

## PECOS RIVER RANCH RETREAT 1,616 +/- ACRES ~ SANTA FE, NEW MEXICO

Mason & Morse Ranch Company will facilitate a live absolute auction of the Pecos River Ranch Retreat on July 30th, 2014 at 1:30 pm in Santa Fe, New Mexico. For a number of years in its most recent incarnation, the Pecos River Ranch retreat served as the campus for the former Native American Preparatory School. The school sought to provide educational opportunities in a college preparatory environment for Native American students. Since the closure of the school, the property has been under the careful care of an onsite property manager.

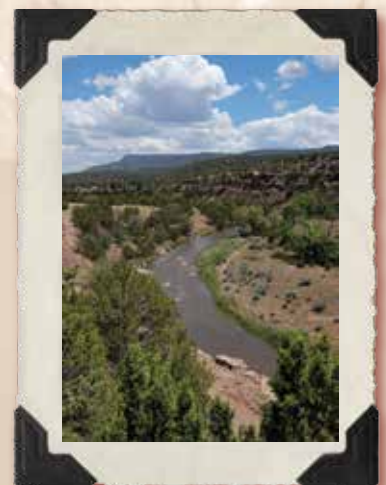
The Pecos River Ranch Retreat is over 1,616.34 +/- acres of usable and scenic land featuring roughly a mile of the winding Pecos River. The northeast portion of the property borders BLM and state land with distant views of Rowe Mesa and the Pecos & Rowe Valley. The land is gentle rolling with mature piñon and juniper trees, ponds, meandering cow creek, as well as flat grasslands and an arroyo running through the property. Included is a diverse set of improvements and infrastructure, offering a total of 70,000 +/- square feet of living and event space. The property is fully fenced, offers accessible roads, horse stables, adobe houses, casitas, swimming pool, tennis court, commercial kitchen & dining hall, five private wells, gravity fed water storage tanks, an air landing strip and storage/maintenance facilities.

The entire property potentially offers many uses. It could be a sizable river ranch, or updated and used as a grand recreational retreat, educational facility, or other commercial venture.

The location is only 35 minutes from downtown Santa Fe, New Mexico and is tucked away in the expanse of New Mexico's scenic beauty. The possibilities are unique for a variety of buyers seeking a river ranch, fishing property, horse riding lands, recreational or commercial asset bordering BLM and state land with over a mile of Pecos River frontage.

The river was named "Pecos" by the Spanish from the Keresan name of the Pecos Pueblo. The river played a large role in the exploration of southwest by the Spanish. In the latter half of the 19th century, "West of the Pecos" was a reference to the rugged frontiers of the Wild West.

The Pecos River flows through New Mexico and Texas, emptying into the Rio Grande. The headwaters of the Pecos River are located north of Pecos, New Mexico, United States, at an elevation of over 12,000 feet on the western slope of the Sangre de Cristo mountain range in Mora County. The river flows for 926 miles through the eastern portion of New Mexico and the neighboring state of Texas before it empties into the Rio Grande near Del Rio. The river's drainage basin is approximately 44,300 square miles in size.



Continues on page 2



# ABSOLUTE AUCTION

## PECOS RIVER RANCH RETREAT

JULY 30TH, 2014 1:30 PM

HYATT PLACE HOTEL SANTA FE ~ 4320 CERRILLOS ROAD SANTA FE, NM

New Mexico and Texas disputed water rights to the river until the federal government settled the dispute in 1949 with the Pecos River Compact. The Pecos River Settlement Agreement was signed between New Mexico and Texas in 2003.

On June 6, 1990, 20.5 miles of the Pecos River—from its headwaters to the town site of Tererro—received National Wild and Scenic River designation. It includes 13.5 miles designated “wild” and 7 miles designated “recreational.”

Water conservation practices on the Pecos River are overseen by the United States Bureau of Reclamation, along with the state engineer of New Mexico, the Pecos Valley Artesian Conservancy District, and the Carlsbad Irrigation District in the upper river valley. The Red Bluff Water Power Control District, along with its seven water improvement districts, oversees water use in the lower valley and works to provide equitable distribution of water supplies.

### IMPROVEMENTS

The main area is paved with ample parking, turnabouts, stone half-walls, area lighting and fencing, as well as walkways throughout for foot traffic. Six fire hydrants lie throughout the property.

