal units yearlong, which includes cattle, calves, and horses. The capacity of this forest allotment is 23 head.

This area is dominated primarily with short and mid-season grasses such as grama grasses, Galleta, Sand Dropseed and varieties of other native grasses. There are also pinon, juniper, and pine trees on the property. The elevation ranges from 6,772 to 7,090.

The exterior fences are barbed wire on wood and steel posts. Fences are in fair condition, and there is also a set of pens in fair condition.



The beautifully designed, custom log home is 5,436 SF. It is a 5 bedroom, 4.5 bath, 2-story custom constructed log home with some sheet rock interior, metal roof, wet bar, laundry room, walk-in closets, rock fireplace, 3-car garage, with balconies for each upstairs bedroom and pier and beam foundation.

The house has primarily wood floors and carpet. There are approximately 935 SF of porches and balconies. The house has a combination of plaster walls and wall paper, with an extensive amount of custom wood, rock, and inlayed turquoise work.

The kitchen has custom cabinets, a built-in refrigerator, 2 double ovens, 2 double ranges, and a dishwasher. All of the fixtures are imported.







Imported
light fixtures
throughout
the home &
exquisite
woodwork







Custom
Cabinetry
and
Wet Bar













**Each upstairs bedroom
includes a balcony.**







WILDLIFE



**A variety of game can
be found throughout the
property for good hunting!**





**Other structures
include a
2,400 SF
Shop,
a 4,000 SF
Horse Barn,
and an
8,000 SF
storage barn.**





A well with a submersible pump, drinkers, water storage, and a man-made pond are excellent water features on the property.



The second residence is a 3 bedroom, 2 bath home. Construction is wood frame with pier and beam foundation. It is approximately 1,300 SF and features a metal roof.





Cloudcroft, New Mexico

Cloudcroft, New Mexico, is a unique mountain community which combines the amenities of modern life with their heritage as a pioneer village. Cloudcroft is the travel destination of thousands of visitors each year. In the summer, it is a wonderful place to get away from the heat and enjoy the delightful pleasures of the mountains. In the winter, you can explore the vast wonderland of cross-country skiing, snow mobiling, and ice skating. At any time of the year, Cloudcroft is truly "The Most Enchanting Part of the Land of Enchantment!"

Cloudcroft, New Mexico is....

- 40 miles from casino wagering and golf at the Inn of the Mountain Gods.
- 50 miles from Ruidoso Downs.
- 16 miles from the Space Museum, Alameda Park Zoo, and Toy Train Depot in Alamogordo.
- 40 miles from White Sands National Monument.
- 150 miles from Carlsbad Caverns.
- 90 miles from El Paso and the Mexican border.
- Within 50 miles of 8 magnificent golf courses.

One hundred years ago, the railroad was completed between Alamogordo, New Mexico and El Paso, Texas. The railroad's owners were intrigued by the majestic mountains to the East of Alamogordo and soon sent a survey party to the summit. They discovered untouched wilderness -- a wonderland of wildlife, plants, and trees. They were also impressed with the way the clouds blanketed the ground because at 9,000 feet above sea-level, Cloudcroft was literally in the clouds. The name Cloudcroft is a term related to an English description of a clearing covered in clouds.

Soon after, an excursion train was established to the top of the mountain and the village of Cloudcroft was born.

For the first half of Cloudcroft's existence, the train was the only means of travel to the village (except possibly by pack mule). In

the mid-1940s, the first highway to the village was opened -- taking away much of the train's logging and excursion business. The train discontinued service to the village in 1948.



Although it has been over a half century since the train chugged into the sleepy mountain village, the spirit of the old railroad still prevails, with signs of it obvious in many places.

Today, Cloudcroft has all the amenities of modern living while still hanging on to its heritage of rugged pioneer life. It is the destination of thousands of visitors each year. In the summer, it is a wonderful place to get away from the heat of the lower elevations (Cloudcroft is an average of 20 degrees cooler than Alamogordo, sixteen miles and 6,000 feet lower.) The village area features summer pastimes such as horseback riding, fishing, golf (the Lodge Golf Course is the highest in North America), camping, hiking, biking, hunting, and, of course, shopping. Cloudcroft is the home of many of America's most accomplished artists in many different disciplines. Their original works are available in many of the village shops.

In the winter, explore a vast winter wonderland on cross-country skis or snow-mobiles. Ice skate on the village rink, or ski at Ski Cloudcroft.

Mountain Attractions

Popular summer activities in the Ruidoso area include golf, horse racing, hiking and biking. In the Lincoln National Forest, fishing, camping and RVing are popular activities. Nearby, at the **Inn of the Mountain Gods Resort**, this newly renovated 5-star hotel offers a championship golf course and the popular Casino Apache with blackjack, craps, roulette, video terminals and slots. More information is available at www.ruidoso.net.

Ski Apache

Ski Apache is New Mexico's premier ski and snowboard resort. Sierra Blanca – the area's 12,000 foot peak is Ski Apache's centerpiece. Fifty-five



trails, beginning at 11,400 feet, fan out for skiers and snowboarders of all levels with a fall line of over 1800 feet, makes skiing and snowboarding here a blast for everyone. Ski Apache is located just minutes from the beautiful mountain resort village of Ruidoso, New Mexico.

