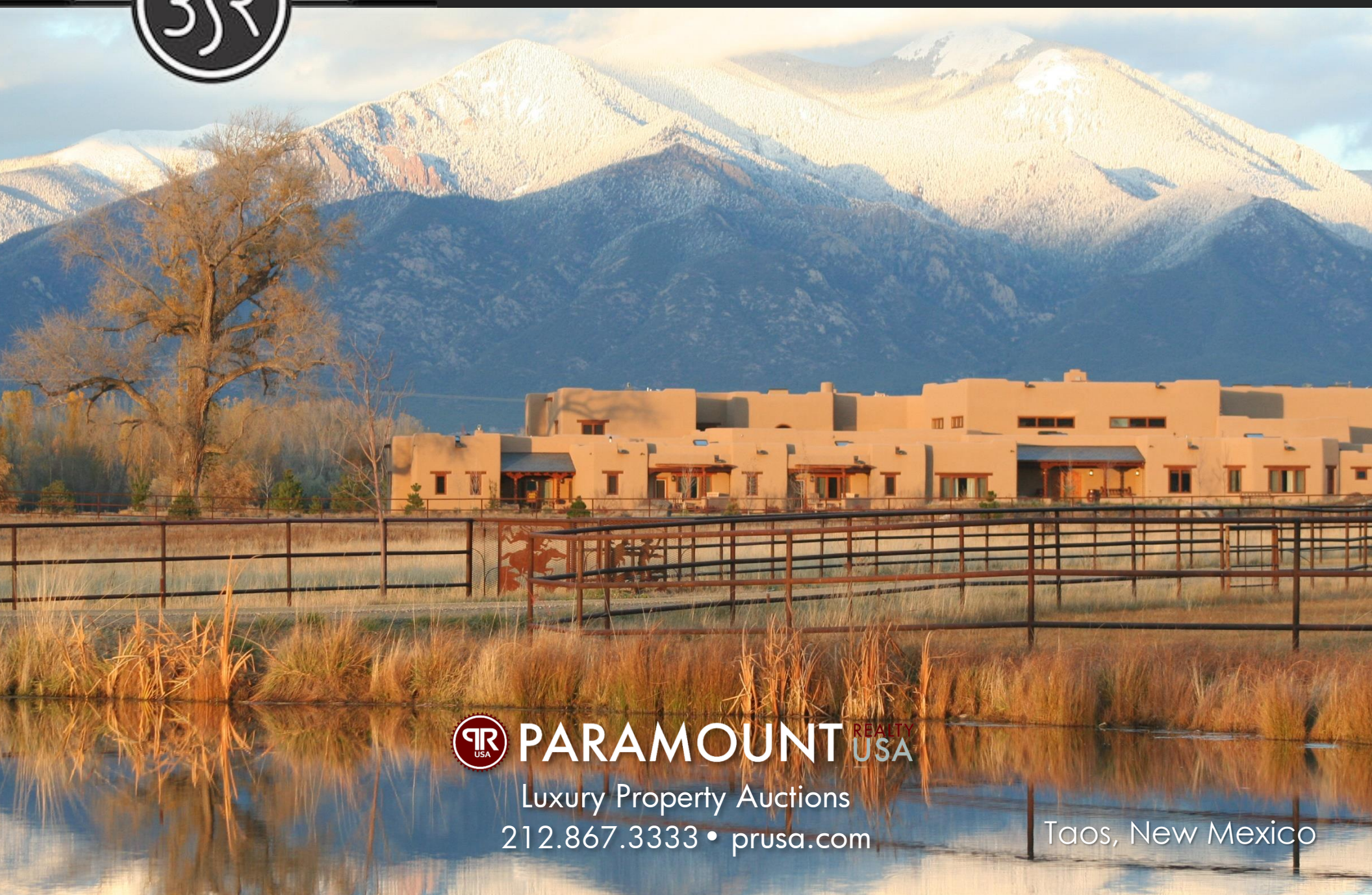




AUCTION

Previously \$55 Million



PARAMOUNT REALTY USA

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Taos, New Mexico

Previously \$55 Million



Presenting a truly once in a lifetime opportunity to purchase a spectacular eco-friendly ranch tucked away in the gorgeous scenery of New Mexico, featuring striking mountain views, gorgeous waters, and luscious foliage.