#### Main River House

- Adobe three-bedroom, three-bathroom, multi-level passive solar home
- Incredible views of the Pecos River and valley from the large outdoor deck
- Walled, terraced, landscape front yard and entry area
- Two-car detached garage
- Vigas and latillas, skylights throughout
- Six wood burning fireplaces throughout the home
- At entry level is powder room and the two secondary bedrooms and attached bathrooms, with their own kiva fireplaces
- The next level is the library with built-in's and kiva fireplace, deck with views, gourmet kitchen, dining and living room with large open spaces and fireplace as well as an entertaining wet bar adjoining
- The kitchen has a full-size Sub Zero refrigerator/freezer, five-burner gas stone with Vent hood, GE double door ovens, storage in custom pine cabinetry and silestone countertops
- The next level holds the master bedroom and master bathroom suite with hot tub adjoining on the private river view deck. Master bath has double sinks, separate WC, jetted tub, separate shower, bank of custom cabinetry with additional closet space and sitting/dressing area.

#### Two Secondary Houses with Covered Patio

##### Interior of House I (Stone Front)

- Adobe three-bedroom, two-bath, multi-level passive solar home with laundry room
- Saltillo tile floors in living areas and brick floors in sleeping areas
- Radiant heat throughout
- Full kitchen, ample closet space and cabinetry, downstairs cellar with additional storage.
- Skylights and recessed lighting throughout
- Kiva fireplace in kitchen nook with a wood stove in the living room
- Beams and rough-cut plank ceiling, double paned windows
- Master suite on lower level separated from other rooms with kiva fireplace, jetted tub with separate shower and double sinks and walk-in closet.

##### Interior of House II

- Adobe one-bedroom, one-bathroom with garage conversion into large living space on slab
- Kitchenette

- Skylights, plank ceilings
- Wood floors in bedroom with closet shelving throughout
- Panel heat

#### Exterior of Staff Houses

- Both houses run on their own septic system
- Flagstone entryway with walled yards and courtyards
- Covered patio space for outdoor eating
- Exterior area lights

#### Casitas

- A total of 56 adobe casita structures
- Six clusters of buildings which house approximately eight or ten separate bedrooms/bathrooms per cluster for a total of 50 private rooms, each with a kiva fireplace and built-in desks and ample closets. Each room has radiant heat, a private patio, bathroom and separate WC.
- Within each cluster is a larger common room with its own kitchenette and bathroom, living area with storage and wood-burning fireplace. There are a total of six of these larger rooms.
- Each cluster has vigas and latillas, brick floors as well as covered portals with flagstone patios.

#### Caretakers' House

- Adobe three-bedroom, two-bathroom passive solar, multi-level home with laundry room and skylights throughout
- Radiant heat with separate propane tank
- Flagstone patio with enclosed walled back courtyard area with landscaping
- Sunny kitchen with bar and separate dining room
- Master bedroom is separated from guest bedrooms and secondary bathroom
- Master bathroom has double sinks and sunken jetted tub with separate shower, adjacent to the light of a bright atrium area near the entry
- Kiva fireplace in living/dining rooms

#### Admission Building “Oldest House on the Property”

- Adobe three-bedroom, two-bathroom multi-level home with brick, tile and wood floors
- Four interior kiva fireplaces
- Kitchen area
- Vigas and latillas throughout, skylights and wood windows
- Large entry portal with flagstone patio

#### Recreational Facilities

- Two fenced tennis courts with bleacher seating
- Nine foot deep outdoor pools with flagstone patio surrounding the pool, completely walled
- Covered outdoor lounge area
- Adobe pool house consists of separate men/women bathrooms with shower and utility room

#### Conference Center

- Main area of the building serves a 50 foot x 40 foot soundproofed conference area
- Second smaller conference room
- Gym
- Adobe with framed interior walls
- Heating and A/C units throughout
- Approximately ten separate rooms are functional for desks, chairs, storage and materials, computer lab area, break room/kitchen area

### Center Gallery Building

- Walled and fenced exterior courtyards
- Brick and flagstone floors, vigas and latillas
- Gallery room, office space with kiva fireplace, storage area with built-in cabinetry, four work rooms with center conference room area and bathroom

### Maintenance/Security Building

- Two large separate work rooms, exterior covered portal for machinery with its own water heater, furnace and cabinetry.
- The back portion of this building once served as a clinic with medical facilities and equipment
- Separate from this building are two outlying structures

