

Cow Creek Ranch

PECOS, NEW MEXICO

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Cow Creek Ranch

Pecos, New Mexico

±934 Acres | Listing Price: \$18,550,000



Contacts

Brian Hartley, Associate Broker

307.690.3155 | brian@livewaterproperties.com

www.livewaterproperties.com



Ted Rivera, Associate Broker

505.470.9729 | ted.rivera@sfprops.com

www.santafeproperties.com



Imagine a private valley only an hour from Santa Fe, unmarred by the twenty-first century, where elk grow fat on native grasses, mule deer fill the valley, and turkey, bear, and mountain lions roam freely. Imagine over 934 acres of mountain ranch with as rich a history as any in New Mexico, stretching back well over a century. Finally, imagine water in the form of an incredibly productive trout stream winding 3.2 miles through this valley in and out of seven high mountain lakes that feature some of the largest trout and finest fishing in the West. What you've just imagined is no fantasy, it's the Cow Creek Ranch, renowned by many as one of New Mexico's finest trout fishing properties.





Acreage

Nearly surrounded by National Forest land that leads to the Pecos Wilderness (one of New Mexico's best-kept secrets), Cow Creek Ranch is ideally suited for many recreational activities, including horseback riding, hiking, and wildlife photography. Hunting is available on the ranch and in the national forest. Elk and mule deer are common, as are black bears, mountain lions, turkeys, and waterfowl. The ranch qualifies for landowner elk tags and over-the-counter mule deer tags.

Privacy is a major asset at Cow Creek Ranch, yet it is only 40 minutes from Interstate 25 and an hour from the cultural masterpiece of Santa Fe, with its theaters, art galleries, and history that reaches back 400 years. At Cow Creek Ranch, an angler can wear out catching trophy trout all day long and still make it to the opera in the evening.





Improvements

The historic improvements at Cow Creek Ranch are integral to its attraction. Everything on the ranch has been constructed with pine and aspen lumber, cut and milled on the ranch itself, including the lodge, which has 11 rooms accommodating up to 25 guests. Sitting in the lodge's great room or dining room is an experience that can only be termed "rustic luxury," unlike anywhere else in the Rockies. A fully-equipped commercial kitchen enables gourmet meals to be prepared for large gatherings. A fly shop, great room, bar, and large patio complete the amenities of the lodge. In addition, the owner's cabin offers two bedrooms, two baths, a great room, and a wrap-around porch. Other improvements include a barn and corral suitable for equestrian activities, and two cabins for staff housing.









Live Water

Cow Creek Ranch consists of 934 deeded acres at the southern tip of the Sangre de Cristo Mountains, east of Santa Fe, New Mexico. Situated at elevations from 8,500 to 9,000 feet, the ranch is near the headwaters of Cow Creek as it meanders its way from the springs of Elk Mountain down to the Pecos River. Once operated in the 1800s as a “boarding ranch” for wealthy English boys to learn Western ranching, the ranch transformed into a guest ranch in the 1930s, it reached its apex as a guest ranch specializing in fly fishing during the past couple of decades and recently was converted back to a family ranch.

The well-managed fishing resources of Cow Creek Ranch are second to none. Cow Creek, a small but productive stream with 3.2 miles onsite, has been professionally enhanced to provide dozens of pools supporting trout that average 16 to 20+ inches long. The rich aquatic insect base in the stream keeps these fish healthy, and they are an enormous thrill to land on a fly rod. In addition, seven lakes create a stillwater fishery that offers trout up to 30 inches and in six varieties: rainbows, browns, brooks, cutthroats, cutbows, and tigers. With such variety, even the most particular angler will enjoy fishing at Cow Creek Ranch.









Summary

Cow Creek Ranch is unique among Rocky Mountain properties. Where else can you find such privacy, a trophy stream, stillwater trout fishing, and rich cultural attractions in one package? It's hard to visualize all those things anywhere, but they are not imaginary at Cow Creek Ranch. Cow Creek Ranch turns imagination into reality, operated as a relaxing family ranch, corporate retreat, or returned to an exceptional fishing lodge.

