

Sagebrush Valley Ranch

Chaves County ♦ 600 total acres ♦ \$485,000

Located in the high-plains of Southeastern New Mexico, this ranch provides a great place to get away

Stunning panoramic views that stretch endlessly across grassy plains, deep-blue skies that are so large and open they will leave you breathless, and a spectacular residence make this ranch a fantastic opportunity .

Evoking romantic days of the Old West, the The Sagebrush Valley Ranch is a magnificent New Mexico retreat perfect for the seasoned hunter, rancher, or nature lover. Here you will raise wildlife, explore, or just plain relax and live the cowboy lifestyle.

With four distinct seasons, you'll be able to experience summer, fall, winter and spring under the wide New Mexico sky.

Consisting of 600 acres, this property is situated not far from Roswell, New Mexico, and Artesia, New Mexico, two progressive southwestern cities.

Nestled comfortably in the remote high-desert country of Southeastern New Mexico, the Sagebrush Valley Ranch is only 1.3 miles off Highway 285 along Highway 13. Easy access and excellent roads make travel to the city extremely easy and fast. On the ranch, however, you will find yourself enjoying the isolation of this magnificent property, enjoying a horizon that stretches for miles and miles, unhindered by hill or mountain.

Sagebrush Valley Ranch

Acreage

Deeded600

Residence

Square Feet2,000

Bedrooms3

Baths2



PAUL TAYLOR
LEADING THE WAY
IN RANCH REAL ESTATE

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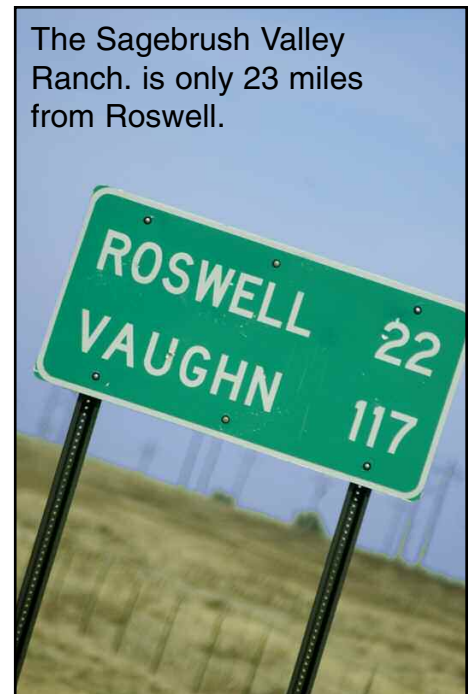
A view down Highway 13 toward Highway 285



Highway 285 between Roswell and Artesia is a 4-lane highway only 1.3 miles from the Sagebrush Valley Ranch



The Sagebrush Valley Ranch is only 23 miles from Roswell.



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Nearby Attractions

Cloudcroft

Only a couple of hours west of the Sagebrush Valley Ranch is the mountain resort community of Cloudcroft, located nearly 9,000 feet above sea level and famous for both winter and summer activities, including skiing, snowmobiling, hiking, camping and fishing. Situated in the heart of the Sacramento Mountains in the Lincoln National Forrest, Cloudcroft is also known for The Lodge, a well-known resort seasoned by a rich and cultured past. The Lodge Resort beckons with alluring promises of intrigue. But more than that, this magnificent Cloudcroft, New Mexico hotel and resort possesses a quality unlike any other retreat. From the turn-of-the-century fire that destroyed the original structure to its ghostly inhabitants to its storied past, our resort offers a haunting presence that can be felt to your very core. Inside its halls, magic moments live again and again - making this a place that never completely leaves your heart. Towering 9,000 feet above sea level, this prestigious New Mexico resort offers leisure and business travelers an entrancing location.

Ruidoso

An hour west of Roswell on Hwy 70, the town of Ruidoso offers many fun activities and educational opportunities. At an elevation of 7,000 feet, Ruidoso is a winter mecca for skiers and snowboarders. Summer finds golf, horse racing, hiking and biking. In the Lincoln National Forest, fishing, camping and RVing are popular activities in this bustling town filled with art galleries and local artisans shops.

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.

Albuquerque/Santa Fe

In just a little over three hours, you can make the drive from Sagebrush Valley to 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.



The Lodge in Cloudcroft is not far from Sagebrush Valley. This prestigious resort is well-known for its magical atmosphere.



Ruidoso is famous for its natural beauty, outdoor activities and is home to the Inn of the Mountain Gods, a 5-star resort/casino.

UFOs at Roswell

The site of the famous Roswell Incident in July, 1947, this sleepy little town has been transformed into a lively tourist destination where UFO and alien enthusiasts flock every July for the annual UFO Festival attended by thousands. The rest of the year, the Roswell International UFO Museum and Research Center holds everyone's interest. Dedicated to the collection and preservation of materials and information relevant to the Roswell Incident and other unexplained phenomena, the museum carries on the mission of research and education related to UFOs.



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