

*the
Cornucopia Canyon
Ranch*



Majestic mountains... Rolling hills... Vast meadows...

are all part of the beautiful landscape of the Cornucopia Canyon Ranch. Located just 40 miles from Cloudcroft, New Mexico, the Cornucopia Canyon is a perfect display of nature's beauty. The steep mountainous portions of the ranch provide the perfect habitat for wildlife, while the rolling hills and meadows set the stage for a successful cattle operation.





A fixture in New Mexico History...



The Cornucopia Canyon Ranch has had only two owners since its creation over 100 years ago. The ranch has been owned and operated by generations of the same New Mexico family since its creation. The original homesteaders were an old New Mexico family who helped settle the state. The ranch was only sold to its second owner 10 years ago, and has not changed hands since.

The perfect cattle grazing operation...

Located on the Cornucopia Canyon are two newly remodeled double-wide homes. The main house is 1,700 SF, while the second is 1,000 SF. The facilities are ready to go for a cattle operation. Outbuildings include barns, a 30' X 40' shop, a 40' X 60' sheering barn, working pens in excellent condition, and a 12-ton overhead feed storage. Net wire fencing surrounds the ranch and is in good condition.



Abundant water throughout...

The Cornucopia Canyon features numerous earthen tanks throughout the ranch. Water is supplied by the Pinon Water Coop. Electricity service is through Otero County Electric. Average rainfall for the area is between 14 and 16 inches per year.





Native grasses

include:

Blue grama

Black grama

Side Oats

Mountain Muhly

Winter fat

Tree cover is
predominantly:

