

# Uniform Agricultural Appraisal Report

## APPRAISAL REPORT

St. Cloud Mining Company  
316.28 +/- Acres of Grazing Land  
Winston, New Mexico  
Sierra County



### Prepared For:

St. Cloud Mining Company  
P.O. Box 1670  
Truth or Consequences, NM 87901

### Intended User:

St. Cloud Mining Company  
and their representation

### Prepared By:

Colin S. McVaugh, ARA and Rebekah A. Horton  
Agri-Land Advisors, LLC  
P.O. Box 3203  
Mesilla Park, NM 88047

### Date Prepared:

December 1, 2025



December 1, 2025

Mr. Audie Padilla  
Via Email

**Re: Real Estate Appraisal Services – St. Cloud Mining, Co – 316.28-acre tract - Sierra County, NM.**

Dear Mr. Padilla,

Pursuant to your request, Agri-Land Advisors, LLC has completed an Appraisal Report of the 316.28-acre tract, located in Sierra County, New Mexico, more fully described in the attached report as the “*Subject Property*.” The purpose of this appraisal is to develop an opinion of the Market Value, as defined within the report, for the stated intended use.

The effective date of valuation is November 3, 2025, which corresponds with the date of the physical inspection of the property. The reported opinion of value is made subject to the assumptions and limiting conditions contained in the report.

This Letter of Transmittal is not intended to serve as an appraisal in itself, but rather as a formal conveyance of the final value conclusion presented and supported in the accompanying report. The appraisal has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Ethics and Standards of Professional Appraisal Practice of the American Society of Farm Managers and Rural Appraisers (ASFMRA), and the specific requirements of our client.

The acceptance and completion of this appraisal assignment are expressly subject to any extraordinary assumptions and/or hypothetical conditions stated in the report.

**Extraordinary Assumptions:**

- None

**Hypothetical Conditions:**

- None

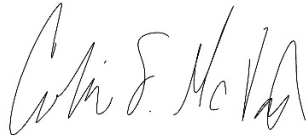
Based on a personal inspection of the subject property and an analysis of the market, we certify that as of November 3, 2025, the estimated Fair Market Value of the subject property is:

**THREE HUNDRED AND NINEY-FIVE THOUSAND DOLLARS**  
**(\$395,000)**

This letter of transmittal is not considered valid if separated from this report and represented as a standalone document. The letter must be accompanied by all sections of this report as outlined in the Table of Contents, for the value opinions set forth above to be valid. There are several factors and methodologies described in the attached appraisal report that outline the appraiser's reasoning, analysis, conclusions, and explanation necessary for a reader's understanding.

Thank you for your consideration of our firm regarding this important valuation assignment. We look forward to assisting you in the future.

Respectfully Submitted,



Colin S. McVaugh, ARA  
New Mexico State Certified Real Estate Appraiser  
02924-G



Rebekah A. Horton  
NM State Trainee Appraiser  
REA23034-A

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# Uniform Agricultural Appraisal Report

Property Identification

Owner/Occupant: <u>St. Cloud Mining Company</u>	Total Deeded Acres: <u>316.28</u>
Property Address: <u>316.28 +/- Acres of Grazing Land</u>	Effective Unit Size: <u>316.28</u>
State/County: <u>NM / Sierra</u>	Zip Code: <u>87943</u>
Property Location: <u>Winston</u>	Property Code #: <u>3044068188152</u>
Highest & Best Use: <u>Hobby Ranch "As If" Vacant</u>	FAMC Com'dity Gp: _____
<u>Hobby Ranch "As Improved"</u>	Primary Land Type: <u>Pasture</u>
Zoning: <u>None</u>	Primary Commodity: <u>Cattle</u>
Unit Type: <input checked="" type="checkbox"/> Economic Sized Unit <input type="checkbox"/> Supplemental/Add-On Unit	
FEMA Community # _____ FEMA Map # _____ FEMA Zone/Date: _____	
Legal Description: <u>See Attached Legal Description SEC 3,10,11 TWP 12S RNG 8W Attached</u> <input checked="" type="checkbox"/>	
Purpose of Report: <u>Develop an Opinion of Market Value of the subject property</u>	
Use/Intended User(s): <u>Estimate Market Value for financial assurance / St. Cloud Mining Company and their representation</u>	
Rights Appraised: <u>Fee Surface Estate associated with the subject property</u>	
Value Definition: <u>Market Value</u> Attached <input checked="" type="checkbox"/>	
Assignment: <u>Estimate Market Value</u> Report Type: <u>Appraisal Report</u>	
Extent of Process/Scope of Work: Please see the Scope of Work located on pages 4 and 5.	

## Summary of Facts and Conclusions

Appraisal Report Summary

Date of Inspection: <u>11/3/2025</u>	Effective Date of Appraisal: <u>11/3/2025</u>
<b>Value Indication</b>	- Cost Approach: _____ \$ <u>Not Developed</u>
	- Income Approach: _____ \$ <u>Not Developed</u>
	- Sales Comparison Approach: _____ \$ <u>395,000 RND</u>
<b>Opinion of Value:</b>	<u>(Estimated Marketing Time 6-12 months)</u> \$ <u>395,000</u>
Cost of Repairs: \$ _____	Cost of Additions: \$ _____
<b>Allocation:</b>	
Land: \$ <u>395,000</u>	\$ <u>1,249</u> / Acre ( <u>100</u> %)
Land Improvements: \$ _____	\$ <u>0</u> / _____ ( <u>0</u> %)
Structural Improvement Contribution: \$ _____	\$ <u>0</u> / Acre ( <u>0</u> %)
Non-Realty Items: \$ _____	\$ <u>0</u> / _____ ( <u>0</u> %)
Leased Fee Value (Remaining term of encumbrance _____) \$ _____	\$ <u>0</u> / Acre ( <u>0</u> %)
Leasehold Value: \$ _____	\$ <u>0</u> / _____ ( <u>0</u> %)
	Overall Value: \$ <u>1,249</u> / Acre ( <u>100</u> %)
<b>Income and Other Data Summary:</b>	<input type="checkbox"/> Cash Rent <input type="checkbox"/> Share <input type="checkbox"/> Owner/Operator <input type="checkbox"/> FAMC Suppl. Attached
Income Multiplier _____ ( _____ )	Income Estimate: \$ _____ / _____ (unit)
Expense Ratio _____ %	Expense Estimate: \$ _____ / _____ (unit)
Overall Cap Rate: _____ %	Net Property Income: \$ _____ / _____ (unit)

**Area-Regional-Market Area Data and Trends:**

	Above Avg.	Avg.	Below Avg.	N/A
Value Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sales Activity Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Effective Purchase Power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development Potential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desirability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Subject Property Rating:**

	Above Avg.	Avg.	Below Avg.	N/A
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soil Quality/Productivity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvement Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rentability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Appeal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Property Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Appraisal Preface

### Client and Other Intended Users of the Appraisal

The client in this assignment is St. Cloud Mining Company. The intended users of this report are St. Cloud Mining Company and their representation.

### Intended Use of the Appraisal

The intended use of the appraisal is to estimate the market value of the subject property as of the date of inspection on November 3, 2025. The estimate of value is subject to the conditions and comments found on the Appraisal Certification and Assumptions and Limiting Conditions pages in the addenda.

### Real Estate Identification

The subject is located in southern New Mexico approximately 4.8 driving miles south of the Town of Winston and 43 driving miles northwest of the city of Truth or Consequences, in Sierra County, New Mexico. The property is provided access along County Road C007, also known as Chiz Rd, that bisects the subject and County Road C004.

### Legal Description

The subject property is legally described as: 316.28 +/- deeded acres out of Sections 3, 10 & 11, located in Township 12S, Range 8W, in Sierra County, New Mexico.

A detailed legal description of the land owned by subject is included within the appraisal report. The legal description was supplied by Sierra County Assessor information.

### Real Property Interest Appraised

The property rights appraised include the unencumbered fee simple title interest in the subject to easements and other encumbrances of record. No portion of the subject is leased for mineral exploration or held by mineral production.

The fee simple surface estate is defined as follows:

"Fee Simple Surface - Absolute ownership encumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Personal property including livestock, furniture, fixtures, equipment, etc. is not included; this is a valuation of the real estate only. The subject is leased to Circle Diamond Land & Cattle, LLC.

### Competency of the Appraiser:

Colin McVaugh, ARA is a General Certified Appraiser in the State of New Mexico. He is in good standing and in compliance with continuing education requirements of the New Mexico Real Estate Appraisers Board and the American Society of Farm Managers and Rural Appraisers (ASFMR). He is competent to complete this appraisal assignment based on appraisal knowledge, training, experience, and familiarity of the area and this type of property. (see Qualifications of the Appraiser in the Addendum). Rebekah Horton is a Trainee Appraiser licensed in the State of New Mexico. She is in good standing with the education requirements of the New Mexico Real Estate Appraisers Board.

## Appraisal Preface

### Definition of Market Value

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

### Exposure and Marketing Time Estimates

Market value (see above definition) conclusion and the costs and other estimates used in arriving at conclusion of value is as of the date of the appraisal. Because markets upon which these estimates and conclusions are based upon are dynamic in nature, they are subject to change over time. Further, the report and value conclusion is subject to change if future physical, financial, or other conditions differ from conditions as of the date of appraisal.

In applying the market value definition to this appraisal, a reasonable exposure time of 6 - 12 months has been estimated. Exposure time is the estimated length of time the property interest being appraised would have been offered in the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; exposure time is always presumed to precede the effective date of the appraisal.

Marketing time, however, is an estimate of the amount of time it takes to sell a property interest at the market value conclusion during the period after the effective date of the appraisal. An estimate of marketing time is not intended to be a prediction of a date of sale. It is inappropriate to assume that the value as of the effective date of appraisal remains stable during a marketing period. Additionally, the appraiser(s) have considered market factors external to this appraisal report and have concluded that a reasonable marketing time for the property is 6 - 12 months.

