

Guadalupe Draw Ranch

Guadalupe County, New Mexico ♦ \$21,850 deeded acres ♦ \$500 per acre

Guadalupe Draw Ranch is a spectacular working ranch located on Central New Mexico's high plains

The central plains of New Mexico are well-known for its grassy prairies, blue skies and wide horizons. Considered one of the nation's outstanding sheep and wool raising areas, this portion of New Mexico is home to the Guadalupe Draw Ranch, a 21,850-acre (MOL) ranch with solid working facilities and easy access. This

deeded property near the historic railroad town of Vaughn, New Mexico is only 90 minutes from Albuquerque and its international airport. Ninety miles to the south is Roswell, New Mexico, and Interstate 40 is a short 45-minute drive. Ninety miles north of Vaughn lies Santa Fe, the state capital.

The headquarters of the

Guadalupe Draw Ranch is located just outside the city limits of Vaughn, New Mexico. Vaughn's ranching practices are considered among the most advanced in the country. Its central location in New Mexico offers excellent railroad and highway access, an abundance of agriculture, livestock and available land.

Vaughn is located at the intersection of the Atchison, Topeka and Santa Fe and Union Pacific railroad lines, and is also where highways 285, 54 and 60 intersect.

This ranch property has potential in a number of areas, making it attractive to ranchers or individuals seeking a solid investment opportunity.



Guadalupe Draw Ranch

The Guadalupe Draw begins at the eastern edge of Vaughn and runs along highway 285 towards Santa Rosa with its lakes and recreational opportunities only minutes

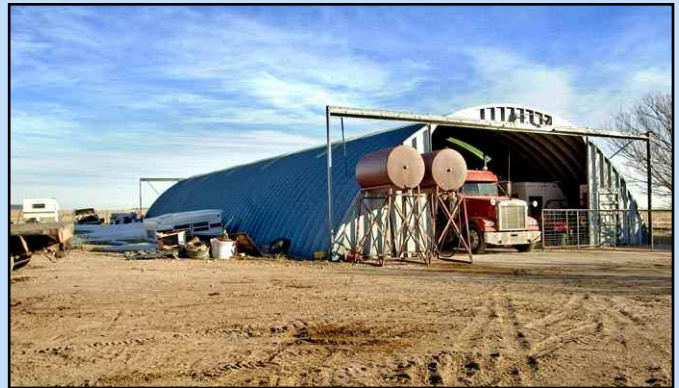
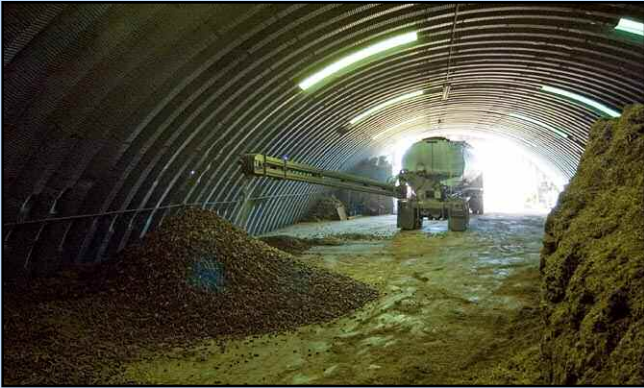
away. The ranch has over 11 miles of highway frontage with four miles of double side highway frontage.

The Guadalupe Draw Ranch offers plenty

of depreciable assets when you include 23 dirt tanks, three windmills, nine water storage tanks, and two sets of working headquarters.



Guadalupe Draw Ranch



Guadalupe Draw Ranch



Guadalupe Draw Ranch

A Developer's Opportunity!

The Guadalupe Draw Ranch is a developer's opportunity priced at only \$400 per acre. The ranch offers the city of Vaughn's water supply which is proven to be a reliable source of domestic water. Easily divisible with easy access this property could easily be split into marketable ranchettes. This fully operational cattle ranch can handle cows, calves steers and or sheep depending on your program. The ranch is fenced into six pastures with 19 miles of pipelines.