Pinon

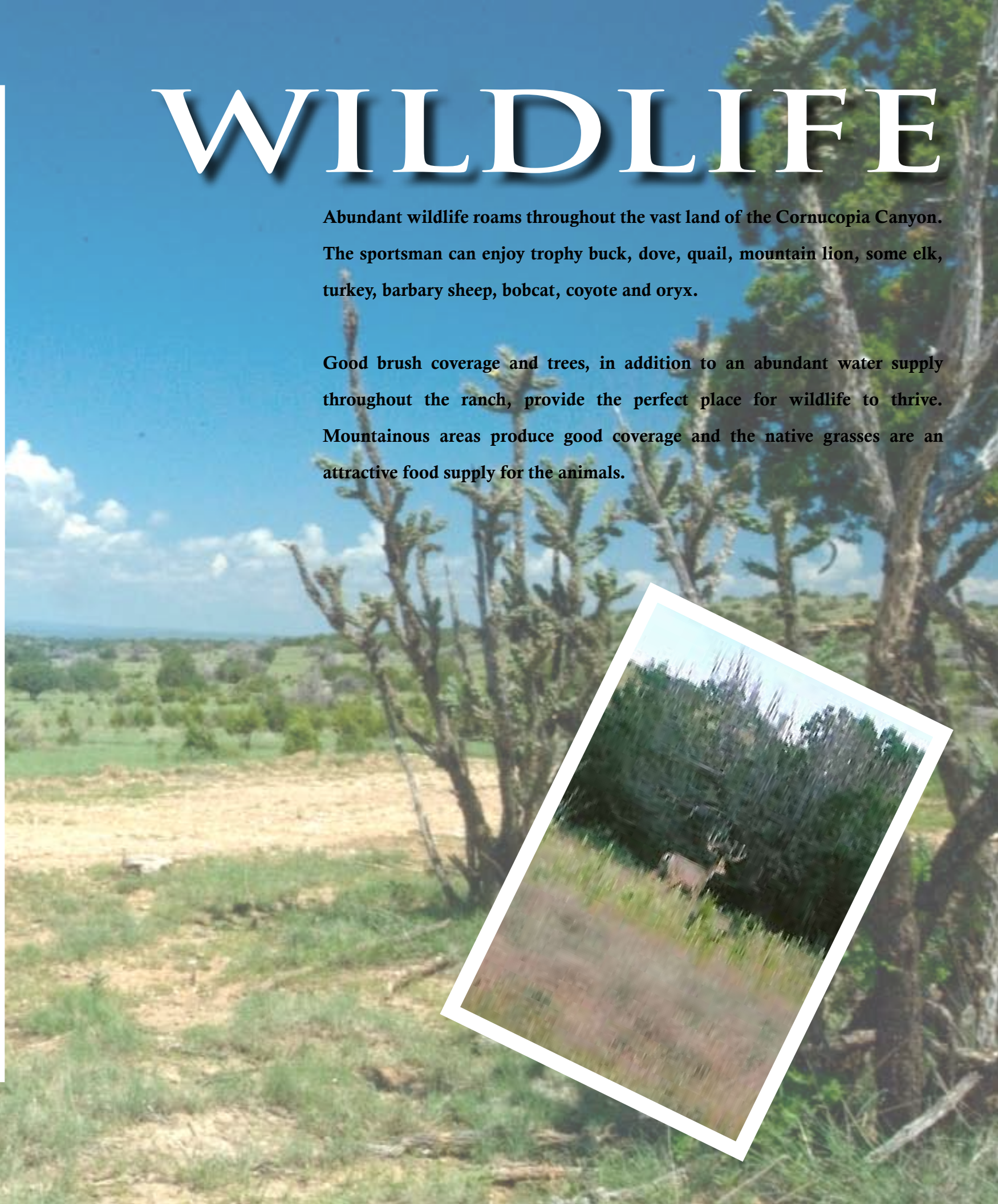
Juniper

Cedar

WILDLIFE

Abundant wildlife roams throughout the vast land of the Cornucopia Canyon. The sportsman can enjoy trophy buck, dove, quail, mountain lion, some elk, turkey, barbary sheep, bobcat, coyote and oryx.

Good brush coverage and trees, in addition to an abundant water supply throughout the ranch, provide the perfect place for wildlife to thrive. Mountainous areas produce good coverage and the native grasses are an attractive food supply for the animals.





Facilities are in excellent condition and have been well maintained. Working pens, numerous outbuildings, newly remodeled houses, and fencing create the perfect opportunity for a cattle grazing operation or a recreational purchase...or both!



Additional income opportunity...

The tallest peak on the ranch is at an elevation of approximately 6,500 feet. A 2-acre area at the top of that peak is leased from the Cornucopia Draw Ranch by the FAA. The vortex site assists in air traffic control for the El Paso Airport. The lease value is \$6,000 per year, and will be inherited with the purchase of the ranch.