Based on a review of sales from the general market area, we believe it is reasonable to anticipate an exposure period of 6 months to 12 months in New Mexico. Our time estimate assumes the subject is aggressively marketed by a competent brokerage at a price that is reasonable in the market.

### Effective Dates of Value

The effective date of valuation is November 3, 2025. The undersigned toured the property on November 3, 2025.

### Date of Report

The date of this report is December 1, 2025, the date indicated in the letter of transmittal.

### Scope of Work

The scope of work outlines all steps completed in the development of the appraisal analysis. This includes 1) the extent to which the subject property is identified, and the determination of the “problem to be solved,” 2) the extent to which the subject property is toured, 3) the type and extent of data researched, 4) the type and extent of analysis applied and 5) the type of appraisal report prepared. These items are discussed as follows:

#### **Extent to Which the Property and Problem is Identified**

The appraisers identified the appraisal assignment's scope and purpose through discussions with the client. It was determined that the effective date for the appraisal report would be November 3, 2025, with the intended use for financial assurance.

#### **Extent to Which the Property Is Inspected**

The appraisers completed a physical tour of the subject property, made descriptive notes and have taken sufficient photographs to adequately depict the appraised property. The appraisers met and discussed the subject with Mr. Audie Padilla, Zeolite Superintendent at St. Cloud Mining. The immediate and surrounding market area have been inspected by the appraisers.

#### **Type and Extent of the Data Researched**

The appraisers have completed a number of appraisal assignments related to hobby ranches. Therefore, the appraisers possess the appropriate knowledge and experience to competently complete this assignment.

The Deed Records of Sierra County and neighboring Grant County have been researched to confirm the most recent and available comparable land sales relative to the market value of the subject. The comparable sales were confirmed, inspected (as possible), mapped and analyzed.

The appraisers visited with local real estate brokers, property managers, appraisers and other area real estate market participants. These interviews assisted the appraisers in understanding real estate trends in the general market area along with confirmation of comparable property transactions, listings, etc. In addition, various online resources including, Lands of America, etc. were researched.

#### **Type and Extent of Analysis Applied**

All three of the common approaches to value were considered for the valuation of the property when applicable. The Sales Comparison was the only approach used in developing an opinion of market value of the appraised property.

The Cost Approach is ideally used when a property is highly improved and generally with newer improvements. The property does have numerous “standard” improvements, fencing, etc., that are considered a component of the subject property. Due to the lack of structures located on the subject property, the Cost Approach has been omitted.

The Income Approach analyzes a properties gross potential income for a single year, deducts appropriate expenses and applies a market derived capitalization rate to determine a value. The value derived from the Income Approach is highly sensitive to the discount and capitalization rate, where even a small change in the rate can significantly impact the estimated value. Given the many subjective variables involved in determining this rate, the Income Approach has also been omitted.

The Sales Comparison Approach utilizes the comparison of various land sales that are considered similar to the subject. The most appropriate unit of comparison is the sales price per acre. The sales price per acre of the comparable sales is directly compared to the subject based on various characteristics which can have an impact on or affect value. The Effective Unit Size is 316.28 acres.

#### **Type of Appraisal and Report Option**

The foregoing is an appraisal report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a (S-R Rule). The appraisal is intended to comply with the Standards and Code of Ethics of the American Society of Farm Managers and Rural Appraisers. Information contained in this report, although intended to be sufficient for the needs of the client, may not be sufficient for the needs of any third party who might try to rely on this analysis for their own decision-making purposes. Third parties are advised to seek their own experts and counsel.

## Scope of Work

**Use of Real Estate as of the Effective Date of Value**

The subject was leased and being used for livestock grazing as of the effective date of appraisal

**Use of Real Estate as of the Date of this Report**

Same as above.

**Ownership and Sales History**

As of the date of appraisal, the subject is owned by St. Cloud Mining Company. The property has been under continuous ownership for more than three years. The property has been leased to Circle Diamond Land & Cattle, LLC for cattle grazing. As of the effective date of the appraisal, the subject property was not offered for sale nor has any portion of the subject sold within the past three years.

**Extraordinary Assumptions:** *an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. (USPAP 2024, Lines 111-115).*

None Noted

**Hypothetical Condition:** *a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. (USPAP 2024, Lines 117-121).*

None Noted

**ENVIRONMENTAL STATEMENT**

In undertaking the inspection of the site, the appraisers uncovered no apparent or obvious signs of hazardous materials. Hazardous materials may or may not be present on the site, but the appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, leaking oil or gas tanks, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in these fields, if desired.

### Area Description

Sierra County is 4,236 square miles in size and is located in the southwestern portion of New Mexico. The county is bordered by Catron, Socorro, and Lincoln Counties to the north, Otero County to the east, Doña Ana and Luna Counties to the south, and Grant County to the west.

Sierra County is known for Elephant Butte Reservoir, Caballo Lake, and the Spaceport America built in 2008. Elephant Butte is the largest lake within New Mexico and can hold up to 2,065,010-acre feet of water. In addition to the lakes, there are three National Protected Areas: Cibola National Forest, El Camino Real de Tierra Adentro National Historic Trail, and Gila National Forest.

Truth or Consequences, also known as T or C, is located off I-25 which runs north and south on the west side of the town. T or C is both the largest community in the county, but is also centrally located within the county boundaries. Once known as Hot Springs, the town is known for the natural hot springs located in the area, which has helped develop small resorts located around the town. The name was changed in 1950 as a result of a radio show contest on NBC Truth or Consequences game show.

Sierra County is divided into three district, with each district being represented by one commissioner elected “at large.” Other elected officials include the County Clerk, Assessor, Treasurer, Probate Judge, and Sheriff.

In the year of 2023, Sierra County, NM had a population of 11.5k people with a median age of 57.3 and a median household income of \$37,840. Between 2022 and 2023 the population of Sierra County, NM grew from 11,506 to 11,511, a 0.0435% increase and its median household income grew from \$35,256 to \$37,840, a 7.33% increase.

The 5 largest ethnic groups in Sierra County, NM are White (Non-Hispanic) (63.8%), Two Races Including Other (Hispanic) (10.8%), White (Hispanic) (9.8%), Other (Hispanic) (7.3%), and American Indian & Alaska Native (Non-Hispanic) (2.43%).

None of the households in Sierra County, NM reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

93.1% of the residents in Sierra County, NM are U.S. citizens.

In 2023, the median property value in Sierra County, NM was \$144,800, and the homeownership rate was 70.2%.

Median household income in Sierra County, NM is \$29,755. In 2019, the tract with the highest Median Household Income in Sierra County, NM was Census Tract 9624.01 with a value of \$37,773, followed by Census Tract 9624.02 and Census Tract 9623, with respective values of \$33,565 and \$29,830.

The economy of Sierra County, NM employs 3.46k people. In 2023, the largest industries in Sierra County, NM were Health Care & Social Assistance (756 people), Retail Trade (527 people), and Educational Services (372 people), and the highest paying industries were Finance & Insurance, & Real Estate & Rental & Leasing (\$86,417), Mining, Quarrying, & Oil & Gas Extraction (\$63,370), and Manufacturing (\$56,125). The most common jobs held by residents of Sierra County, NM, by number of employees, are Office & Administrative Support Occupations (456 people), Management Occupations (415 people), and Education Instruction, & Library Occupations (334 people).

From 2022 to 2023, employment in Sierra County, NM declined at a rate of -2.64%, from 3.55k employees to 3.46k employees.

The most common job groups, by number of people living in Sierra County, NM, are Management Occupations (641 people), Healthcare Support Occupations (555 people), and Education Instruction, & Library Occupations (372 people).

From 2022 to 2023, employment in Sierra County, NM declined at a rate of -2.64%, from 3.55k employees to 3.46k employees.

The most common employment sectors for those who live in Sierra County, NM, are Health Care & Social Assistance (756 people), Retail Trade (527 people), and Educational Services (372 people). This chart shows the share breakdown of the primary industries for residents of Sierra County, NM, though some of these residents may live in Sierra County, NM and work somewhere else.

### Area Description

The industries with the best median earnings for men in 2023 are Agriculture, Forestry, Fishing & Hunting, & Mining (\$64,022), Public Administration (\$56,182), and Arts, Entertainment, & Recreation, & Accommodations & Food Services (\$36,250).

The industries with the best median earnings for women in 2023 are Finance & Insurance, & Real Estate & Rental & Leasing (\$86,667), Public Administration (\$50,833), and Transportation & Warehousing, & Utilities (\$41,622).

As of February 2023, there are 860k people employed in New Mexico. This represents a 2.72% increase in employment when compared to February 2022.

Spaceport America is considered to be the first purpose built spaceport for commercial use. The space started began construction in 2006 and was completed in 2012. The main tenant is considered to be Virgin Galactic. The initial cost for construction was estimated to be around \$198,000,000, however, according to "New Mexico's Sad Bet on Space Exploration" published on March 2, 2018 by the Atlantic, the overall cost was \$220,000,000. The cost was primarily paid for by New Mexico, however, about a third of the cost came out of public funds from Sierra County and the neighboring Doña Ana County from increased gross-receipts-taxes. Under the administration New Mexico Governor Susana Martinez looked for more private investment companies to help complete the project, which lead to SpaceX to join as an additional tenant. Several delays, including a crash of the first SpaceShipTwo vehicle has caused delays in commercial flights. Further controversy has arisen over the violation of New Mexico state's transparency laws several times by blocking and delaying public access to information as it is a publicly owned government entity ("Transparency Problems Plague Spaceport America" Published on August 23, 2017 by NMPolitics.net). In terms of impact on the local agriculture environment, in 2010 according to the Las Cruces Sun News, locals in the neighboring unincorporated community of Cutter wells went dry. The loss of water had coincided with the started at the same time ground water was being pumped at the Spaceport location at the time of construction. Solutions tried included trucking in water, capping of wells, expansion or drilling of new wells.