### Commercial Kitchen with Dining Area

- Commercial grade kitchen with walk-in pantries and freezers, stand-up refrigerator and freezer, commercial bake/cookware, dishware, mixers, sinks, and icemaker, sprayers, deep fryer, ovens, ranges, hoods, scales, meat cutters, pantries, work spaces, etc.
- Large, bricked dining area with separate public stalled bathrooms
- Commercial bath area with large basin and sprayer
- Separate bar area with bar seating
- Wet bar/coffee area
- Secondary bathroom for personal use
- Outdoor large BBQ and patio seating
- Two large wood burning fireplaces, vigas and latillas

### Building with Laundry Facilities

- This building consists of several rooms each separated by interior walls
- Commercial laundry facility area with hookups for commercial washers/dryers, separate washer/dryer area for personal use.
- Several classroom type rooms with separate break room/kitchen area
- Science lab room with separate chemical holding tank
- Public type restrooms
- Large three-car garage with roll up doors

### Storage Facility

- One metal storage building approximately 50 feet x 100 feet with roll up garage doors
- Two commercial grade heaters and swamp coolers
- Exterior wood deck overlooking the Pecos River

### Secondary Structures/Stables

- Ten-stall stable with turn-outs constructed on slab with cinder block and a tin roof
- One bathroom with water heater, electricity and heating unit
- Three storage/tack rooms
- Circulating water units in turnouts
- Roll up garage door
- Nearby well house feeds stables only

### WATER & MINERAL RIGHTS

All associated water rights as listed with the New Mexico of the State Engineer transfer. Seller is not aware of any mineral rights owned. Such rights, if any, will be transferred. Water rights data can be found in the online document download portal.

### SCHEDULED TOURS SHOWINGS

The following schedule is available for potential bidders to tour the property. Please contact our office through the online form on this page or call our office 877-207-9700 to schedule a time and date for your tour.

June 2014 Showing Schedule: June 25th, 26th and 27th @ 9:30 a.m. to 12:30 p.m. & 2:00 pm to 5:00 pm

July 2014 Showing Schedule: July 28th & 29th @ 9:30 am to 12:30 pm & 2:00pm to 5:00 pm

Additional times are available by appointment only for qualified purchasers.



For more information go to: [www.ranchland.com/pecosriver](http://www.ranchland.com/pecosriver)

# RANCHES FOR SALE



## OREGON GUTIERREZ CATTLE RANCH

The Gutierrez Cattle ranch offers 72,000± acres of unparalleled hunting and fishing opportunity. The ranch consists of 21,529± contiguous deeded acres together with attractive grazing permits in Ochoco National Forest. The ranch is located 65± miles east of the Redmond/Bend area in Central Oregon. Wildlife includes elk, mule deer, antelope, wild turkeys, cougar geese and ducks. Excellent fishing opportunities exist for red band rainbow trout and small mouth bass on the North and South Forks of the Crooked River. The ranch has excellent production capabilities and is owner rated at 2,400 animal units with a complete livestock inventory in place. The water resources are extensive with 2,300± acres of pivot and flood irrigated ground, seven lakes, 9 irrigation wells and 5± miles of river frontage. Post, Oregon - \$19,900,000



## OREGON ILLAHEE RANCH

The Illahee Ranch consists of 77+/- fenced acres of private wilderness surrounded by thousands of acres of the Umpqua National Forest, with luxury cabins, historical structures, and the convenience of your own airport. This ranch is a natural habitat for big game such as elk, deer, black bear and mountain lion as well as nearby access to the Umpqua River known for its steelhead and trout fishing. Access to the famous Umpqua River and the miles of trails and wilderness provide a Shangri-La that few people will ever experience. Idleyld Park, Oregon - \$1,998,000



## OREGON ROCKY RIDGE RANCH

Rocky Ridge Ranch is a beautiful, well-maintained cattle/hay ranch located in north central Oregon. Orchard grass hay fields, grazing pastures, timbered lands and a scenic overlook of the White river are all part of the property comprising the ranch. Black Angus cattle with an additional fly-fishing business are the basis for this excellent opportunity. Excellent soil and hay production round out the benefits of ownership in one of Oregon's best agricultural areas. 1,030+- acres total, 670+- acres of water rights, 600+- acres of water storage, and currently 500+- acres under irrigation with up to date components and well-engineered layouts provide for the efficient operation on the ranch. Wamic, Oregon - \$3,000,000



