

# LAND AUCTION

*Rancho Vista Grande, San Miguel County, NM*

*Approximately 40 miles from Santa Fe*

## 1,656± Acres

*Offered Divided into 12 Tracts*

*3% Broker  
Co-Op Available*



*Saturday, August 24th @ 11:00 A.M.*

*Courtyard Marriott Santa Fe (Sale Site)*

*3347 Cerrillos Road ♦ Santa Fe, New Mexico*



Dear Prospective Bidder:

The Owners of this incredible mountain property have made the decision to offer this pristine 1,656 acres at auction. An adventurer's paradise with hiking, hunting and wildlife in abundance. Adjoining the Santa Fe National Forest and with panoramic views of Sangre de Christos, this is a once in a lifetime opportunity. Make plans to attend this auction or bid online and purchase some unique mountain property at auction prices.

Best of Luck in Your Bidding; Hudson & Marshall



Saturday, August 24th @ 11:00 a.m.  
Selling From The Courtyard Marriott Santa Fe  
3347 Cerrillos Road, Santa Fe, New Mexico

## Rancho Vista Grande

- ♦ Located in San Miguel County just one hour from beautiful Santa Fe
- ♦ Pine covered plateau with huge views of Sangre De Christos
- ♦ Breathtaking views of the Santa Fe National Forest
- ♦ Accessible year-round with quality State Highways and Paved County Roads
- ♦ Abundance of wildlife in area including mule deer and elk
- ♦ Community water system and Land Owners Association in place
- ♦ Electricity and telephone available to all lots
- ♦ Final survey complete and recorded
- ♦ 3% BROKER CO-OP AVAILABLE

For this auction, Hudson & Marshall is pleased to offer BidOnlineLive! Simulcast Bidding. BidOnlineLive! allows those who are unable to attend the opportunity to participate in a live auction and bid in real time. In order to take advantage of the simulcast bidding, you must pre-register prior to the auction. For details contact Tracy Marshall at 800-841-9400.

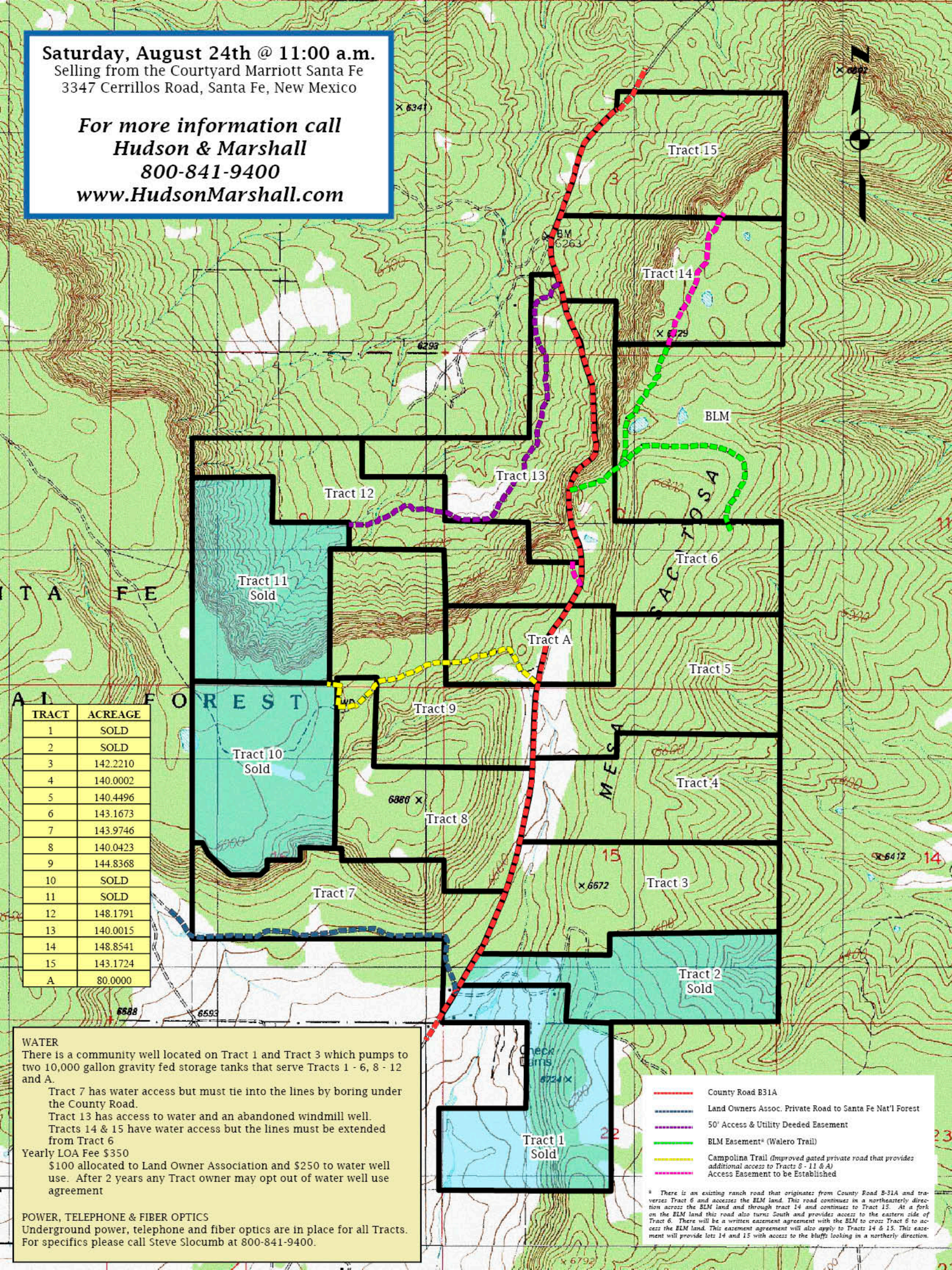
Please join us at the Courtyard Marriott Santa Fe  
Friday, August 23rd from 6:00 until 7:00 p.m. for  
light hors d'oeuvres and pre-registration.