Property Details

Pecos, New Mexico | ±934 Acres

Listing Price: \$18,550,000

IMPROVEMENTS

11-bedroom lodge accommodating 25 guests

Fully-equipped commercial kitchen

Fly shop

Barn and corrals

Two cabins for staff housing

All buildings on the ranch have been constructed with pine and aspen lumber, cut and milled on the ranch

ACREAGE

Nearly surrounded by national forest lands leading to the Pecos Wilderness

Large population of elk, mule deer, turkey, bear and mountain lions

3.2 miles of Cow Creek flowing through the ranch

LOCATION

One hour drive to Santa Fe, New Mexico

CONTACTS

For more information please contact

Brian Hartley at 307.690.3155 or

brian@livewaterproperties.com

or

Ted Rivera at 505.470.9729 or

ted.rivera@sfprops.com

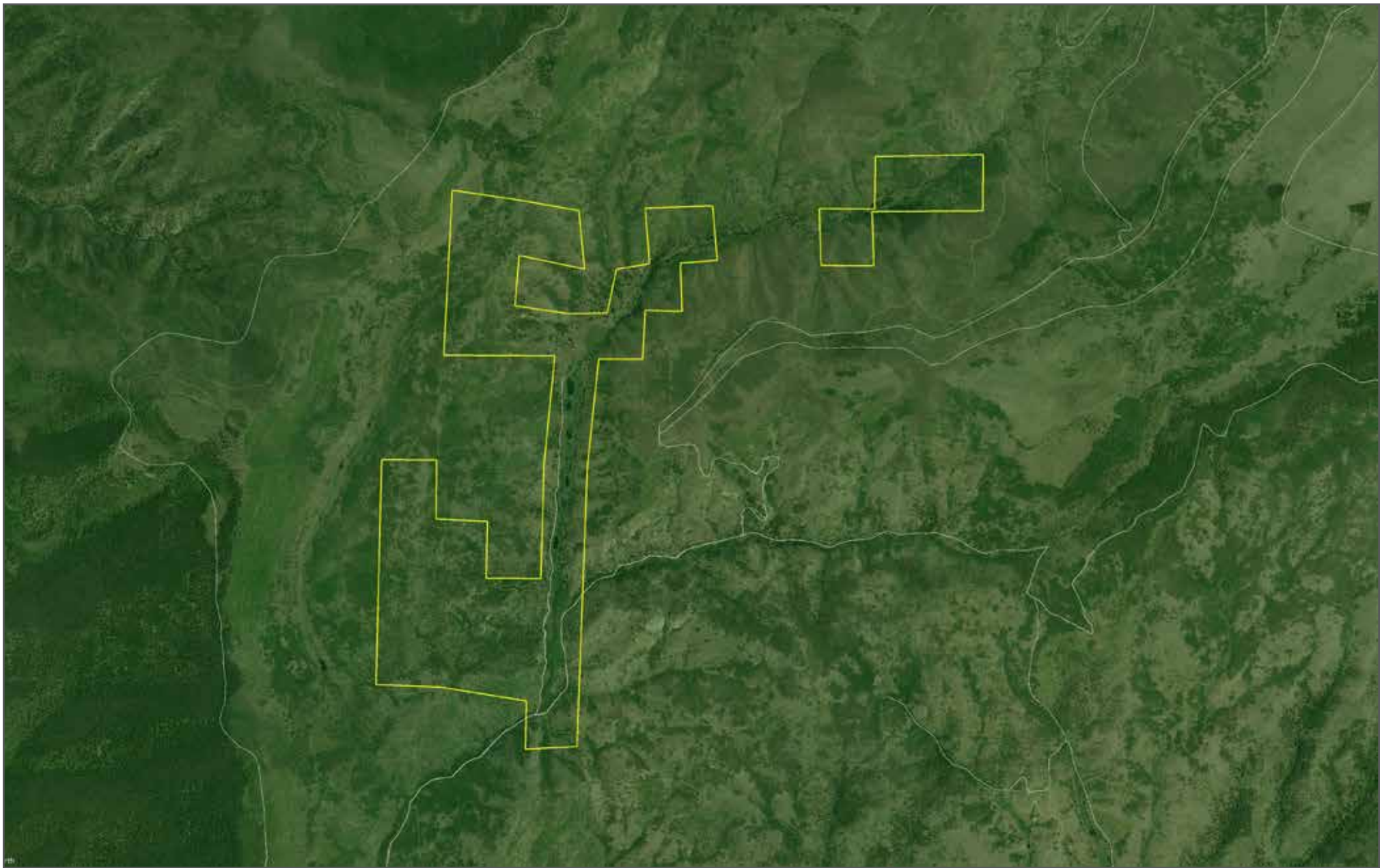
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



