



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Thursday, February 22



247 State Road 240

Taos, NM 87571

Appraised at \$21,100,000
Reserve \$15,000,000



PARAMOUNT USA

Luxury Property Auctions
212.867.3333
prusa.com



PRESENTING TAOS VALLEY RANCH

Located in legendary Taos, New Mexico, this eco-friendly ranch spans over 190 acres and features striking mountain views, gorgeous waters, and luscious foliage. Originally developed by a visionary and designed as an extraordinary sustainable retreat at a cost of \$45,000,000, no expense has been spared throughout the property. This modern ranch nestled in the mountains features 15 buildings, comprising nearly 70,000 square feet, including the stunning main house, guest house, 6 barns, greenhouse, orchards and much more.

This extraordinary property could be operated as a ranch or a magnificent family compound, or potentially serve multiple alternative uses, such as a corporate wellness retreat or conference or religious center. In 2022, the property received approval for several enhancements and upgrades that include renovations to the main house that would allow up to 50 guest beds as well as approval for significant alterations and additions to the grounds, guest house, barn and other structures. Additionally, there is potential to build up to 6 more single-family residences on the property. See Due Diligence Information for further details.

Most of the original furnishings and fixtures, purchased at a cost of nearly \$3,000,000 and procured and designed by David Naylor, an expert specializing in New Mexican historic revival and preservation, are included in the sale of the property.

This 5-star property offers a lifestyle experience far beyond any typical retreat in a prime location with immediate access to a full range of world-class year-round cultural and outdoor pursuits. Taos Valley Ranch is ready for its new owner to shape its legacy.



Original List Price \$55,000,000
Development Cost \$45,000,000
Auction Reserve **\$15,000,000**

190+ Acres & Buildings	Appraised at \$21,100,000
Furniture & Fixtures	Purchased for \$2,700,000
Property Water Rights	Appraised at \$2,800,000
Total Approximate Value	\$27,000,000

OVERVIEW

Year Built	2004
Development Cost	\$45,000,000
Total Land Area	191.47 acres 8,340,564 square feet
Number of Parcels	4
Zoning	R-A
Real Estate Taxes	\$66,637/annually
Structures	15
Bedrooms	30
Kitchens	4
Building Summary	Size (square feet)
• Main House	27,397
• Guest House	9,780
• Red Barn	2,435
• Maintenance Barn	5,735
• Garden Prep	3,212
• Green House	1,950
• Equipment Barn	3,800
• Riversong Annex	5,250
• Bosshard Residence	3,992
• Horse Barn	3,260
• Donkey Barn	420
• Hay Barn South	1,708
Total	68,939 square feet

Optional:
Dozens of pieces of Western Art, valued at over \$3,700,000, available separately. See Due Diligence Information for details.



LOCATION

The ranch is located approximately half a mile from the town of Taos, recognized and celebrated as a mecca destination and the place of choice for some of the most prominent and celebrated creative minds, including residents like Georgia O'Keeffe and D.H. Lawrence. Reach down and touch the Rio Grande Gorge in a hot air balloon or take in the abundance of wildlife. Kayak, hike, bike, golf, yoga or jump on a Harley, the fun never ends.

- Minutes from the historic town of Taos, well-known for its galleries, shops and restaurants.
- 20 miles from the Taos Ski Valley in the Sangre de Cristo Mountains, ranked as one of the best ski mountains in the U.S.
- 50 miles from Santa Fe.
- 8 miles from Taos Regional Airport (SKX) and 26 miles from Colfax County Airport (AXX), which has an 8,900 ft runway.





THE MAIN HOUSE

Taos Valley Ranch is highlighted by a magnificent 27,000+ square foot two-story adobe southwestern style main house that features 27 bedrooms, each with an en suite bathroom. Additionally, the main house has 5 meeting or lounge rooms, an exercise room, 5 bathrooms, an employee lounge, 2 business offices and a large commercial kitchen with a walk-in cooler. Intricate Southwestern details such as hand-carved wood furniture and Native American prints are throughout and there is also a yoga/meditation room and magnificent dining room that can accommodate up to 150 people.