Guadalupe Draw Ranch



Guadalupe Draw Ranch



Guadalupe Draw Ranch

HIGHWAY ACCESS

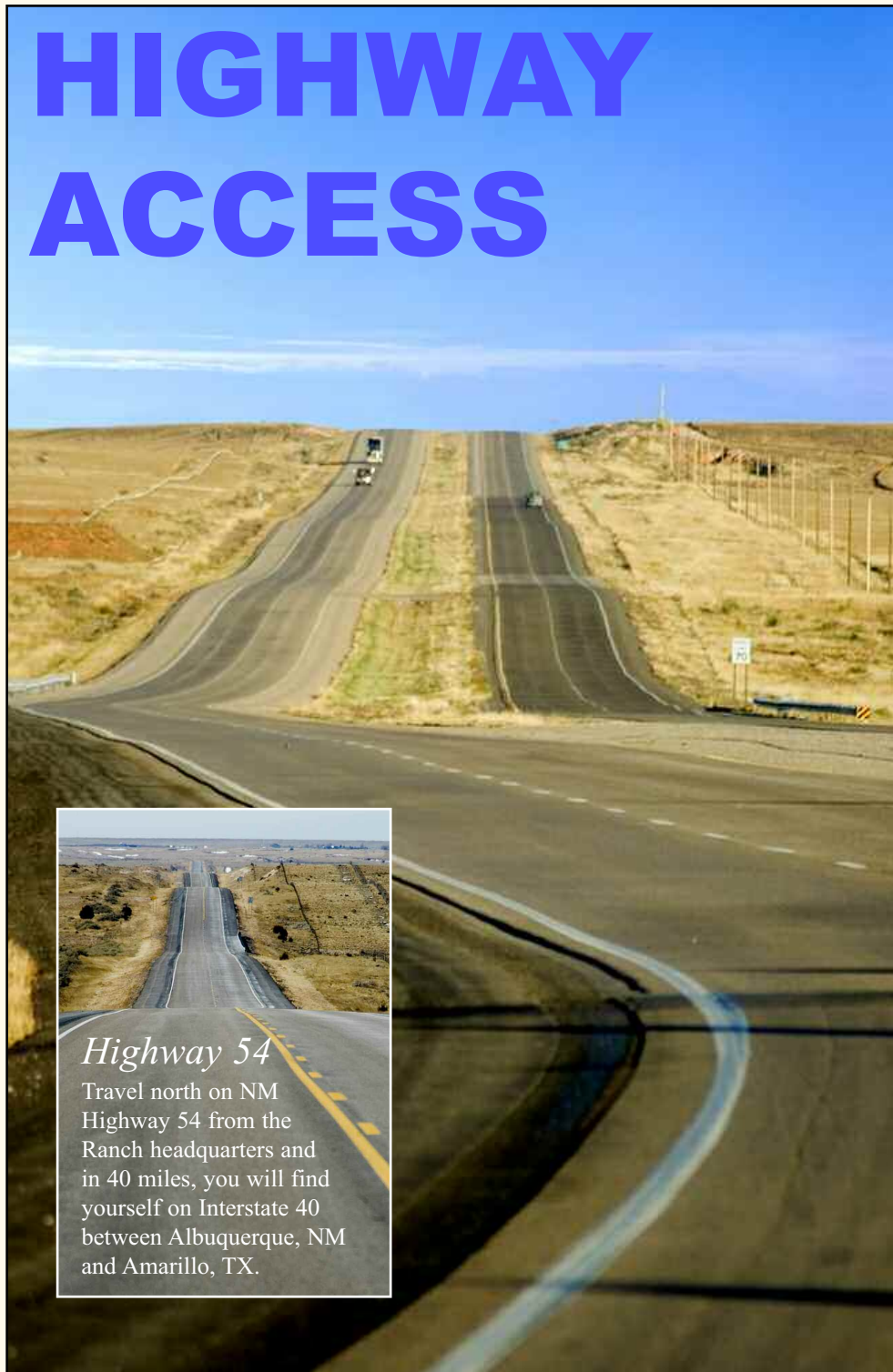
Highway 285 between Roswell and Vaughn, New Mexico, offers four lanes of excellent highway. The road provides a four-lane connection to both Interstate-10, running across the Southern part of the state, and Interstate-40, which runs through north-central New Mexico. Travelers on this road will find four-lane roads all the way to Albuquerque in the north and El Paso/Las Cruces in the south.