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**For more information call**  
**Hudson & Marshall**  
**800-841-9400**  
**www.HudsonMarshall.com**



TRACT	ACREAGE
1	SOLD
2	SOLD
3	142.2210
4	140.0002
5	140.4496
6	143.1673
7	143.9746
8	140.0423
9	144.8368
10	SOLD
11	SOLD
12	148.1791
13	140.0015
14	148.8541
15	143.1724
A	80.0000

#### WATER

There is a community well located on Tract 1 and Tract 3 which pumps to two 10,000 gallon gravity fed storage tanks that serve Tracts 1 - 6, 8 - 12 and A.

Tract 7 has water access but must tie into the lines by boring under the County Road.

Tract 13 has access to water and an abandoned windmill well.

Tracts 14 & 15 have water access but the lines must be extended from Tract 6

Yearly LOA Fee \$350

\$100 allocated to Land Owner Association and \$250 to water well use. After 2 years any Tract owner may opt out of water well use agreement

#### POWER, TELEPHONE & FIBER OPTICS

Underground power, telephone and fiber optics are in place for all Tracts. For specifics please call Steve Slocumb at 800-841-9400.

- County Road B31A
- Land Owners Assoc. Private Road to Santa Fe Nat'l Forest
- 50' Access & Utility Deeded Easement
- BLM Easement\* (Walero Trail)
- Campolina Trail (Improved gated private road that provides additional access to Tracts 8 - 11 & A)
- Access Easement to be Established

\* There is an existing ranch road that originates from County Road B-31A and traverses Tract 6 and accesses the ELM land. This road continues in a northeasterly direction across the ELM land and through tract 14 and continues to Tract 15. At a fork on the ELM land this road also turns South and provides access to the eastern side of Tract 6. There will be a written easement agreement with the BLM to cross Tract 6 to access the ELM land. This easement agreement will also apply to Tracts 14 & 15. This easement will provide lots 14 and 15 with access to the bluffs looking in a northerly direction.