The median property value in Sierra County, NM was \$144,800 in 2023, which is 0.477 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$138,400 to \$144,800, a 4.62% increase. The homeownership rate in Sierra County, NM is 70.2%, which is higher than the national average of 65%.

People in Sierra County, NM have an average commute time of 13.8 minutes, and they drove alone to work. Car ownership in Sierra County, NM is approximately the same as the national average, with an average of 2 cars per household.

Median household income in Sierra County, NM is \$37,840. In 2023, the tract with the highest Median Household Income in Sierra County, NM was Census Tract 9623, Sierra County, NM with a value of \$46,667, followed by Census Tract 9624.01, Sierra County, NM and Census Tract 9624.02, Sierra County, NM, with respective values of \$43,112 and \$40,303.

In 2025, 12.4% of the population was living with severe housing problems in Sierra County, NM. From 2014 to 2025, the indicator declined 2.39%.

Sierra County Map



Sierra County Census of Agriculture



**Sierra County  
New Mexico**

**Total and Per Farm Overview, 2022 and change since 2017**

	2022	% change since 2017
Number of farms	269	+5
Land in farms (acres)	1,070,677	+6
Average size of farm (acres)	3,980	+1
<b>Total</b>	<b>(\$)</b>	
Market value of products sold	21,338,000	-33
Government payments	2,789,000	+782
Farm-related income	3,342,000	+164
Total farm production expenses	24,970,000	-24
Net cash farm income	2,500,000	+288
<b>Per farm average</b>	<b>(\$)</b>	
Market value of products sold	79,325	-36
Government payments <sup>a</sup>	39,282	+211
Farm-related income <sup>a</sup>	55,704	+212
Total farm production expenses	92,825	-27
Net cash farm income	9,293	+270

**1** Percent of state agriculture sales

**Share of Sales by Type (%)**

Crops	68
Livestock, poultry, and products	32

**Land in Farms by Use (acres)**

Cropland	35,338
Pastureland	938,812
Woodland	(D)
Other	(D)

**Acres irrigated: 5,196**

(Z)% of land in farms

**Land Use Practices (% of farms)**

No till	7
Reduced till	8
Intensive till	6
Cover crop	5

**Farms by Value of Sales**

	Number	Percent of Total <sup>b</sup>
Less than \$2,500	108	40
\$2,500 to \$4,999	27	10
\$5,000 to \$9,999	32	12
\$10,000 to \$24,999	27	10
\$25,000 to \$49,999	22	8
\$50,000 to \$99,999	16	6
\$100,000 or more	37	14

**Farms by Size**

	Number	Percent of Total <sup>b</sup>
1 to 9 acres	39	14
10 to 49 acres	62	23
50 to 179 acres	70	26
180 to 499 acres	25	9
500 to 999 acres	14	5
1,000+ acres	59	22



Sierra County Census of Agriculture

Sierra County  
New Mexico, 2022  
Page 2



Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State <sup>c</sup>	Counties Producing Item	Rank in U.S. <sup>c</sup>	Counties Producing Item
<b>Total</b>	<b>21,338</b>	<b>18</b>	<b>33</b>	<b>2,458</b>	<b>3,078</b>
<b>Crops</b>	<b>14,566</b>	<b>11</b>	<b>32</b>	<b>2,014</b>	<b>3,074</b>
Grains, oilseeds, dry beans, dry peas	1,444	15	29	2,102	2,917
Tobacco	-	-	-	-	267
Cotton and cottonseed	(D)	9	10	(D)	647
Vegetables, melons, potatoes, sweet potatoes	6,874	5	30	338	2,831
Fruits, tree nuts, berries	3,841	7	31	279	2,711
Nursery, greenhouse, floriculture, sod	(D)	20	29	(D)	2,660
Cultivated Christmas trees, short rotation woody crops	-	-	8	-	1,274
Other crops and hay	1,728	19	32	1,579	3,035
<b>Livestock, poultry, and products</b>	<b>6,773</b>	<b>26</b>	<b>33</b>	<b>2,330</b>	<b>3,076</b>
Poultry and eggs	51	10	33	1,629	3,027
Cattle and calves	5,815	26	32	1,608	3,047
Milk from cows	-	-	16	-	1,770
Hogs and pigs	(D)	24	28	1,788	2,814
Sheep, goats, wool, mohair, milk	(D)	29	32	(D)	2,967
Horses, ponies, mules, burros, donkeys	19	31	32	2,115	2,907
Aquaculture	-	-	15	-	1,190
Other animals and animal products	(D)	2	30	269	2,909

<b>Producers <sup>d</sup></b>	<b>522</b>	<b>Percent of farms that:</b>	<b>Top Crops in Acres <sup>e</sup></b>	
<b>Sex</b>		Have internet access	78	
Male	283	Farm organically	(Z)	
Female	239	Sell directly to consumers	10	
<b>Age</b>		Hire farm labor	25	
<35	57	Are family farms	97	
35 – 64	244			
65 and older	221			
<b>Race</b>				
American Indian/Alaska Native	12			
Asian	2			
Black or African American	3			
Native Hawaiian/Pacific Islander	3			
White	496			
More than one race	6			
<b>Other characteristics</b>				
Hispanic, Latino, Spanish origin	172			
With military service	55			
New and beginning farmers	148			
			<b>Livestock Inventory (Dec 31, 2022)</b>	
			Broilers and other meat-type chickens	1,250
			Cattle and calves	14,565
			Goats	202
			Hogs and pigs	13
			Horses and ponies	535
			Layers	778
			Pullets	90
			Sheep and lambs	17
			Turkeys	106

<sup>a</sup> Average per farm receiving. <sup>b</sup> May not add to 100% due to rounding. <sup>c</sup> Among counties whose rank can be displayed. <sup>d</sup> Data collected for a maximum of four producers per farm. <sup>e</sup> Crop commodity names may be shortened; see full names at [www.nass.usda.gov/go/cropnames.pdf](http://www.nass.usda.gov/go/cropnames.pdf). <sup>f</sup> Position below the line does not indicate rank. (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.

USDA is an equal opportunity provider, employer, and lender.

Legal Description

**Legal Description**

SEC 3 TWP 12S RGE 8W 20.33 ACRES IN SE4SE4

SEC 10 TWP 12S RGE 8W 0.06 ACRES IN NE4NE4

295.924 AC IN SEC 11 TWP 12S RGE 8W



ABOVE: Typical view of pasture and exterior fencing

BELOW: Typical pasture view





ABOVE: Typical pasture view and power lines that bisect the subject

BELOW: Typical pasture view





ABOVE: View of well

BELOW: View of subject





ABOVE: Typical pasture view

BELOW: Typical pasture view



## Subject Land Description

### Location

The subject is located in southern New Mexico approximately 4.8 driving miles south of Winston and 43 driving miles northwest of the City of Truth or Consequences, in Sierra County, New Mexico.

### Access

The property is provided access along County Road C007, also known as Chiz Rd, that bisects the subject and County Road C004; both county maintained dirt roads.

### Interior Access

Interior access through the subject is considered average and typical of ranches in the subject's market area. Interior access is by county maintained dirt roads and standard pasture roads which may or may not be accessible during and after periods of wet weather. Certain areas of the subject have soils that may not be passable after rainfall; however, the majority of the subject has somewhat rocky soils that can be traveled after rainfall events. Portions of the subject have rugged terrain and certain interior roads may require a 4-wheel drive vehicle.

### Size

The subject consists of 316.28 +/- deeded acres.

### Shape/Configuration

The subject has a large irregular shape. The subject extends approximately 0.85 miles at its longest point (north to south) and approximately 1 mile at its widest point (east to west). Please reference the previous property maps.

### Flood Zone

The majority of the subject property is located in Zone C which is categorized as an area of minimal flooding while some areas of the property are in Zone A. Zone A is a Special Flood Hazard Area without base flood elevation. The flood zone does not appear to impact the operation as a hobby ranch as much of the subject property appears to be located outside of any major areas of potential flooding.

### Soils

The soils of the subject range from Rock outcrop-Luzena association soils on the extremely steep rock faces to Redbank-Torrifluents association in the gently sloping pastures.

### Easements and Encumbrances

The appraised property is bisected by typical utility easements and access easements. However, no recorded easement documentation has been provided to the appraiser.

### Adjacent Land Uses

North - Working ranches / Rural residential

South - Working ranches

East - Working ranches

West - Working Ranches

### Land Features

The subject includes a diverse topography typical of portions of Sierra County. The topography consists of open, alluvial plains to some undulating terrain. There are certain gently sloping pastures that are open native grasslands with additional areas consist of steep terrain. In addition, there is approximately 48.73 acres of nearly level land that had previously been irrigated. Elevations range from 5,840 feet in the valley to over 6,330 feet along the mesa.

### Vegetation

Vegetation located on the subject includes desert shrub-cactus associations with plants like mesquite, creosote, ocotillo, sotol, yucca, barrel cactus, tobosa grass along with other native grasses. Seasonal rains provide additional forage growth throughout the alluvial flats as moisture descends from the higher elevations.

**Subject Land Description****Water Features**

The subject has a well in the southeast section of the property. The well has a diversion amount of 209.54 acre feet per year per the New Mexico State Engineer Office website . However, it is important to note that the water rights were not included in the scope of this appraisal per request of the client.

**Fencing**

The subject has standard height perimeter fencing consisting of 4 strands of barbed wire on wood and/or metal t-posts.

**Hazards and Detriments**

The appraiser noted no major hazards and/or detriments that would limit the marketability of the subject. Portions of the subject are likely prone to flooding along various creeks, draws, drainages, canyons, etc. Flooding is common of southern New Mexico ranches with rolling terrain. Please refer to the flood map included within the appraisal report.