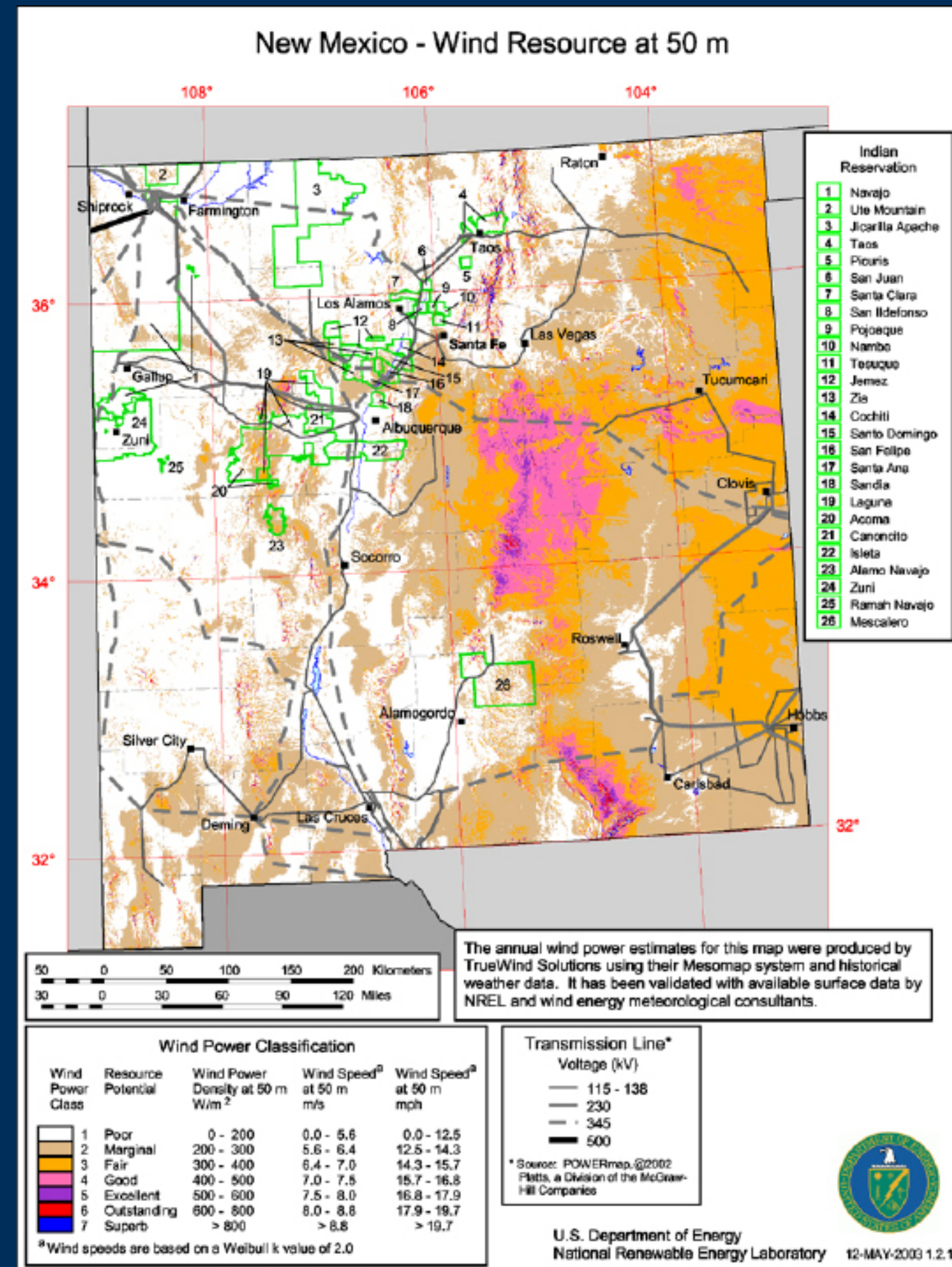


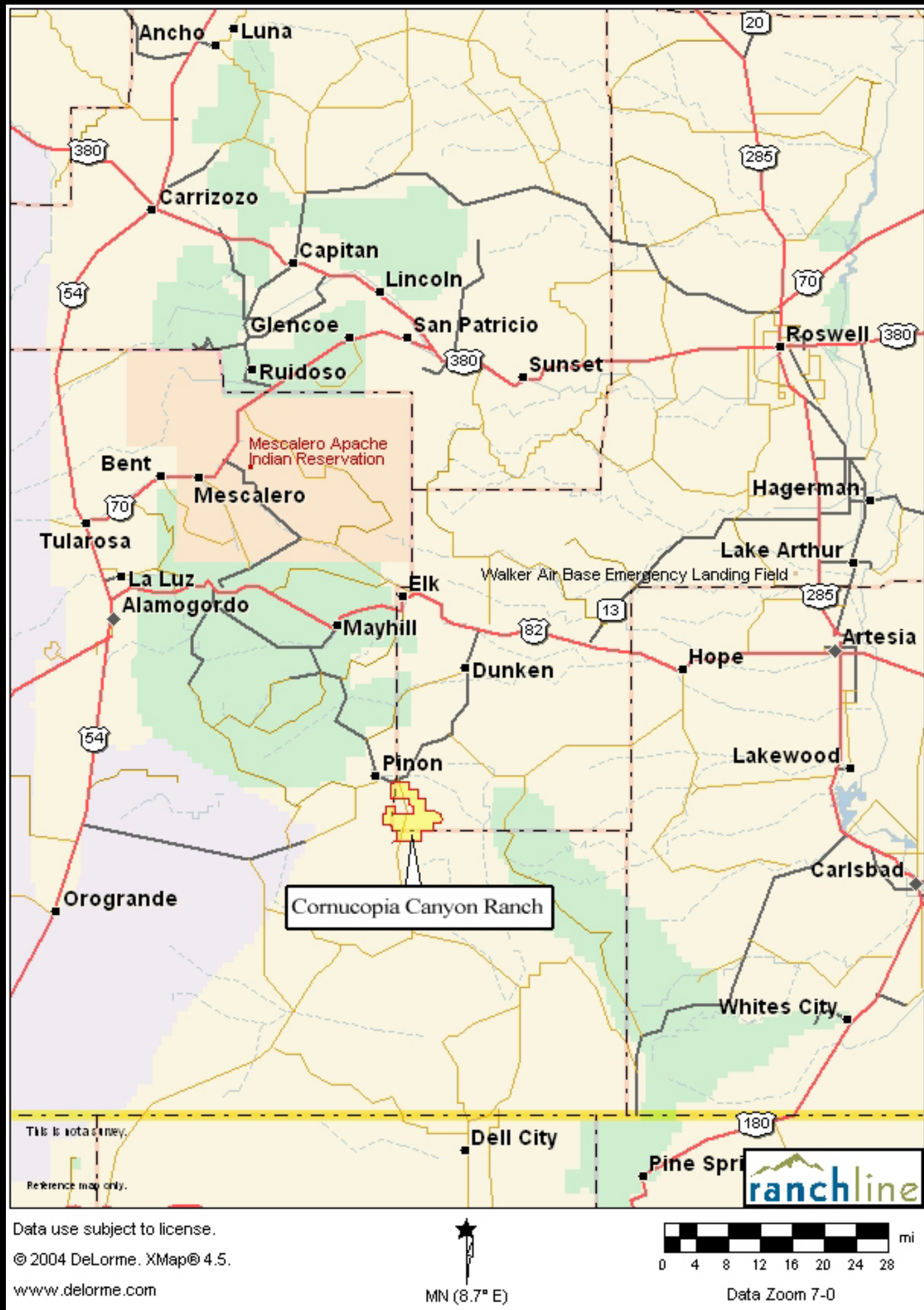
Wind Energy Production POTENTIAL

Wind farms are appearing all over the southwestern United States. It is not uncommon to see these structures as you are driving down the Interstate. Existing transmission lines run 2.5 miles through the deeded portion of the Cornucopia Canyon Ranch. The U. S. Department of Energy has rated the area of the ranch as good to excellent for wind energy production.

Energy prices, supply uncertainties, and environmental concerns are driving the United States to rethink its energy mix and develop diverse sources of clean, renewable energy. The nation is working toward generating more energy from domestic resources—energy that can be cost-effective, and replaced or “renewed” without contributing to climate change or major adverse environmental impacts.

U. S. Department of Energy experts project wind energy will provide 20% of U. S. electricity needs by the year 2030.





*The peace and tranquility of beautiful
New Mexico skies are visible and
can be experienced throughout the
ranch...*





*Famous for its wide open spaces,
the Cornucopia Canyon Ranch is a
display of nature's beauty*

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, snowmobiling, 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 full 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.