Not far off this modern highway is the site of the famous flying-saucer crash of 1947. It's fair to say that Roswellian UFO interest resides at the highest level of world leadership. Years of sensational publicity, numerous books, the dubious "alien autopsy" film and frequent references on the TV show *The X-Files* has made Roswell internationally famous and all but synonymous with UFO. Indeed, the Roswell Incident – so called because of the 1980 book of the same name by Charles Berlitz and William Moore, is easily the world's most-investigated UFO happening. It might just live up to the book cover's immodest claim of "the most important UFO encounter of our century."

Retired military people who said they had been involved in a UFO recovery – at a location much closer to Roswell, about 30 miles north by northwest of town off U.S. Highway 285, not far at all from the Guadalupe Draw Ranch.

Die-hard UFO researchers would argue forever regarding the validity of a UFO crash, however, there is virtually no piece of evidence proving an extraterrestrial event thereabouts that is totally undisputed and would easily stand up in a court of law.

Nevertheless, on those quiet, lonely nights at Guadalupe Draw Ranch, you have to wonder when you see an unexplained light flying overhead...

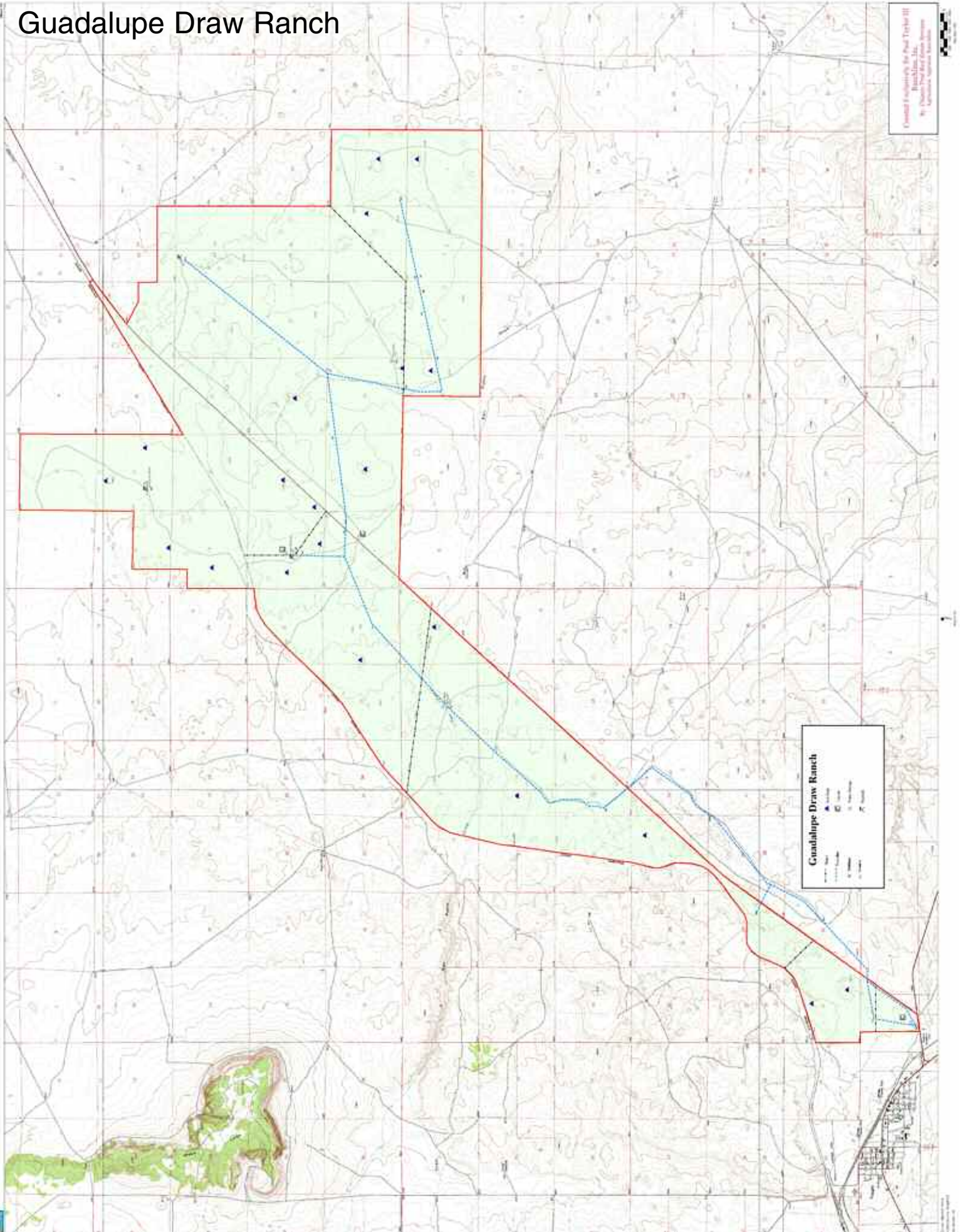


Highway 54

Travel north on NM Highway 54 from the Ranch headquarters and in 40 miles, you will find yourself on Interstate 40 between Albuquerque, NM and Amarillo, TX.



Guadalupe Draw Ranch



Created & Published by the Paul Taylor III
Ranch, Inc.
By: Thomas Paul Reed Estate Attorney
Agreement, Signature Available

Guadalupe Draw Ranch

Guadalupe Draw Ranch

Nearby Attractions