# TERMS AND CONDITIONS

**AUCTION DATE & REGISTRATION:** The auction will be held Saturday, August 24, 2013 @ 11:00 a.m. The sale will be held in the Courtyard Marriott Santa Fe located at 3347 Carril-los Road, Santa Fe, New Mexico. Auction registration begins one hour before the auction.

**DIRECTIONS TO PROPERTY:** From Santa Fe take I-25 North (towards Las Vegas) approximately 40 miles to Exit 323 (Villanueva Exit). Go south on State Highway 3 toward Ribera 3.7 miles to Lower Pueblo - bear right onto State Route 484, which turns into B31A and follow this paved road approximately 4 miles. Rancho Vista Grande begins just after the cattle guard and lies on both sides of the road.

**TERMS OF SALE:** Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the total purchase price with the balance due in 30-45 days. The 10% down payment must be paid the day of the auction via personal or business check. The successful bidder shall execute an Auction Real Estate Sales Contract after being declared the successful bidder by the auctioneer. The property sells subject to all exceptions to title and other matters shown on the title commitment available for viewing at [www.HudsonMarshall.com](http://www.HudsonMarshall.com). The seller's interest will convey by Special Warranty Deed. The 2013 taxes will be prorated at closing. The seller and purchaser shall split the closing fee and the title commitment fee. The seller will pay for and provide the owner's title insurance policy. Purchaser will be responsible for any and all cost associated with obtaining a loan, and recording fees. All property sells by the acre. This is a cash offering not contingent on the Buyer's ability to obtain financing. All closings will be handled by Territorial Title of Las Vegas, Inc., 919 Douglas Avenue, Las Vegas, NM 87701.

**BUYER'S PREMIUM FEE:** A 10% buyer's premium will apply. The bid amount plus the buyer's premium equals the final purchase price.

**CO-OP BROKER:** A 3% Broker commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser on any auction property. In order to be paid a commission the Broker/Agent must complete EACH of the following steps:

- Review the "terms and conditions of sale" with each client they are representing
  - Professionally assist your client by providing relevant advice and property information
  - Attend the auction
  - Email or fax registration form to Hudson & Marshall no later than 7:00 P.M. Friday, August 23, 2013. Email to [tracymarshall@hudsonmarshall.com](mailto:tracymarshall@hudsonmarshall.com) or fax 478-994-6588.
- Registration forms may be obtained from our website [www.hudsonmarshall.com](http://www.hudsonmarshall.com), or call 800-841-9400 to have a copy emailed or faxed.

**PROPERTY INFORMATION PACKAGES:** Copies of the Well Agreement and Amendments, Land Owners Association Agreement and Preliminary Title Reports can be viewed on line at [www.HudsonMarshall.com](http://www.HudsonMarshall.com). If you are interested in receiving enlarged copies of the survey and topo please contact Hudson & Marshall at 800-841-9400.

**OPEN HOUSE:** The property is available for inspection at any time. Tract signs and t-posts have been placed on the property for approximate lot and land line identification. Hudson & Marshall representatives will be on Tract A on Thursday, August 22 and Friday, August 23 from 12:00 until 4:00 p.m. or call for an appointment.

**BUYER'S NOTE:** Personal on-site inspection of the property is strongly recommended. THE PROPERTY WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED. Information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, this information set forth herein has not been independently verified by seller nor auctioneers. Its accuracy is not warranted in any way. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made at the auction take precedence over all other advertising. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform. Auctioneers reserve the right to offer the property in individual lots, combinations, or as a whole whichever way is most advantageous to the Seller.

**AUCTION PLATS & PHOTOS:** Auction plats and photos have been compiled from existing legal descriptions and plats, but are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

**AGENCY DISCLOSURE:** Hudson & Marshall and all licensees employed by or associated with auctioneers, represent seller in the sale of this property.

**FOR INFORMATION CALL** Hudson & Marshall at 800-841-9400 or visit our web site [www.HudsonMarshall.com](http://www.HudsonMarshall.com)

**LICENSE INFORMATION:** Auction held in conjunction with Licensed New Mexico Broker Dale Heinemann - Keller Williams Realty. Lic #36775