POTENTIAL USES / OVERVIEW

- Private Ranch / Compound
- Executive / Corporate / Wellness Retreat
- Conference / Educational / Agricultural / Religious Center
- And Much, Much More



Ranch Address: 247 NM-240, Taos, New Mexico 87571

Location, Location, Location

- One-half mile from historic town of Taos, known for its shops, restaurants, & art galleries
- 20 miles from the Taos Ski Valley, known for pristine skiing in the Sangre de Cristo Mountains, averaging 300 inches of snow per year
- 26 miles from Colfax County's Angel Fire Airport, featuring an 8,900-foot runway that can accommodate nearly any aircraft, personal or charter
- 50 miles north of Santa Fe, New Mexico
- 4 hours south of the Colorado Springs

Welcome

Developed by a visionary to create a retreat that embodies the true beauty of nature, this mecca of sustainable construction was designed as a beacon of the future. It was built for the adventurer, the artist, the entrepreneur, the visionary, and for anyone in search of paradise. Every room, every detail and every rock was planned with intention to create an oasis for you, creating an aura of the true American Southwest.



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BLACKSTONE RANCH

Nestled in the mountain of Taos, New Mexico, Blackstone Ranch is the perfect getaway. Spanning 190 acres, this modern ranch features 15 buildings, comprising nearly 70,000 square feet, including main house, guest house, 6 barns, greenhouse, and much more.

DEVELOPMENT COST
\$45 MILLION

BUILDING SUMMARY

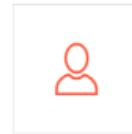
<u>Building</u>	<u>Gross SF</u>
Main House	27,397
Guest House	9,790
Red Barn	2,435
Maintenance Barn	5,735
Garden Prep	3,212
Greenhouse	1,950
Equipment Barn	3,800
Riversong Annex	5,250
Bossard House	3,992
Horse Barn	3,260
Donkey Barn	420
Hay Barn South	1,708



YEAR OF BUILD
2004



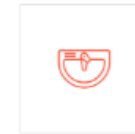
BEDROOMS
30



EVENT HOSTING
150



ACRES
190



KITCHENS
4



CAR PARKING
75

HIGHLIGHTS

From the Main House's beautiful custom moldings to the hand-crafted wood stairs in the barns, Blackstone Ranch is an impeccable example of hand-crafted art.

Grand Entry Hall and Dining Room

The entrance hall at Blackstone Ranch features authentic Southwestern details, featuring hand-crafted chandeliers, and invites you to enjoy a relaxed holistic lifestyle. Each room is custom designed and furnished in detail. You'll never know what will surprise you next. The dining room can easily be converted into a dining hall fit for 150+. You can dazzle dinner guests as well as host a smaller more intimate holiday party.

Farmer's Kitchen

Blackstone Ranch is sustainable living at its finest. Beautiful orchards and a luscious greenhouse make it easier than ever to enjoy fresh eating year-round. You can harvest everything from apples to zucchini in the gardens.

Guest Houses

With private patios overlooking the gorgeous New Mexico landscape, it's the perfect gathering place for family, friends or business clients. Guest houses feature gorgeous furnishings, stunning architecture, wood beam ceilings, and lovely living rooms.

Barns

The Blackstone Ranch barns are beautifully constructed with hand-crafted, custom designed wood. The two barns on the property include a horse barn and a livestock barn along with accompanying maintenance sheds. The barn is large enough to accommodate large livestock with ample maintenance and storage space, all designed for sustainable living.