Ruidoso Downs Race Track & Casino

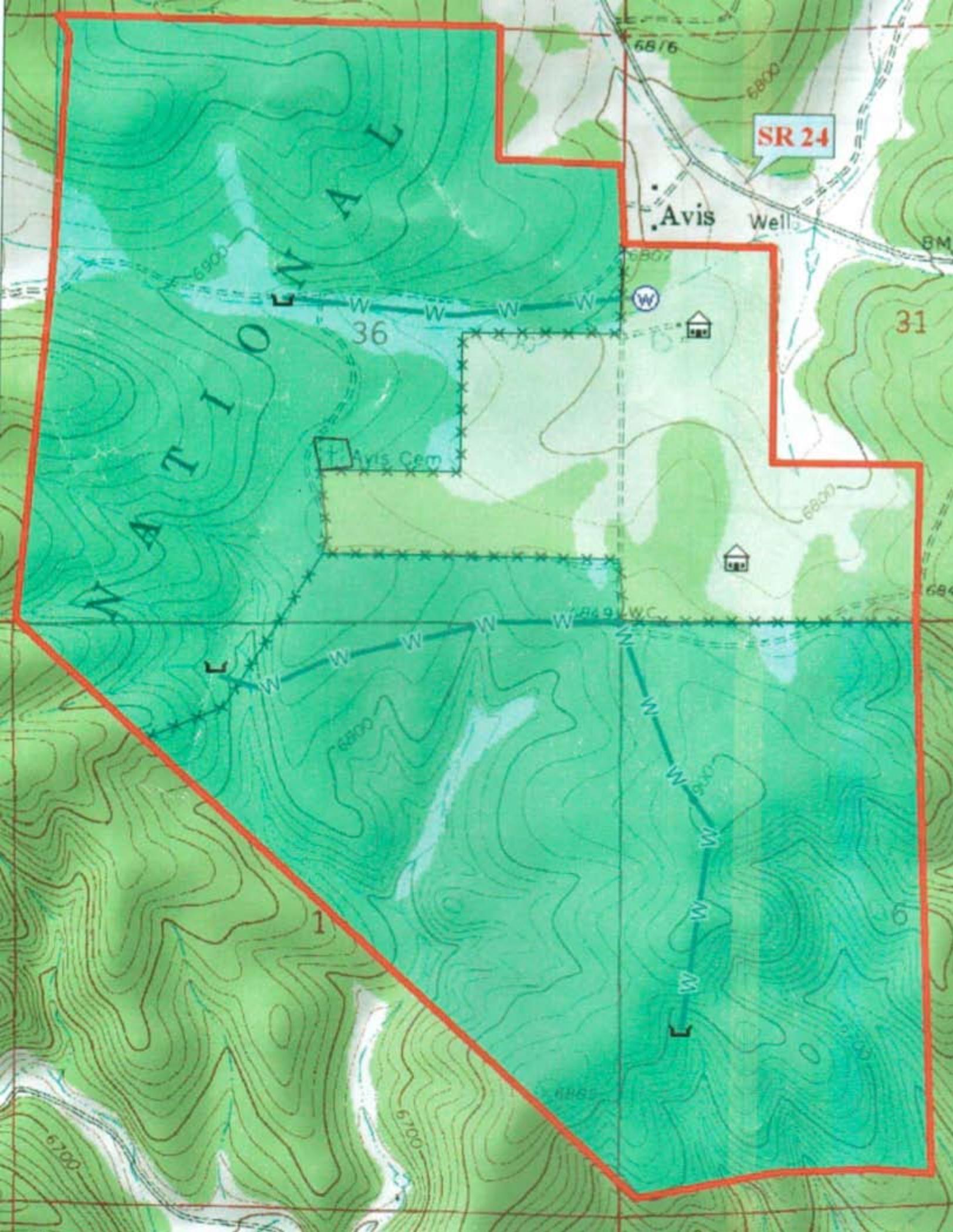
Fast horses and hot slots are the name of the game at Ruidoso Downs Race Track and Casino. The first race at Ruidoso Downs Race Track was run in 1947, then in 1999, a new era of racing in New Mexico began with the legalization of slot machine casinos at race tracks. The Billy the Kid Casino opened in May of 1999 and houses over 300 slot machines. The casino is open daily and, in 2006, paid out over \$100 million in winnings. Racing in the mountains takes place annually from Memorial Day to Labor Day, culminating with the \$2 million All American Futurity.



Bonita Lake, located near Ruidoso, New Mexico, is a couple hours away from the Webb Ranch Resort. The world-famous Inn of the Mountain Gods in Ruidoso is pictured below.







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the Webb Ranch Resort

\$3,900,000

offered exclusively by Ranchline, Inc.

212 deeded acres (MOL); 1,144 acres Forest Service Permit (MOL)





Ranchline, Inc.

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