## WYOMING 61 BAR RANCH

The 61 Bar Ranch features 96,447 acres in one contiguous block of land situated in the Haystack Mountain Range and along the North Platte River. The ranch offers over five miles of North Platte River frontage, which is a source for irrigation, blue-ribbon fishing; and opportunities to hunt deer, elk, and antelope. This diversified ranch consists of 29,000 deeded acres, 40,960 acres of BLM, 2,960 acres State School lease, and 23,527 acres private lease. Improvements include an excellent calving/vet barn, 2,000 head permitted feedlot, working corrals, two homes and several support buildings. Rawlins, Wyoming - \$9,900,000



**COLORADO BEAR WALLOW RANCH**

The Bear Wallow Ranch is situated in the mountains of Western Colorado. It is comprised of 2,600 +/- deeded acres with forest service and BLM grazing leases. This 2,600 recreation/cattle ranch boasts quality improvements, end-of-the-road seclusion, a five-bedroom three and one-half bath home, guest house, lodge, equipment barn, hay sheds, cattle handling facilities, senior water rights, numerous ponds, direct-private access to public land, abundant wildlife, and excellent hunting; all within an easy 15-minute drive to the very reliable Rifle/Garfield County Airport. Bear Wallow Ranch offers a unique opportunity to experience ownership of western Colorado's great treasures, along with an opportunity for personal, family and corporate recreation and enjoyment. Glenwood Springs, Colorado - \$37,500,000

**COLORADO TYBAR RIFLE FARM & RANCH**

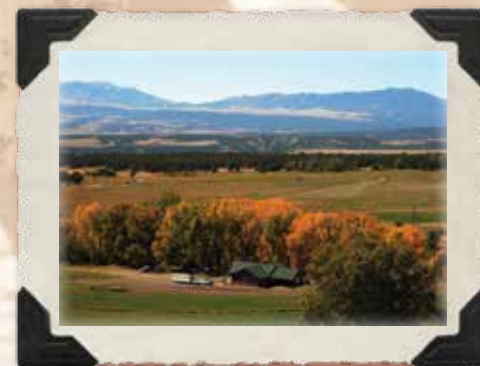
Tybar Rifle Farm & Ranch is productive farmland that consists of 464 +/- acres with a permitted 407 irrigated acres on Graham Mesa northeast of the town of Rifle, Colorado. The farm produces an average of 1,100 tons of grass/alfalfa hay on two to three cuttings each year. Up to 150 head of cattle have been pastured on the property in the winter, with the cattle being moved off of the property around mid-June. This area is known for its mild seasonal climate and the ranch is relatively secluded with grand views of nearby mesas. Rifle, Colorado - \$6,200,000

**COLORADO DRY CREEK BASIN RANCH**

Dry Creek Basin Ranch consists of 3,000 +/- contiguous deeded acres and approximately 1,700 acres of BLM grazing permit. The land types found on the ranch range from irrigated meadows to sage and pinion pine-hills on up to oakbrush and pine forested ridges. The ranch boasts excellent hunting and its access controls a large area of the basin, which borders BLM and a state wildlife area. The ranch has significant water resources and includes basic improvements. Currently, the property is used for grazing cattle combined with an annual hunting lease to an experienced outfitter. Naturita, Colorado - \$5,400,000

**COLORADO WINDSONG RANCH**

The 325-acre Windsong Ranch is located north of the Huerfano River Valley in Gardner, Colorado on the southwestern slope of Green Horn Mountain. This is an area of small to very large working and recreational ranches. The views from almost every place on the ranch are outstanding with The San Isabel National Forest and the Greenhorn Wilderness only a mile from the front gate. This ranch is a rare find as it has all the attributes many buyers are looking for such as live water, good agricultural production, a newer residence, hunting, fishing, and year-round recreational activities that include hiking, horseback riding, biking and 4-wheeling with accessible year-round access. Gardner, Colorado - \$1,750,000



# RANCHES FOR SALE



## COLORADO HUNT RANCH

The Hunt Ranch is a 561+/- acre working ranch located in the central Rocky Mountains of Colorado with substantial water rights, irrigated hay fields and pastureland, and flat to rolling topography. This outstanding south facing property has extraordinary views of Mount Sopris and the Elk Range Mountains. Lots of opportunity with this ranch! Carbondale, Colorado - \$6,700,000