**Improvements**

The subject is void of any structural improvements. The property has numerous “standard” ranch improvements including a water well, fencing, etc. that are considered to provide a utility value or a component of the underlying land value.

**Owner Number and 2025 Taxes**

16806 - \$ 10.17

## Highest & Best Use Analysis

In the analysis of pertinent data, four steps are implicit and are applied in the following order to develop adequate support for the highest and best use opinion: Legally Permissible; Physically Possible; Financially Feasible; Maximally Productive. These criteria are generally considered sequentially. The first test will consider the highest and best use (HBU) as vacant, followed by an analysis as though improved.

### Highest and Best Use as Vacant

#### Legally Permissible

There are no zoning ordinances in this area of Sierra County that would restrict the property from being used for agricultural or rural residential purposes, including livestock grazing and small-scale hobby ranching. No private deed restrictions were identified. The area is rural and largely unregulated, and no future zoning changes are anticipated. Legal constraints do not limit potential uses of the deeded land.

#### Physically Possible

Physical characteristics of the property—including size, configuration, access, terrain, soils, vegetation, and water availability—determine the range of feasible uses. The subject contains 316.28 acres with an irregular shape, varying from nearly level former irrigated fields to undulating grazing lands and portions of steep terrain. The property is bisected by County Road C007, with additional access from County Road C004. Interior access is typical for the area and generally passable, though certain locations require a four-wheel-drive vehicle due to rocky soils, drainage crossings, and uneven terrain.

Existing on-site features include a functional livestock well and seasonal drainage areas that help support grazing operations. Electricity is available along established easements, including the utility corridor that crosses the property. These improvements support ongoing agricultural use but do not suggest alternative intensive uses. Although a portion of the land had previously been irrigated, the absence of water rights from the scope of this assignment and the lack of current irrigation infrastructure limit the feasibility of row-crop agriculture. The property's overall physical characteristics support continued use as a grazing unit for cattle or similar livestock.

#### Financially Feasible

Based on current market behavior in Sierra County and surrounding hobby-ranch markets, the most financially feasible use is continued agricultural grazing. Recent sales activity, stable demand for small to mid-sized recreational ranches, and the subject's accessible location indicate that the property would attract buyers seeking livestock grazing, hobby ranching, or recreational enjoyment. No alternative use provides greater financial return than continued grazing and rural recreational use.

#### Maximally Productive

Among all uses that are legally permissible, physically possible, and financially feasible, continued use as a small to mid-scale grazing and hobby ranch unit represents the maximally productive use of the land as vacant.

### Highest and Best Use as Improved

#### Legally Permissible

The subject's current agricultural use is legally permissible, and there are no zoning ordinances or known deed restrictions preventing continued livestock grazing, rural residential use, or typical hobby-ranch activities. No changes in zoning or permitted uses are anticipated.

#### Physically Possible

The property contains no structural improvements, but it does include ranch-typical supporting features such as perimeter fencing, a livestock well, utility easements, and interior pasture roads. The terrain, views, access, and general layout are suitable for continued grazing and limited rural residential development, such as a future homesite or livestock facilities, if desired. The physical characteristics of the tract do not support intensive subdivision, commercial development, or irrigated farming in its current state.

#### Financially Feasible

Given buyer preferences in this region, the most financially feasible use of the property as improved remains its present function as a livestock and hobby ranch unit with minimal supporting improvements. The market does not indicate demand for higher-intensity improvements or alternative uses that would produce greater overall value.

### **Highest & Best Use Analysis Continued**

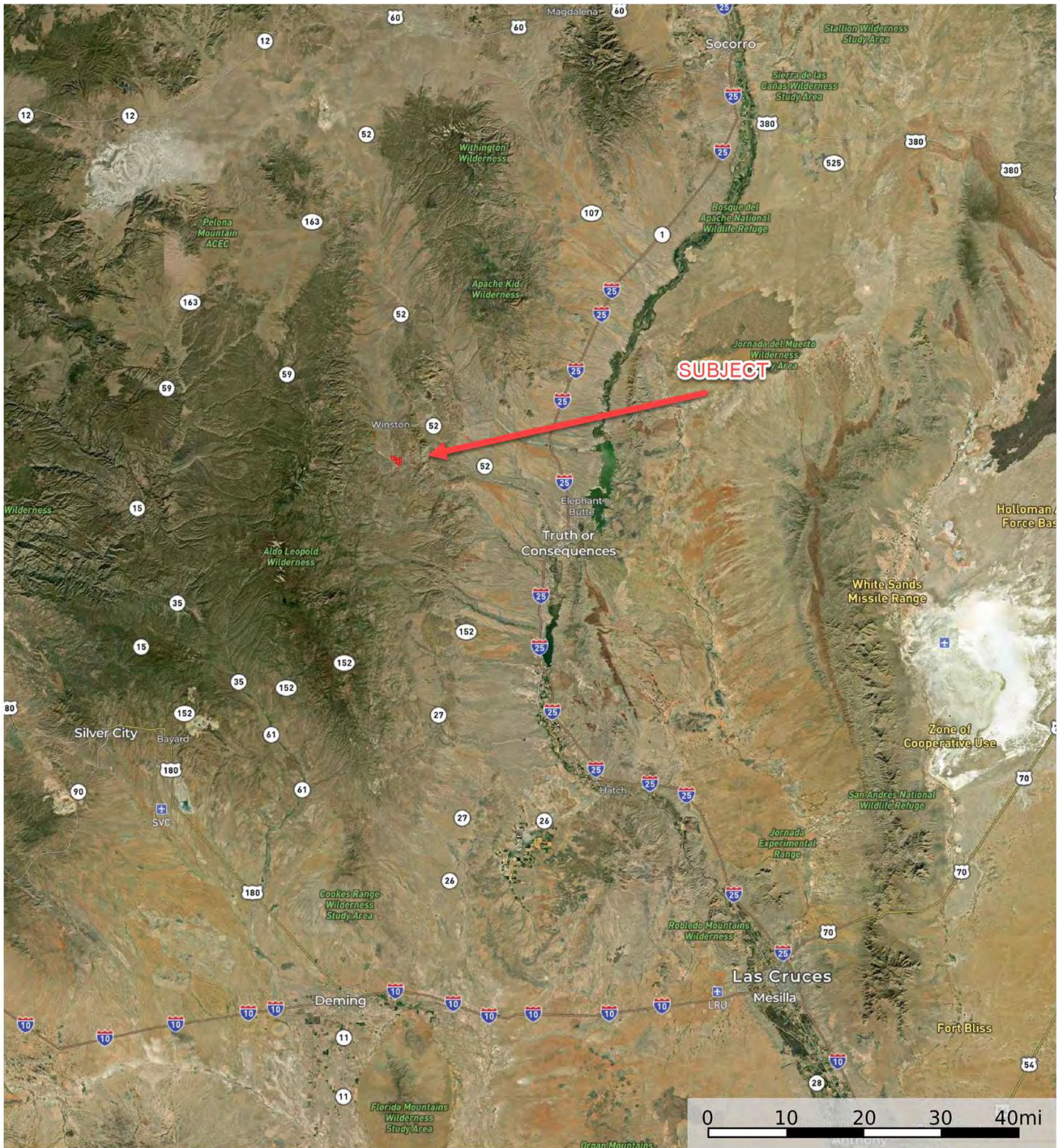
#### **Maximally Productive**

Because the existing improvements are minimal and typical for a ranch of this size, and because the surrounding market area supports continued use for grazing, the maximally productive use of the subject as improved is livestock grazing and hobby-ranch use with utility supporting features such as fencing, well infrastructure, and typical ranch access.

#### **Conclusion of Highest and Best Use**

Considering legal permissibility, physical characteristics, financial feasibility, and overall productivity, the highest and best use of the 316.28-acre subject property, both as vacant and as improved is continued livestock grazing and hobby-ranch use consistent with rural agricultural operations typical of Sierra County.