LIVE WATER
PROPERTIES



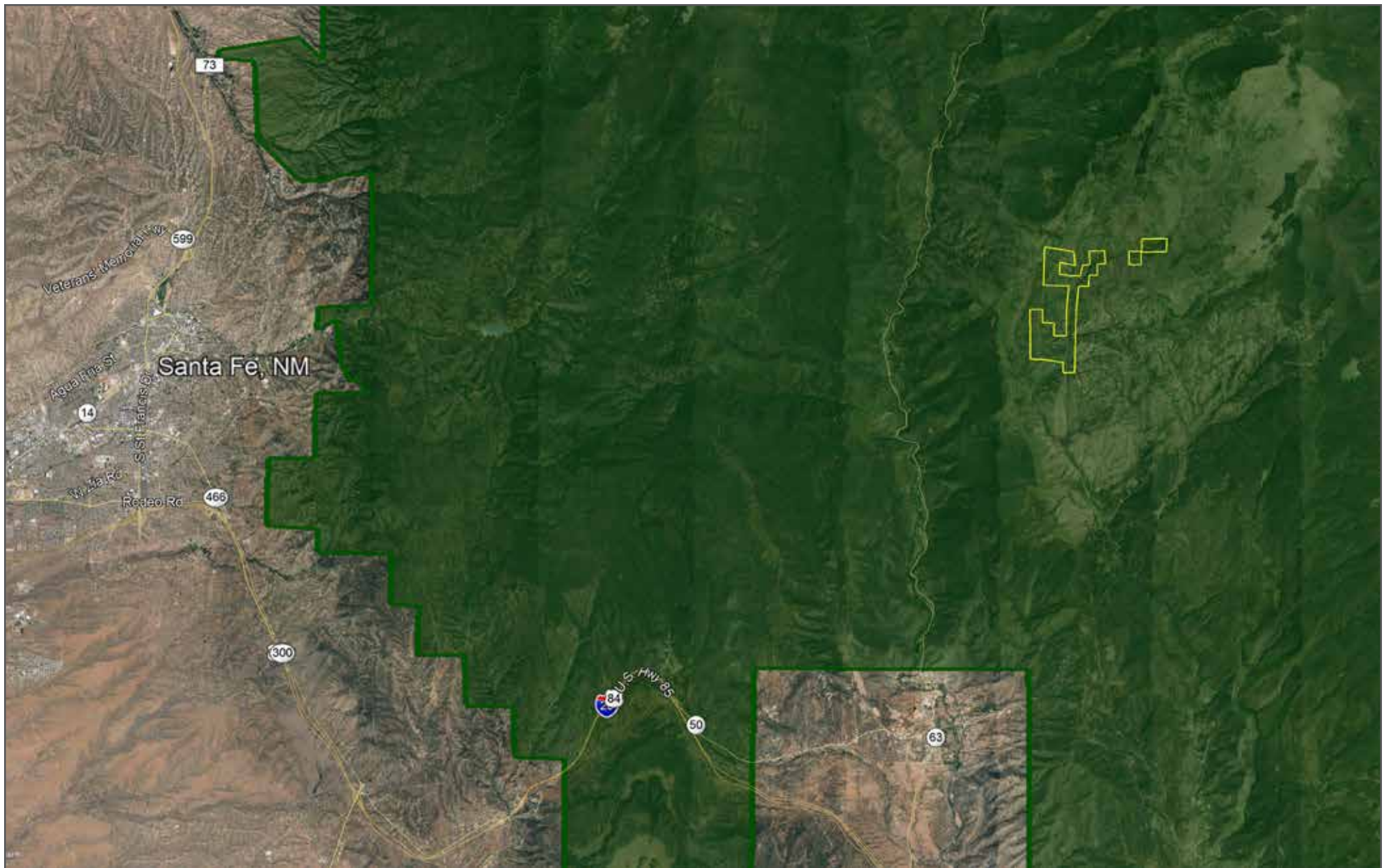
Cow Creek Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



LIVE WATER
PROPERTIES

www.livewaterproperties.com



Cow Creek Ranch - Location Map

••Maps are for visual aid only accuracy is not guaranteed.



LIVE WATER
PROPERTIES www.livewaterproperties.com