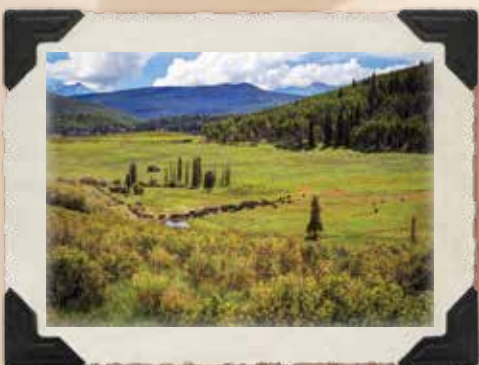
## COLORADO QUARTER CIRCLE 4 RANCH

Located in the Egeria Valley near Toponas, Colorado, Quarter Circle 4 Ranch includes 1,520 +/- deeded acres with 4,109 acres in a BLM lease permitting for 575 Animal Units. Modest improvements are located on the ranch including barns, metal workshop and a three-bedroom, one-bath modular home with basement. This ranch setting allows for a true agricultural operation, picturesque scenery, solitude and a variety of wildlife, hunting and recreational experiences. Toponas, Colorado - \$3,350,000



## COLORADO MOONDANCE RANCH

The 70 plus acres of Moondance Ranch sits in the foothills of the Rocky Mountains, and is conveniently located just minutes from Loveland and Fort Collins. Situated in a small valley setting, the ranch has privacy, but also views down the Buckhorn Creek Valley, distant city lights and the back mountain ranges. The 4,000 plus square foot country style ranch home is custom built with four bedrooms, large country kitchen and dining room, oversized garages, with decks overlooking the pond and valley views. Property includes a versatile metal agricultural building for livestock, shop and/or hay storage, along with corrals, loafing sheds and cross fencing for your livestock. Loveland, Colorado - \$1,035,000



## COLORADO LAZY CF HEADQUARTERS

Tucked away within the Gunnison National Forest and on the headwaters of West Muddy Creek, the historic Lazy CF Ranch Headquarters represents the best of Western Colorado. With 320 acres of mostly irrigated land, 10 spring-fed ponds one of which supports a strong trout population and early water rights from the Twin Spruce Ditch and 65 shares from the Ragged Mountain Water User's Association. This ranch combines the authentic old west with a sportsman's paradise, for hunting deer, elk and bear. Somerset, Colorado - \$4,800,000



# RANCH CO RANCHES FOR SALE

## NEW MEXICO HORSE RANCH

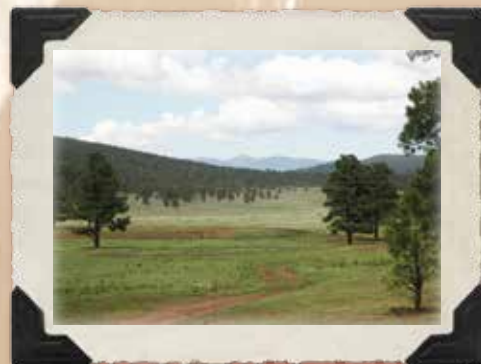
The 704-acre New Mexico Horse Ranch offers private and unique opportunities to experience life on a working horse ranch. Originally built by a cutting horse enthusiast, this exclusive property has breath-taking views of the Santa Fe National Forest, comfortable accommodations, and horseback riding adventures abound.

Las Vegas, New Mexico - \$4,000,000



## NEW MEXICO RAINY MESA RANCH

Beautiful and remote, Rainy Mesa Ranch consists of approximately 350 deeded acres with an additional 54,000 acres of Forest Allotment. The Negrito/Yegas Allotment allows 320 head and 14 horses. The Negrito Creek runs through this ranch creating amazing habitat for the wildlife and is known for excellent hunting of deer, elk, bear, javelina, turkey and mountain lion. The property has excellent improvements including an owner's home, manager's home and several cabins along with a variety of ranch improvements with an "end of the road" location and the feel that you are the only one in the whole forest. Reserve, New Mexico - \$3,900,000



## NEW MEXICO CANNING BAR 6 FARM

Nestled in the mountains of central New Mexico, the Canning Bar 6 Farm is bountiful in agriculture water, prolific clean clear mountain spring water, and manicured pastures. The farm consists of 88 acres of flat river land and 65 acres of irrigation/sub-irrigation, which makes the carrying capacity high and the grass rich. The proximity of this farm is remote and has over a mile of the Rio Bonito River flowing through the property. Lincoln, New Mexico - \$3,700,000



## NEW MEXICO RANCHO DEL OSO PARDO

An opportunity to own a fractional ownership in an extraordinary property comprised of 18,317 +/- of undeveloped acres with a vast terrain that includes flowered meadows, timbered hillsides, and sweeping vistas accessible by ranch roads and trails. Rancho del Oso Pardo encompasses approximately ten miles of exclusive, private access to the Chama River plus twelve alpine lakes, offering one of the finest fishing experiences available in the Rocky Mountains. Also, the ranch offers luxurious lodging, professional managers, and world-class elk hunting.