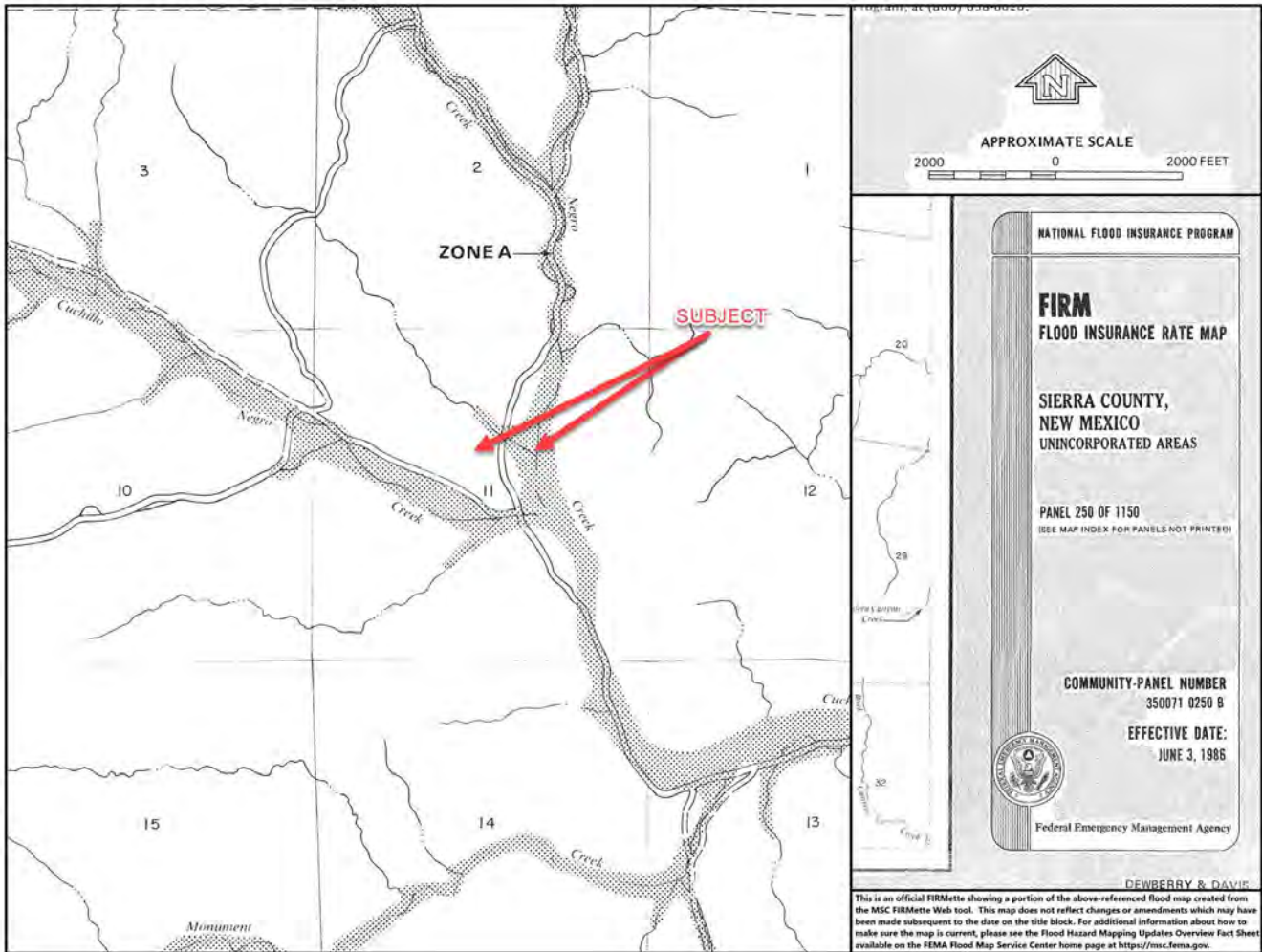
Location Map



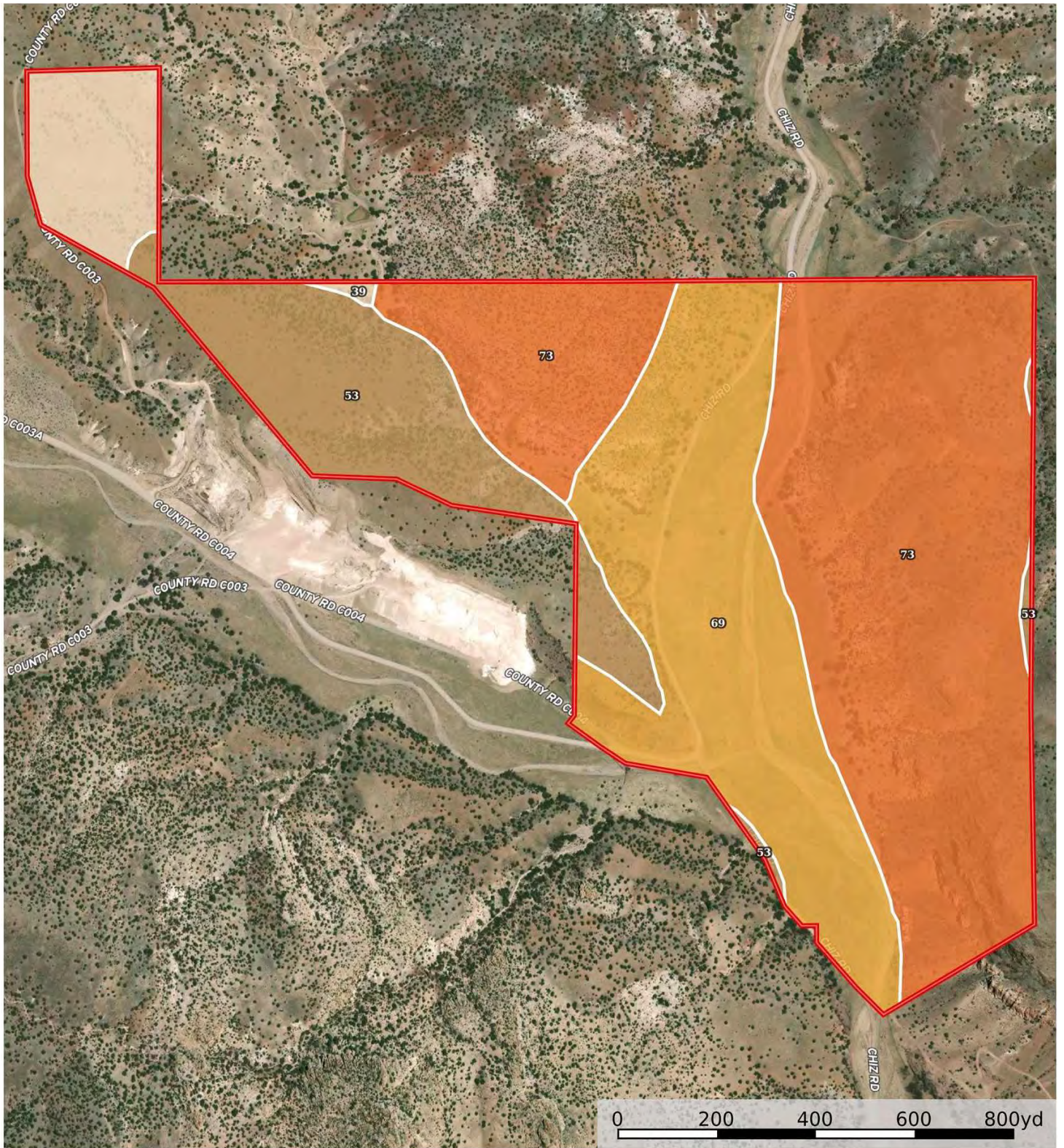
Plat Map



FEMA Flood Map



Soils Map



Soils Map

Boundary 316.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
73	Rock outcrop-Luzena association, extremely steep	159.79	50.48	0	3	-
69	Redbank-Torrifluvents association, gently sloping	88.95	28.1	0	19	6e
53	Luzena-Rock outcrop association, very steep	47.81	15.1	0	2	7e
39	Goldust-Pena association, hilly	20.02	6.32	0	11	7e
TOTALS		316.57(*)	100%	-	7.85	6.43

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

**Grazing Cultivation**

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water

## Appraisal Methodology

### Three Approaches to Value

There are three traditional approaches typically available to develop indications of real property value: the Cost, Sales Comparison, and Income Capitalization Approaches.

#### Income Capitalization Approach

The Income Capitalization Approach develops an indication of value for income-producing property by converting anticipated net income or cash flow into a value estimate. This can be accomplished either by capitalizing a single year's stabilized income using a market-derived overall rate or by discounting a series of projected cash flows and a reversion at an appropriate yield rate.

For rural hobby ranches in Sierra County, market participants do not typically purchase properties based on income generation from the surface estate. Grazing income, when present, is nominal and does not drive buyer behavior or pricing. In addition, there is insufficient market data to extract reliable capitalization or yield rates for units of this nature. For these reasons, the Income Capitalization Approach does not provide a meaningful indication of value for the subject and has been omitted.

#### Cost Approach

The Cost Approach is based on the principle of substitution, which states that a knowledgeable buyer would not pay more for an existing property than the cost to acquire the land and construct improvements of equal utility. This approach is most applicable when improvements are new, proposed, or highly specialized.

The subject property contains no structural improvements that contribute measurable value in the marketplace. As a result, there is no depreciable improvement component to develop, and the Cost Approach would not provide a credible indication of value. Accordingly, the Cost Approach has been omitted.

#### Sales Comparison Approach

The Sales Comparison Approach develops an opinion of value by comparing the subject property with recently sold properties exhibiting similar physical, legal, and economic characteristics. Adjustments are applied to reflect differences in attributes such as size, access, terrain, location, utility availability, amenities, and overall utility. This approach is particularly applicable to general-use rural properties, including small and mid-sized ranches, grazing tracts, and hobby-ranch units, where market participants rely heavily on comparable sales to establish value.

In the subject's market area, buyers primarily rely on recent sales of similar acreage tracts to inform purchase decisions. Adequate comparable sales data exists within Sierra and adjacent counties to develop a well-supported value conclusion using this approach.

#### Subject Valuation

The subject is a 316.28-acre rural hobby ranch and grazing tract located in Sierra County, New Mexico. Based on its physical characteristics, market participant behavior, and available sales data, the Sales Comparison Approach provides the most credible and relevant indication of market value.

The Cost Approach is not applicable due to the absence of contributory structural improvements, and the Income Capitalization Approach is not meaningful given the lack of income reliance in this market segment. Therefore, the valuation of the subject property is based solely on the Sales Comparison Approach, which best reflects the actions and motivations of typical buyers and sellers in this market.

### Sales Comparison Approach (1-5)

<b>Sale Data</b>	Sale Data	Subject	Sale #1 1	Sale #2 2	Sale #3 3	Sale #4 4	Sale #5	
	Grantor (Seller)		Bartlett Family Trust	Berrys Living Trust	Niblett Trust	LKD Properties LLC		
	Grantee (Buyer)		Hould, Preston & Kimberly	Ray Gutierrez	Freeport McMoran Chino Mines Co	Weathers, Karren		
	Source		Contract	MLS	MLS	Contract		
	Date		Eff 11/25	09/25	05/25	12/23	10/23	
	Eff Unit Size/Unit		316.28 / Acres	100	283	483	555	
	Sale Price			295,000	280,000	750,000	670,000	
	Finance Adjusted			FSA	Cash	Cash	Conventional	
	CEV Price			295,000	280,000	750,000	670,000	
	Multiplier			2,950.00	989.40	1,554.28	1,207.12	
Expense Ratio								

The Appraiser has cited sales of similar property to the subject and considered these in the market analysis. The description below includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and the sales documented. When significant items are superior to the property appraised, a negative adjustment is applied. If the item is inferior, a positive adjustment is applied. Thus, each sale is adjusted for the measurable dissimilarities and each sale producing a separate value indication. The indications from each sale are then reconciled into one indication of value for this approach.