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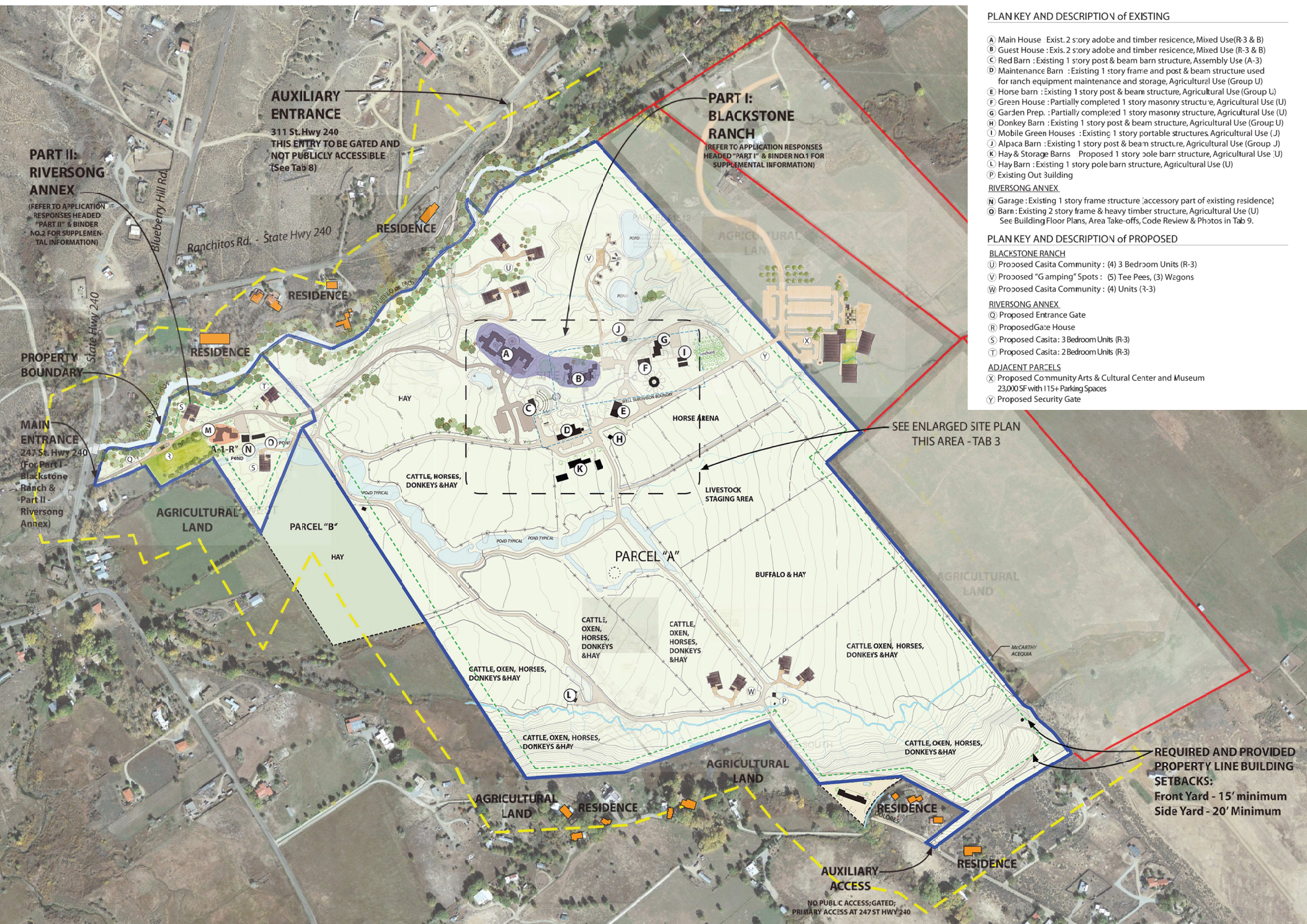


GUEST HOUSE

A spectacular home on its own, the large 9,790 square foot guest house features 3 bedrooms, each with an en suite bathroom, 4 family rooms, an entertainment room, 3 meeting rooms, 2 offices, a modern kitchen and large dining area.