Chama, New Mexico - \$1,950,000



# EXPERIENCE...MEET OUR



**BART MILLER**

As Managing Broker, Bart Miller oversees business operations and licensing. Since 1998 he manages the company's real estate land & auction sales marketing efforts. Bart is the President of the Colorado RLI Chapter and is an Accredited Land Consultant "ALC" through the REALTORS® Land Institute. He has completed a Bachelors degree in Agricultural Economics from the University of NE and holds a master's degree in Real Estate Development and Construction Management from the University of Denver.



**RUE BALCOMB**

A 5th generation native of Colorado, Rue graduated from Colorado State University with a degree in Animal Science concentrating on farm and ranch management. She worked in the land title insurance business and as an escrow closing assistant before actively selling real estate. Rue's family owns ranch and rural recreation properties in Colorado, which she assists in managing and preserving the natural resources. She is a member of Aspen and Glenwood Springs Board of Realtors, REALTORS® Land Institute, Rocky Mountain Elk Foundation.



**TED SCHAAL**

Ted Schaal has been focusing primarily on agricultural properties – working and investment quality ranches, farms, and guest ranches – for most of his 25 years career. He has been instrumental in pioneering many of the ways in which these types of properties are marketed today. He is very committed to the sellers and buyers for whom he works, and limits the number of properties and/or buyers, he will represent at any one time. He maintains an extensive network of broker affiliations and personal contacts which are invaluable when it comes to selling a ranch, or searching for a special property for a buyer.



**ZURICK LABRIER**

Raised in Dalhart, Texas, Zurick Labrier grew up working on the family ranch in New Mexico. Hands-on experience working with clients has helped him to achieve success in the farm and ranch real estate business for the last ten years. Zurick specializes in farm and ranch transactions and has also developed many ties across the country through Realtors Land Institute as the current active Oklahoma RLI Chapter President. Zurick has accumulated numerous ties with buyers and sellers throughout the four-state region of the Texas and Oklahoma Panhandles, southwest Kansas, and northeast New Mexico.



**ROBB VAN PELT**

Robb Van Pelt was raised on a working ranch, following the tradition of his fourth generation Colorado ranching family. After working for Colorado National Bank in their Trust Real Estate Department, Robb continued his career appraising, managing, and selling ranches. In addition to over 35 years of ranch real estate experience, Robb's continued success in ranch sales stems from his authentic relationship with the western ranching lifestyle. He is a member of the American Quarter Horse Association, Colorado Cattlemen's Association and the United States Team Roping Association. Robb is licensed in Colorado, Montana, Nebraska, New Mexico and Oregon.



**LINDA NIEBUR**

Linda Niebur has owned and worked in large farm operations, ran a successful chemical application business and worked with local farmers. She is a broker who is familiar with crop production, agricultural leases, water rights, conservation easements and mineral rights. As an active member of the National Farmers Union she has worked to help implement Farm Bills and aid in the renewable energy projects in Washington D.C. Her affiliations include The Colorado Association of Realtors, The National Association of Realtors, and the REALTORS® Land Institute. She is a licensed real estate associate broker in Colorado, Kansas and Nebraska.



**ROGER DRYDEN**

Roger Dryden, principal broker, lives and works in central Oregon and maintains connections with ranch and farm owners throughout eastern and southeastern parts of the state. He brings an extensive background of business management as well as a passion for being out on the land and is available throughout the entire state to meet with sellers and buyers to assist them in the marketing and acquiring of Premier properties. His background includes working on the historic White Horse ranch in southeast Oregon.



**SCOTT BURTON**

Scott Burton was raised in San Jon, New Mexico, and grew up enjoying farming and ranching. After marrying his sweetheart in 1993, he relocated to Elida, New Mexico and began working with her family in their farm and ranch operation, which then led to the trucking industry and eventually founding SBI. Currently Scott is an auctioneer for Producers Livestock Auction biweekly, and auctioneer and haul equipment for Bill Johnston Auctioneers throughout New Mexico and is a licensed real estate broker in New Mexico.





# TEAM OF PROFESSIONALS



**JOHN STRATMAN**

John Stratman is a third generation rancher and has owned and operated a ranch in eastern Colorado raising registered Red Angus seedstock and Quarter Horses.