CEV Price/ Acres		2,950.00	989.40	1,554.28	1,207.12	
LAND AND IMPROVEMENT ADJUSTMENTS						
Land Adjustment		0.00	0.00	0.00	0.00	
Impvt. Adjustment		25.00	0.00	0.00	0.00	
Adjusted Price		2,975.00	989.40	1,554.28	1,207.12	

#### TIME ADJUSTMENTS

<input checked="" type="checkbox"/>	Yr	<input type="checkbox"/>	Mo	Periods				
<input type="checkbox"/>	Smpl	<input checked="" type="checkbox"/>	Cmp	Rate				
<input type="checkbox"/>	Auto	<input checked="" type="checkbox"/>	Man	Time Adjustment				
				Time Adj. Price				

#### OTHER ADJUSTMENTS

Deeded Size	316.28 Acres	100 Acres	283 Acres	483 Acres	555 Acres	
	Adjustment	-	=	=	+	
Location	Winston	Arenas Valley	Mimbres Valley	Hanover	San Lorenzo	
	Adjustment	-	-	-	=	
Access	Dirt County Rd	Dirt Private Rd	Dirt County Rd	Paved Highway	Paved Highway	
	Adjustment	+	=	-	-	
	Adjustment					
	Adjustment					
Net Adjustments		25	0	0	0	
<b>ADJUSTED PRICE</b>		2,975	989	1,554	1,207	

**Analysis/Comments:** (Discuss positive and negative aspects of each sale as they affect value)

Please see the Sales Comparison Comments on pages 27 - 28.

**Sales Comparison Approach Summary:**

Property Basis (Value Range): \$ 989.00 to \$ 2,975.00  
 Unit Basis: \$ 1,250.00 / X 316.28 Acres = \$ 395,350.00  
 Multiplier Basis: \$ X (multiple) = \$

**Sales Comparison Indication:**

\$ 395,000 RND

## Sales Comparison Comments

A comprehensive search was conducted for sales of properties comparable to the subject. The most relevant market area includes Sierra County and neighboring Grant County, both of which contain hobby-ranch and small grazing-unit properties with similar access, terrain, and buyer profiles. The Sales Comparison Approach reflects the principle of substitution, which holds that a prudent buyer will not pay more for a property than the cost to acquire another of similar utility and desirability.

In this approach, we examine recently sold properties that are similar to the subject property. Since no two properties are identical, adjustments are made to recognize measurable differences between the comparables and the subject. These adjustments reflect how market participants react to variations in location, size, access, physical utility, land mix, and other characteristics that influence value. Some items—such as location or size—lend themselves to quantitative adjustments because adequate market evidence exists to express their impact numerically. Other characteristics, including access quality, terrain differences, or overall aesthetic appeal, are more appropriately handled through qualitative adjustments, indicated with “+”, “-”, or “=” symbols. These qualitative indicators acknowledge relative superiority or inferiority where paired-sales data is limited. Together, these adjustments align each comparable sale with the subject’s overall desirability and utility. The resulting adjusted prices represent the most reasonable estimate of what each comparable would have sold for had it possessed the same characteristics as the 316.28-acre subject property.

The elements of comparison analyzed include real property rights conveyed, financing terms, conditions of sale, buyer expenditures made immediately after purchase, market conditions, and property-specific characteristics such as location, physical features, access, use, and the presence of non-realty components. Four closed transactions were selected from a broader data set due to their similarity to the subject in size, land mix, terrain, access quality, and date of sale. All four are located within Sierra County or adjacent Grant County. Variations in improvement contribution and land type are addressed within the Land & Improvement Supplements.

### 1) Buyer Expenditures Made Immediately After Purchase

No buyer expenditures were reported for the comparable sales; therefore, no adjustments were required.

### 2) Property Rights Conveyed

The subject is appraised as fee simple estate. All comparable sales conveyed fee simple interest; therefore, no adjustment was necessary.

### 3) Terms of Sale/Financing

All sales reflect cash-equivalent terms, requiring no adjustment.

### 4) Conditions of Sale

All verified sales appear to have been consummated under arm’s-length conditions; therefore, no adjustments were required.

### 5) Market Conditions

The sales occurred between October 2023 (Sale 4) and September 2025 (Sale 1). Market conditions within this period have been generally stable for rural recreational and grazing tracts. Sale dates were considered but did not warrant specific time adjustments.

### 6) Location

The subject is located northwest of Truth or Consequences with access via County Roads C003A and C007. Comparable sales located closer to Silver City (Sales 1, 2, and 3) benefit from a stronger recreational market and therefore received negative quantitative adjustments for superior locational influence.

### 7) Size

Comparable sales range from 100 acres (Sale 1) to 555 acres (Sale 4). At 316.28 acres, the subject falls near the mid-range of the data set. Sale 1 required a negative quantitative adjustment due to its small size, while Sale 4 required a positive qualitative adjustment due to its significantly larger size.

### 8) Access

The subject and Sale 2 have legal access via county-maintained dirt roads. Sales 3 and 4 have superior paved-road access and received negative qualitative adjustments. Sale 1 has inferior private-dirt-road access and received a positive qualitative adjustment.

## Sales Comparison Comments

### Sales Comparison Approach Conclusion

Land-mix and improvement considerations are addressed within the Land & Improvement Supplements and required no adjustment for differences in land composition. Each comparable sale was thoroughly analyzed to estimate the market value of the subject. Adjusted sale indicators range from approximately \$989 per acre (Sale 2) to \$2,975 per acre (Sale 1). The average and median of the adjusted indicators are \$1,681 per acre and \$1,380 per acre, respectively.

Primary weight is placed on Sales 2 and 3, as these properties most closely resemble the subject in terms of size, access, land characteristics, and overall market utility. Additional support is drawn from Sale 4, which exhibits similar physical and regional attributes. A weighted analysis allocating 50 percent to Sale 2 and 50 percent to Sale 3 produces an indicated value of approximately \$1,250 per acre, or \$395,350 for the 316.28 acres. For reporting clarity, this figure is rounded to \$395,000, representing a reasonable and well-supported indication of market value.

### Final Value Conclusion

Based on a personal inspection of the property, verification of market data, and analysis of comparable sales, the estimated market value of the 316.28-acre tract as of November 3, 2025 is:

<b>Value per Deeded Acre</b>	<b>\$1,250</b>
<b>Deeded Acres</b>	<b>316.28</b>
<b>Deeded Acre Indicated Value</b>	<b>\$395,000 (rounded)</b>

**THREE HUNDRED NINETY-FIVE THOUSAND DOLLARS**  
**\$395,000**









Sales Map



Index #	35017250910	Database #	1446	Sale #	1
Grantor	Bartlett Family Trust	Sales Price	295,000	Property Type	Hobby Ranch
Grantee	Hould, Preston & Kimberly	Other Contrib.		Primary Land Use	Fee Pasture
Deeded Acres	100.00	Net Sale Price	295,000	Lease Type	
Sale Date/DOM	09/10/25 / 0	\$/Deeded Acre	2,950.00	% Lease	
Prior Sale Date		Financing	FSA	Lvstk Cap	
Prior CEV Price		% Fin. Adj.		Topography	Rolling
Analysis Code	RAH	CEV Price	295,000	Recreation	Yes
Source	Contract	SCA Unit Type	Acre	Mineral Affect	No
Motivation	Establish Ranch	Eff. Unit Size	100.00	Water Source	Well
Highest & Best Use	Hobby Ranch	SCA \$/Unit	2,950.00	\$/AU Total	
Address	415 XYZ Ranch Rd	Multiplier Unit	\$/P Unit		
City	Arenas Valley	Multiplier No.	2,950.00		
County	Grant	Legal Access	Yes	Parcel #	3076098096396
State/Zip	NM / 88022	Physical Access	Dirt	Account Number	R072526
Region/Area/Zone	/ /	View	Mountains	Tax ID/Recording	202503102
Location	Arenas Valley	Utilities	Private Well	Sec/Twp/Rge	9 / 17S / 13W
Legal Description:	Quarter: Se S: 09 T: 17 S R: 13 W Pt Seq 100.0 Ac				

### Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Fee Pasture	%	100.00	Ac. 2,975.00		X \$	= \$	297,500
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
<b>Totals</b>		100.00	Ac. 2,975.00		X \$	= \$	297,500
<b>CEV Price \$</b>	295,000	<b>- Land Contribution \$</b>		297,500	<b>= Improvement Contribution \$</b>		-2,500

### Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator	
Income Source	Units	Unit Measure	Stabilized Yield	Total Production	Cash/Share/Owner Income
<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated				Stabilized \$/Unit	Share %
Cash Lease	100.00	Acres		Gross Income	Income \$
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent		/mo	/yr
<b>Stabilized Gross Income = \$</b>					
<b>Expense Items:</b>		<b>Expenses (cont.):</b>		<b>Expenses (cont.):</b>	
Real Estate Tax	\$ 822		\$		\$
Insurance	\$		\$		\$
Maintenance	\$		\$		\$
Management	\$		\$		\$
Total Expenses	822	/ Stabilized G.I.		= Expense Ratio	%
Net Income	-822	/ CEV Price	295,000	= Cap Rate	-0.28 %
<b>Total Expenses = \$</b>					822
<b>Net Income = \$</b>					-822

<b>Index #</b>	35017250910	<b>Database #</b>	1446	<b>Sale #</b>	1
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**Improvement Analysis**

<b>Improvement Analysis</b>	<b>Item:</b>	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type										
	Size										
	Unit										
	Utility										
	Condition										
	Age										
	Remaining Life										
	RCN/Unit										
	RCN										
	% Physical Depreciation										
	RCN Remainder After Phys. Depr.										
	% Functional Obsolescence										
	RCN Rem. After Phys./Funct. Depr.										
	% External Obsolescence										
	Total Impt. Contribution										
	Contribution \$/Unit										

Physical Depreciation \_\_\_\_\_% Functional Obsolescence \_\_\_\_\_% External Obsolescence \_\_\_\_\_% Total Depreciation \_\_\_\_\_%  
 Total RCN \$ \_\_\_\_\_ Total Improvement Contribution: \$ \_\_\_\_\_ Improvement As % of Price \_\_\_\_\_%

**Comments**

Unimproved 100-acre tract with access provided via XYZ Ranch Road, a private dirt roadway. The property is located in southwestern Grant County and consists of rolling to sloping terrain with areas of more rugged, mountainous topography.