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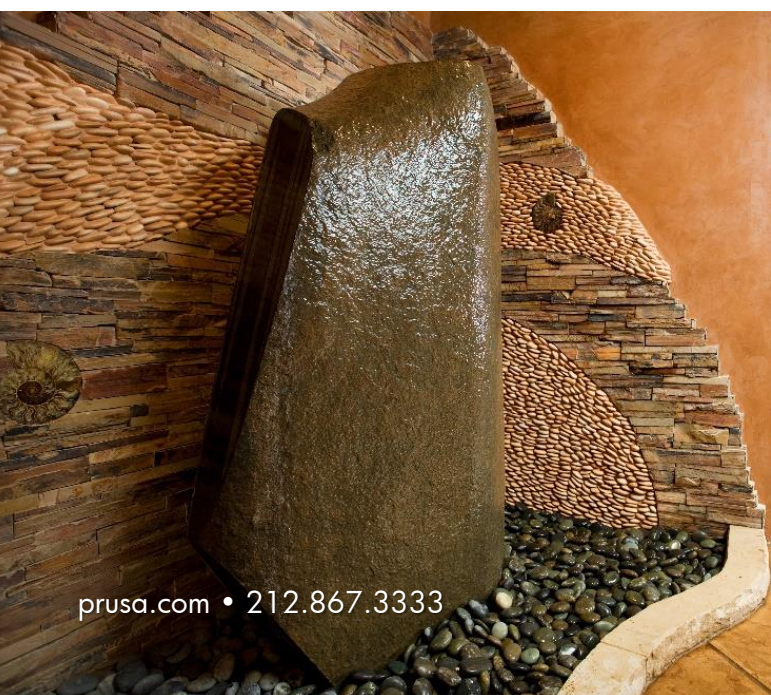




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Experience Genuine Tranquility

Beautifully tucked away in the gorgeous scenery of New Mexico, Blackstone Ranch is close to the historic and fulfilling culture of Taos. Explore the area surrounding this oasis.



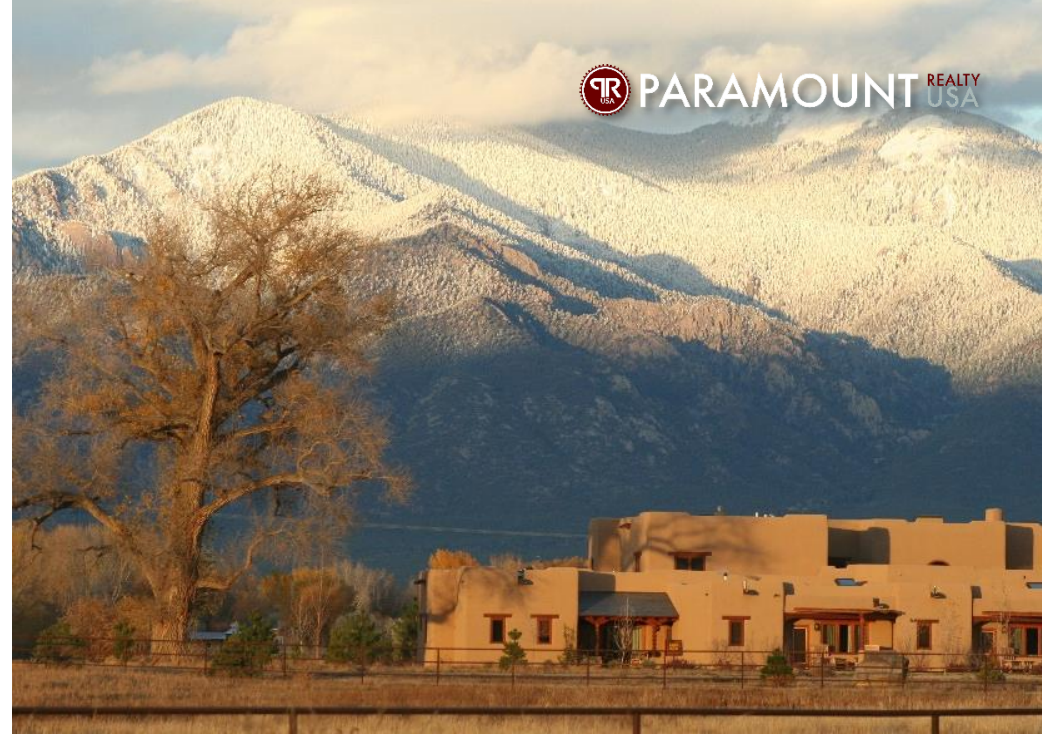
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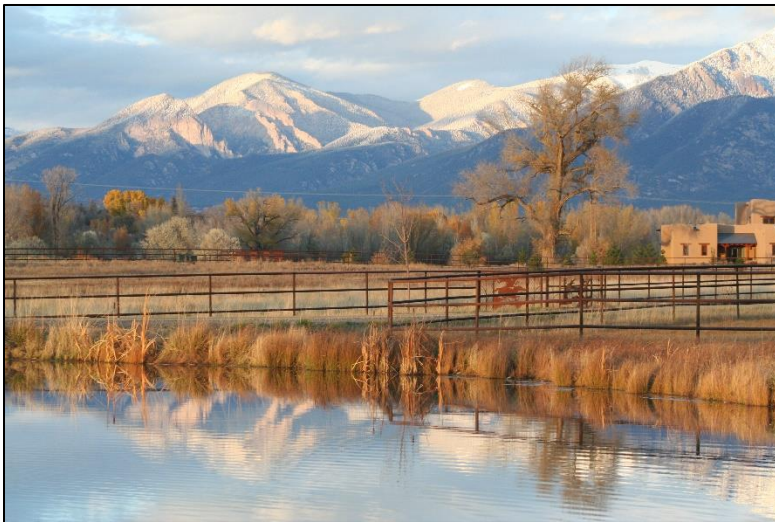
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USA