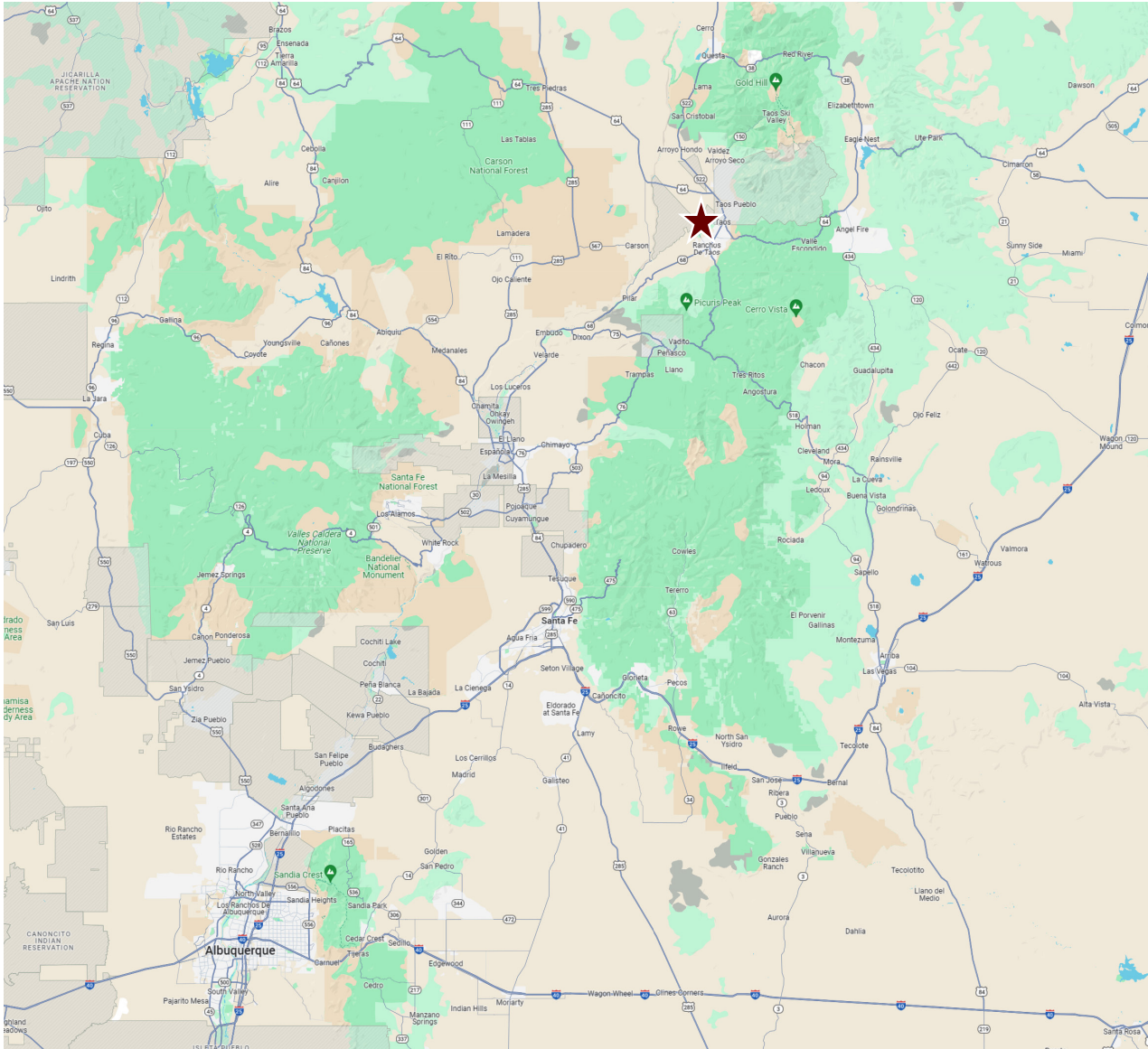
SITE MAP





THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence Information** to view bidding instructions, leases, rent roll and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please email info@prusa.com at least 3 business days in advance to schedule a tour. Proof of funds required.
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, February 22.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

*12% Buyer's Premium. Property subject to prior sale.
Submit bid at any time. All bids are encouraged.*



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LUXURY PROPERTY AUCTIONS

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