Index #	35017250516	Database #	1523	Sale #	2
Grantor	Berrys Living Trust	Sales Price	280,000	Property Type	Hobby Ranch
Grantee	Ray Gutierrez	Other Contrib.		Primary Land Use	Fee Pasture
Deeded Acres	283.00	Net Sale Price	280,000	Lease Type	
Sale Date/DOM	05/16/25 / 140	\$/Deeded Acre	989.40	% Lease	
Prior Sale Date		Financing	Cash	Lvstk Cap	
Prior CEV Price		% Fin. Adj.		Topography	Rolling
Analysis Code	RAH	CEV Price	280,000	Recreation	Yes
Source	MLS	SCA Unit Type	Acre	Mineral Affect	No
Motivation	Investment	Eff. Unit Size	283.00	Water Source	N/A
Highest & Best Use	Hobby Ranch	SCA \$/Unit	989.40	\$/AU Total	
Address	Poncho Road	Multiplier Unit	\$/P Unit		
City	Mimbres	Multiplier No.	989.40		
County	Grant	Legal Access	Yes	Account Number	R063547
State/Zip	NM / 88049	Physical Access	Dirt	Account Number	R080104
Region/Area/Zone	/ /	View	Avg	Tax ID/Recording	202501512
Location	Mimbres Valley	Utilities	None	Sec/Twp/Rge	14 / 17S / 11W
Legal Description: Quarter: SW S: 14 T: 17S R: 11W PT SWQ					
Quarter: NE S: 23 T: 17S R: 11W PT NEQ					
Quarter: SW S: 23 T: 17S R: 11W PT					
SWQ Quarter: NW S: 23 T: 17S R: 11W					

Land-Mix Analysis									
Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value		
Fee Pasture	%	283.00	Ac. 989.40			X \$	= \$	280,000	
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
	%		Ac.			X \$	= \$		
<b>Totals</b>		283.00	Ac. 989.40			X \$	= \$	280,000	
<b>CEV Price \$</b>	280,000	<b>- Land Contribution \$</b>		280,000	<b>= Improvement Contribution \$</b>				

Income Analysis									
Income Estimate Basis:		<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator					
Income Source	Units	Unit Measure	Stabilized Yield	Total Production		Cash/Share/Owner Income			
				Stabilized \$/Unit	Gross Income	Share %	Income \$		
<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated									
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent		/mo	/yr				
<b>Stabilized Gross Income = \$</b>									
<b>Expense Items:</b>		<b>Expenses (cont.):</b>			<b>Expenses (cont.):</b>				
Real Estate Tax	\$ 2,539		\$		\$				
Insurance	\$		\$		\$				
Maintenance	\$		\$		\$				
Management	\$		\$		\$				
Total Expenses	2,539	/ Stabilized G.I.		= Expense Ratio	%	<b>Total Expenses = \$</b>		2,539	
Net Income	-2,539	/ CEV Price	280,000	= Cap Rate	-0.91 %	<b>Net Income = \$</b>		-2,539	

**Index #** 35017250516

**Database #** 1523

**Sale #** 2

**Improvement Analysis**

Improvement Analysis	Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type										
	Size										
	Unit										
	Utility										
	Condition										
	Age										
	Remaining Life										
	RCN/Unit										
	RCN										
% Physical Depreciation											
RCN Remainder After Phys. Depr.											
% Functional Obsolescence											
RCN Rem. After Phys./Funct. Depr.											
% External Obsolescence											
Total Impt. Contribution											
Contribution \$/Unit											

Physical Depreciation \_\_\_\_\_% Functional Obsolescence \_\_\_\_\_% External Obsolescence \_\_\_\_\_% Total Depreciation \_\_\_\_\_%  
 Total RCN \$ \_\_\_\_\_ Total Improvement Contribution: \$ \_\_\_\_\_ Improvement As % of Price \_\_\_\_\_%

Comments

Unimproved 283-acre property consisting of two contiguous parcels with access via Poncho Road, a county-maintained dirt roadway. The tract is located in western Grant County and features rolling terrain with a leveled pad suitable for a future building site. The property was exposed to the market for approximately 140 days and sold for \$280,000.

Index #	35017231220	Database #	1280	Sale #	3
Grantor	Niblett Trust	Sales Price	750,000	Property Type	Hobby Ranch
Grantee	Freeport McMoran Chino Mines Co	Other Contrib.		Primary Land Use	Fee Pasture
Deeded Acres	482.54	Net Sale Price	750,000	Lease Type	
Sale Date/DOM	12/20/23 / 141	\$/Deeded Acre	1,554.28	% Lease	
Prior Sale Date		Financing	Cash	Lvstk Cap	
Prior CEV Price		% Fin. Adj.		Topography	Rolling
Analysis Code	RAH	CEV Price	750,000	Recreation	Yes
Source	MLS	SCA Unit Type	Acre	Mineral Affect	No
Motivation	Investment	Eff. Unit Size	482.54	Water Source	UNK
Highest & Best Use	Hobby Ranch	SCA \$/Unit	1,554.28	\$/AU Total	
Address	Highway 152	Multiplier Unit	\$/P Unit		
City	Hanover	Multiplier No.	1,554.28		
County	Grant	Legal Access	Yes	Parcel #	
State/Zip	NM / 88041	Physical Access	Paved	Account Number	R081725, R081723, R081722, R08172
Region/Area/Zone	/ /	View	Mountains	Tax ID/Recording	202304882
Location	Mining District	Utilities	None	Sec/Twp/Rge	Var / 17S / 12W
Legal Description: Quarter: NW S: 29 T: 17S R: 12W WHNWQ PT					
SEQNWQ Quarter: SW S: 29 T: 17S R: 12W					
PT WHSWQ 197.130 AC, TENANTS IN					
COMMON, LEASE BARRIS P066826					

### Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Fee Pasture	%	482.54	Ac. 1,554.28		X \$	= \$	750,002
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
<b>Totals</b>		482.54	Ac. 1,554.28		X \$	= \$	750,002
<b>CEV Price \$</b>	750,000	<b>- Land Contribution \$</b>		750,002	<b>= Improvement Contribution \$</b>		

### Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator	
Income Source	Units	Unit Measure	Stabilized Yield	Total Production	Cash/Share/Owner Income
<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated				Stabilized \$/Unit	Share %
Cash Lease	482.52	Acres		Gross Income	Income \$
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent		/mo	/yr
<b>Stabilized Gross Income = \$</b>					
<b>Expense Items:</b>		<b>Expenses (cont.):</b>		<b>Expenses (cont.):</b>	
Real Estate Tax	\$ 21		\$		\$
Insurance	\$		\$		\$
Maintenance	\$		\$		\$
Management	\$		\$		\$
Total Expenses	21	/ Stabilized G.I.		= Expense Ratio	%
Net Income	-21	/ CEV Price	750,000	= Cap Rate	%
<b>Total Expenses = \$</b>					21
<b>Net Income = \$</b>					-21

<b>Index #</b>	35017231220	<b>Database #</b>	1280	<b>Sale #</b>	3
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**Improvement Analysis**

<b>Improvement Analysis</b>	<b>Item:</b>	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type										
	Size										
	Unit										
	Utility										
	Condition										
	Age										
	Remaining Life										
	RCN/Unit										
	RCN										
	% Physical Depreciation										
	RCN Remainder After Phys. Depr.										
	% Functional Obsolescence										
	RCN Rem. After Phys./Funct. Depr.										
	% External Obsolescence										
	Total Impt. Contribution										
	Contribution \$/Unit										

Physical Depreciation \_\_\_\_\_% Functional Obsolescence \_\_\_\_\_% External Obsolescence \_\_\_\_\_% Total Depreciation \_\_\_\_\_%  
 Total RCN \$ \_\_\_\_\_ Total Improvement Contribution: \$ \_\_\_\_\_ Improvement As % of Price \_\_\_\_\_%

**Comments**

Unimproved 482-acre tract situated adjacent to BLM lands and the Gila National Forest, with direct access from paved Highway 152. The property has partial perimeter fencing, no utilities, and no zoning restrictions. Located northeast of Silver City in central Grant County, the terrain varies from rolling and sloping areas to more rugged mountainous sections. The property was professionally marketed, originally listed at \$820,320, and sold for \$750,000 after 141 days on the market.