Blackstone Ranch is a distinctive legacy property designed for the most discerning of tastes. The 190-acre ranch, built in 2004, is an impeccable example of hand-crafted extravagance with no expense spared for this truly one of a kind property. The ranch offers an enlightening lifestyle experience far beyond any typical residential estate, luxury vacation or corporate retreat. Fifteen (15) buildings dot the estate, nestled in the beautiful New Mexico mountains with breathtaking views during every season. Indeed, something extraordinary is calling...who will answer?

Previously \$55 Million

How to Participate



1. Purchase Due Diligence Information at prusa.com

For your convenience and review, we have assembled certain due diligence information regarding the property. This includes a property survey, title report, numerous photographs, floor plans, site plan, and form purchase & sale agreement. You must purchase access to this information at prusa.com in order to submit a bid.

2. Tour the Blackstone Ranch

Please email info@prusa.com or call 212-867-3333 to arrange your tour.

3. Submit Written Bid

You must submit (a) a signed contract and (b) deposit (by bank check or wire) for \$500,000 by the bid deadline. See Due Diligence Information for more details.

5% Buyer's Premium

Broker Participation Invited

Property is subject to prior sale

PRUSA LLC d/b/a Paramount Realty USA (collectively "PRUSA"), seller and their respective agents disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property, all of which is subject to the examination and validation of any party reviewing and/or relying on it. All references to square footage, dimensions and other numbers are approximate. By accessing this brochure and/or the information on prusa.com, or attending any auction, open house or event hosted by PRUSA, you hereby agree not to (a) circumvent or (b) seek in any way to circumvent PRUSA in any manner regarding any interest in any property or opportunity presented herein, including but not limited to the purchase of any property presented herein. This offering is subject to prior sale and may be withdrawn, modified or cancelled without notice at any time. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to the Terms of Sale and other information provided in Due Diligence Information. Auction with reserve. Michael Fine, New Mexico Qualifying Broker (License #: 20259).

**About Paramount Realty USA**

Based in New York, Paramount Realty USA is a real estate firm specializing in the marketing and sale of real estate by auction. The team has 50 years of real estate auction experience, having marketed, sold or advised on well over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has sold residential and commercial property for high net worth individuals, private equity firms, developers, lenders, institutions, family offices and governmental agencies. For more information, visit www.prusa.com.