Professionally, John spent 18 years with MetLife's Agricultural Investment Department where he held various positions from Field Representative to Regional Manger. In addition to making agriculture real estate loans, investment activities included purchasing, managing and marketing large agriculture properties in several western states.



**KEBI SMITH**

Kebi Smith is a fourth generation rancher and Montanan, and has been selling real estate since 1999, specializing in Montana ranch and recreational properties. Prior to selling real estate, she was employed with Farm Service

Agency for 10 years, where she helped administer the USDA farm programs. She currently is a crop adjuster and ranches with her family near Olive, Montana, where they raise cattle, wheat, forage and horses.



**KAREN MIKKELSON**

Karen has spent over 20 years in Colorado, farmed and ranched in the Panhandle of Nebraska for 12 years and operated a quarter horse breeding operation in Texas. She was a hands-on owner and operator of an 880-acre ranch in the Pine

Ridge National Forest region in Nebraska and for many years she bred, raised and marketed the top bloodlines in the Quarter Horse industry. Karen also has over 20 years experience in the construction industry. She managed and co-owned a \$25-million-a-year corporation with offices in CO and AZ.



**BILL GEORGE**

Bill George has worked on ranches since 1999, and was the general manager and foreman of the largest working cattle ranch in Summit County, CO from 2004 to 2011. His intimate knowledge of working ranches, as well as

home owners associations, gives him firsthand knowledge of water rights, irrigation, hay production, cattle breeding, herd development, livestock marketing, range management, animal husbandry, horse care, horse training and breeding, wildlife habitat management, ranch budgeting and conservation easements. Bill is also an accomplished big game hunting guide and is very familiar with the recreational aspect of today's high country ranches.



**TOM SCHENK**

Tom grew up in Missouri, lives in the Pacific Northwest, and often travels extensively to work on farm value-improvement projects in Texas and Florida, and Arizona. He graduated from the University of California - Berkeley

where he received business degrees in Real Estate and Finance. He spent a great part of his career with major Wall Street firms, 22 years as a commodity trader, and had his own investment advisory firm. Investment-grade farmland is a space where traditional farming operators must communicate information on a subject that can be far outside of the experience or understanding of many institutional or private client investors.



**TAMMY WARD**

A fourth generation native of Montana, Tammy was born and raised in western Montana into a hard rock mining family. In 1975, she became an auctioneer and has been involved in ranching, since 1978. She began

her career in real estate and land development, in 1999, both buying and selling investment properties while continuing to work part-time for the consulting firm, as well as owning and operating a Montana ranch raising Angus/ black baldy cows and Quarter Horses. Tammy specializes in Farm & Ranch Real Estate covering the states of Montana, Wyoming and North Dakota.



**RON VAN PELT**

With a proud family heritage that spans four generations of Colorado ranchers, Ron continues the legacy adding over 45 years of personal success to the family history. A consummate cowboy and proponent of the

western ranching lifestyle, Ron offers an authentic knowledge of livestock and land that ensures the client full access to invaluable expertise relative to their needs, regardless of the size and scale of their prospective operation.



**KIMBERLY LOWRY**

Specializing in lifestyle properties in the state of Montana, Kimberly Lowry first began her career in real estate over 10 years ago while marketing luxury and working ranches, recreational and resort properties. She joins

Mason & Morse Ranch Company to serve growing demands of clients in the State of Montana. Prior to joining the Mason & Morse Ranch Company team she owned her own real estate company, United Country Montana Mountain Properties LLC.



# RANCHES FOR SALE



## **MONTANA BROKEN CIRCLE RANCH**

At over 8,688+/- deeded acres, the Broken Circle Ranch is one of the largest contiguous ranches available in the Deer Lodge Valley. Not only is this ranch a productive cattle operation supporting over 500 pairs with annual surplus hay sales, but also a sportsman's paradise. Miles of the Clark Fork River wind through the ranch and create an active riparian area supporting a large whitetail deer population and offering abundant fishing opportunities. With excellent cattle working facilities and several well-situated and comfortable homes this ranch is a complete package available for today's discerning buyer.

Deer Lodge Valley, Montana - \$15,000,000



## **MONTANA SWEET GRASS RANCH**

Sweet Grass Ranch on the Yellowstone is a 1,571+/- deeded acre scenic ranch, which enjoys Yellowstone River frontage and commanding views of both the Crazy Mountains and the Absaroka-Beartooth Mountain Range. The ranch includes 76 acres under pivot, 59 acres of flood irrigated hay ground plus an additional 250+ acres currently under development. The ranch is fenced and cross-fenced for grazing rotation on dryland pasture with seasonal Hangman's Creek and several stock water ponds providing water for both wildlife and livestock. The historic ranch headquarters include a smaller log cabin, corrals and barns.