A couple of hours down the road, the town of Ruidoso offers many recreational activities and educational opportunities. At an elevation of 7,000 feet, Ruidoso is a winter mecca for skiers and snowboarders. It has also earned a national reputation for its art galleries and local artisans shops.

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.

Albuquerque/Santa Fe

Less than 90 minutes northwest of the Guadalupe Draw Ranch you will find Albuquerque and Santa Fe, two of the economic and cultural meccas in all the Southwest. Albuquerque and its 700,000 residents offer all you could want in shopping and entertainment, while Santa Fe draws visitors worldwide to its world-class art galleries.

Santa Rosa State Park

Forty miles from Vaughn, Santa Rosa Lake State Park, a high plains Pecos River reservoir, offers a variety of water sports. Anglers often catch bass, catfish, and walleye. Hiking trails wind through the wild areas around the lake.

Eagles roost on snags at water's edge or on small islands on the lake. Also look for scaled quail, mourning dove, and migrating osprey.

Corps of Engineers visitor center displays about area history, creation of dam, and natural history. Nearby Santa Rosa is famous for its clean natural lakes where fledgling scuba divers from around the country come to learn scuba diving.



Bonita Lake, located near Ruidoso, New Mexico, is about 100 miles from the Guadalupe Draw Ranch.



Albuquerque is only a couple of hours away from the ranch.



Santa Rosa State Park is only 40 miles from Vaughn.



Scuba diver at Santa Rosa State Park



Guadalupe Draw Ranch

Distance from Guadalupe Draw Ranch to:

Albuquerque105 miles
Santa Fe98 miles
Roswell95 miles
Tucumcari101 miles
Alamogordo138 miles

Moriarity67 miles
Amarillo, Texas213 miles
Lubbock, Texas218 miles
Flagstaff, Arizona215 miles