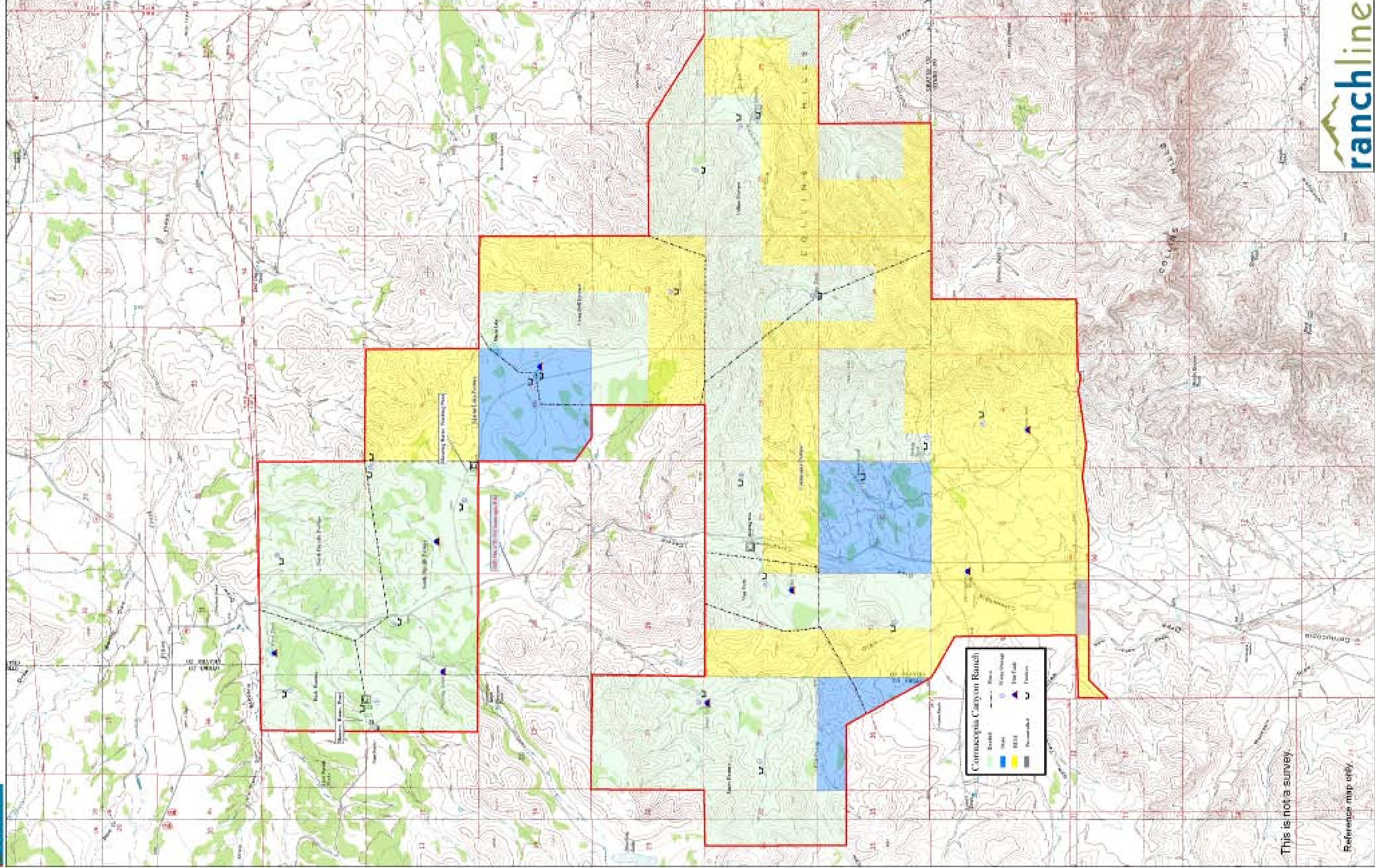
Ruidoso Downs Race Track & Casino

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.



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





MIN (8.7° E)

This is not a survey.

Reference map only.



the Cornucopia Canyon Ranch

\$5,500,000

offered exclusively by Ranchline, Inc.

17,800 total acres (MOL)

9,300 deeded acres (MOL); 7,000 BLM acres (MOL); & 1,440 State acres (MOL)



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