Big Timber, Montana - \$3,970,000



## **MONTANA CANYON CREEK GUEST RANCH**

Located in scenic southwest Montana, Canyon Creek Guest Ranch offers an excellent opportunity to continue the stewardship of a profitable and historic lodge and share the beauty with guests, family and friends. This ranch has been owned and successfully operated by the same family for over 30 years. Guests have enjoyed exploring the Pioneer Mountains and Big Hole and Beaverhead River Valleys while staying at this charming and historic guest ranch. Dillon, Montana - \$1,300,000



## **MONTANA MUSTER CREEK FARM**

Muster Creek Farm offers 1,060+/- contiguous acres located 16 miles north east of Miles City, Montana in Custer County. 645+/- acres are irrigated farmland, center pivots and a 4,000 head feedlot operation offered to a buyer looking for a profitable agricultural venture. Located in the Yellowstone River Basin, this location is ideal to produce a multitude of crops from corn, alfalfa, to sugar beets, potatoes, edible beans, soybeans or wheat with an in-demand market for any of these crops nearby. Contiguous native pastureland is gently rolling hill country and creek bottom, offering good protection and cover for livestock and wildlife. The property is all in one block and is well fenced, with facilities in place for handling, feeding and watering cattle. Miles City, Montana - \$2,900,000



**COLORADO QUINTANA FARM**

Located 45 miles from Alamosa, Colorado in the southeast corner of the San Luis Valley. The farm consists of 4,565 total acres with 2,500 acres under pivot irrigation. 14 wells, pumping an average of 1,400 g.p.m. furnish water to 21 center pivots. Alamosa, Colorado - \$13,900,000

**TEXAS WALL FARM**

Wall Farm in Morton, Texas is a 2,152+/- acre farm. The farm consists of red clay and loamy sand and has an extensive pipeline that connects each sprinkler with every well, which makes this farm one of the best in the area. This farm is very diverse in that you can grow many different crops such as: cotton, corn, milo, alfalfa, sunflowers, wheat, haygrazer, sorghum silage, and peanuts or one could turn this property into a cattle grazing operation. Morton, Texas - \$4,075,000

**NEBRASKA LODGEPOLE CREEK RANCH**

The Lodgepole Creek Ranch consists of 2,086 total acres and combines ranchland, dry cropland and 480 acres of state of Nebraska grazing land. The ranch improvements include a modernized ranch home, barn, corrals and various outbuildings. The property has convenient access just off interchange of I-80 at Chappell, Nebraska. Chappell, Nebraska - \$2,650,000

**NEBRASKA NORTH PLATTE RIVER VALLEY FARM**

The North Platte River Valley Farm is an irrigated farm in the North Platte River Valley near Scottsbluff, in northwestern Nebraska. This 640+/- acre farm consists of 434 acres irrigated and 49 acres of dryland crop with the balance being native grassland. The farm topography is undulating to gently rolling and upland in nature. Broadwater, Nebraska - \$1,200,000





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#### COLORADO TYBAR RANCH

Located in the central Rocky Mountains of Colorado, Tybar Ranch consists of 780 +/- acres of scenic and highly productive irrigated land. The ranch is world renowned for the development and production of high altitude Registered Angus breeding stock, features spectacular hunting, and offers numerous recreational opportunities. Ranch improvements include a main home, two manager/guest apartments, an equipment shed, three hay sheds, numerous corrals and barns that include the 22,000 square foot Prince Creek barn with an indoor arena area measuring 18,000 square feet. Tybar Ranch is secluded, yet close to town and includes panoramic views of the surrounding mountain ranges and Mt. Sopris. Carbondale, Colorado - \$37,500,000

#### COLORADO DALLENBACH RANCH

The Dallenbach Ranch consists of 137 +/- acres and is bordered on three sides by BLM and state wildlife area with access to thousands of acres. The ranch has senior water rights and over one-half mile of the Frying Pan River offering private "Gold Medal" fly-fishing along with 20 acres of irrigated meadows. Ranch improvements include a remodeled historic home along with a garage, equipment shed, and several cabins, which have the possibility of being rented year-round. The Dallenbach Ranch is located 30 minutes from Aspen, Colorado with plenty of opportunity for skiing, hiking, rafting, biking and much more! Texas wildlife. Basalt, Colorado - \$14,900,000