Index #	35017231031	Database #	1095	Sale #	4
Grantor	LKD Properties LLC	Sales Price	670,000	Property Type	Ranch
Grantee	Weathers, Karren	Other Contrib.		Primary Land Use	Fee Pasture
Deeded Acres	555.04	Net Sale Price	670,000	Lease Type	N/A
Sale Date/DOM	10/30/23 /	\$/Deeded Acre	1,207.12	% Lease	
Prior Sale Date		Financing	Conventional	Lvstk Cap	
Prior CEV Price		% Fin. Adj.		Topography	Rolling
Analysis Code	RAH	CEV Price	670,000	Recreation	No
Source	Contract	SCA Unit Type	Acre	Mineral Affect	No
Motivation	Expand Ranch	Eff. Unit Size	555.04	Water Source	Well
Highest & Best Use	Ranch	SCA \$/Unit	1,207.12	\$/AU Total	
Address	Highway 61	Multiplier Unit	\$/P Unit		
City	Mimbres	Multiplier No.	1,207.12		
County	Grant	Legal Access	Yes		
State/Zip	NM / 88041	Physical Access	Yes	Parcel ID	3057106328320
Region/Area/Zone	/ /	View	Pasture	Tax ID/Recording	PENDING
Location	San Lorenzo	Utilities	Elec	Sec/Twp/Rge	21 / 18S / 10W
Legal Description:	See Attached				

### Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Fee Pasture	%	555.04	Ac. 1,207.12		X \$	= \$	670,000
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
<b>Totals</b>		555.04	Ac. 1,207.12		X \$	= \$	670,000
<b>CEV Price \$</b>	670,000	<b>- Land Contribution \$</b>		670,000	<b>= Improvement Contribution \$</b>		

### Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator			
Income Source	Units	Unit Measure	Stabilized Yield	Total Production		Cash/Share/Owner Income	
				Stabilized \$/Unit	Gross Income	Share %	Income \$
<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated							
Improvements <input type="checkbox"/>	Improvements Included in Land Rent			/mo	/yr		
<b>Stabilized Gross Income = \$</b>							
<b>Expense Items:</b>		<b>Expenses (cont.):</b>		<b>Expenses (cont.):</b>			
Real Estate Tax	\$		\$		\$		
Insurance	\$		\$		\$		
Maintenance	\$		\$		\$		
Management	\$		\$		\$		
Total Expenses		/ Stabilized G.I.		= Expense Ratio	%	<b>Total Expenses = \$</b>	
Net Income		/ CEV Price	670,000	= Cap Rate	%	<b>Net Income = \$</b>	

<b>Index #</b>	35017231031	<b>Database #</b>	1095	<b>Sale #</b>	4
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**Improvement Analysis**

<b>Improvement Analysis</b>	<b>Item:</b>	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type										
	Size										
	Unit										
	Utility										
	Condition										
	Age										
	Remaining Life										
	RCN/Unit										
	RCN										
	% Physical Depreciation										
	RCN Remainder After Phys. Depr.										
	% Functional Obsolescence										
	RCN Rem. After Phys./Funct. Depr.										
	% External Obsolescence										
	Total Impt. Contribution										
	Contribution \$/Unit										

Physical Depreciation \_\_\_\_\_% Functional Obsolescence \_\_\_\_\_% External Obsolescence \_\_\_\_\_% Total Depreciation \_\_\_\_\_%  
 Total RCN \$ \_\_\_\_\_ Total Improvement Contribution: \$ \_\_\_\_\_ Improvement As % of Price \_\_\_\_\_%

**Comments**

Hobby Ranch development, totaling 555.04 acres. Each tract has electricity, as the subdivision was originally intended for rural residential lots that did not sell well. The buyer owns adjoining land and intends to utilize the acquired tracts as one contiguous pasture for cattle operations. Water is supplied by a shared off-site well that feeds a pipeline and drinkers, with an on-site solar well tied into the same system serving as a backup source. The reported carrying capacity is approximately 11–12 animal units per section, or roughly 10 head across the subject tracts. The buyer was a member of the selling entity; therefore, the transaction is not considered to be fully arm’s length. The reported sale price was \$670,000.

## Reconciliation and Opinion of Value

Summary

<b>Cost Approach</b> _____	\$	<b>Not Developed</b>
<b>Income Approach</b> _____	\$	<b>Not Developed</b>
<b>Sales Comparison Approach</b> _____	\$	<b>395,000 RND</b>

Discussion & Correlation of Values

**Analysis of Each Approach and Opinion of Value:** Please see the Reconciliation comments on the following page.

Allocation of Value

<b>Opinion Of Value -</b>	(Estimated Marketing Time 6-12 months, see attached)	\$	395,000
Cost of Repairs	\$ _____		
Cost of Additions	\$ _____		
<b>Allocation:</b>	(Total Deeded Units: 316.28 )	Land:	\$ 395,000 \$ 1,249 / Acre ( 100 %)
		Land Improvements:	\$ _____ \$ 0 / ( 0 %)
		Structural Improvement Contribution:	\$ _____ \$ 0 / Acre ( 0 %)
<b>Value Estimate of Non-Realty Items:</b>			
	Value of Personal Property (local market basis)	\$ _____	
	Value of Other Non-Realty Interests:	\$ _____	
	Non-Realty Items:	\$ _____	\$ 0 / ( 0 %)
Leased Fee Value (Remaining Term of Encumbrance )	\$ _____	\$ 0 /	Acre ( 0 %)
Leasehold Value	\$ _____	\$ 0 /	( 0 %)
Overall Value	\$ 395,000	\$ 1,249 /	Acre ( 100 %)

### Reconciliation Discussion

The final step in the valuation process is the reconciliation of the various value indications into a single, well-supported market value conclusion. This process evaluates the relative strengths, reliability, and applicability of each approach to value and resolves them into a defensible final opinion.

The purpose of this assignment was to estimate the market value of the fee simple interest in the 316.28-acre subject property, with an intended use of providing financial assurance. The effective date of valuation corresponds to the date of inspection, November 3, 2025. Regional and neighborhood data, market trends, and property-specific characteristics were analyzed to understand the subject's position within the southern New Mexico hobby-ranch market, where demand has been stable and supported by recent transactions.

All three traditional approaches to value were considered. The Sales Comparison Approach was developed and provides the most credible indication of market value. The Cost Approach and Income Capitalization Approach were not applicable due to the absence of structural improvements and the lack of meaningful income potential associated with the surface estate. The indications are summarized below:

**Cost Approach: Not Developed**

**Income Capitalization Approach: Not Developed**

**Sales Comparison Approach: \$395,000**

A brief review of the approaches follows:

#### **Cost Approach**

The Cost Approach relies on estimating land value, replacement cost new of improvements, and accrued depreciation. As the subject property contains no contributory structural improvements, the Cost Approach does not produce a meaningful result and was appropriately excluded.

#### **Income Capitalization Approach**

The Income Capitalization Approach develops value through the capitalization or discounting of net operating income. Properties such as the subject are rarely purchased based on income attributable to the surface estate. Grazing income, when present, is nominal and does not influence buyer behavior in this market segment. Accordingly, the Income Approach was omitted.

#### **Sales Comparison Approach**

The Sales Comparison Approach relied upon four verified transactions within Sierra and Grant Counties that reflected similar physical characteristics, access, location, and overall market utility. All sales conveyed fee simple interest, and sufficient information was available to apply reliable quantitative and qualitative adjustments. The weighted analysis of the adjusted indicators results in an estimated value of approximately \$1,250 per acre, or \$395,000 overall. This approach is well supported by market data and provides the strongest and most credible indication of the subject's market value.

Given the quality of comparable data and the strong reliance of market participants on sales comparison metrics for properties of this type, the Sales Comparison Approach provides the most reliable indication of market value.

#### **CONCLUSION OF RECONCILIATION OF FINAL VALUE**

Based upon a personal inspection of the subject and an analysis of the southern New Mexico land market, the estimated market value of the fee simple interest of the subject property, subject to the general assumptions and limiting conditions, as of November 3, 2025, was:

**THREE HUNDRED NINETY-FIVE THOUSAND DOLLARS**  
**\$395,000**

### Assumptions and Limiting Conditions

The term "Appraiser", as referenced herein refers to the appraiser preparing the report, the appraiser employed for purposes of this appraisal, and other employees of the employer and/or appraiser.

1. The liability of the Appraiser is limited to the client and to the fee collected with no liability or obligation to any other third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser assumes no responsibility for any costs incurred to discover or correct deficiencies of any nature present in the property.
2. This appraisal is to be used only in its entirety; no part is to be used without the entire report. All conclusions and opinions concerning the analysis set forth in the report were prepared by the specific appraisers whose signatures appear on the appraisal report, unless indicated otherwise in the report. No change in the report shall be made by anyone other than these appraisers. The Appraisers shall have no responsibility if any such unauthorized change is made.
3. The Appraiser shall not divulge the material contents of this report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or client's designee as specified in writing, except as may be required by the appraisal organizations to which the Appraiser belongs as they may request in confidence for ethics enforcement, or by court of law or their body with the power of subpoena.
4. The valuation of this report is based on surface rights free and clear of all liens or encumbrances and ground water rights pertinent to the subject property.
5. Unless specifically cited value does not reflect wind, mineral, gas, oil or similar rights that may exist in whole or in part unless specifically noted in the report. Furnishings, equipment, personal property, and business operations, except as indicated in the report, have been disregarded with only the real estate being considered in the value estimate.
6. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the Appraisers render any opinion as to the title, which is assumed to be good and marketable.
7. The property is appraised as though under prudent and competent ownership and management. Further, the appraisal is based on the premises that there is full compliance with all applicable federal, state and local statutes and/or environmental regulations, unless otherwise stated in this report.
8. This report does not include an opinion on the presence or absence of any hazardous or toxic materials, toxic waste, or any other substance, contamination of buildings, improvements, air, water, plants or soil. The Appraisers accept no responsibility to discover or report any contaminated site, even if it is obvious. Consult a qualified professional to identify and evaluate the presence of contamination.
9. The Appraiser assumes that there are no hidden or unapparent conditions of the property other than wind rights, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors.
10. The legal description of the property was provided by the client records, and is assumed to be accurate. Any plat's, maps or sketches in this report show approximate dimensions and are included to assist the reader in visualizing the property. Such items are not to scale and are not surveys unless shown from a separate surveyor.
11. No responsibility is assumed for the accuracy of information, estimates and opinions provided to the Appraisers and contained in this report. It is suggested that the client independently verify the information provided prior to entering into transactions that would significantly impact the property or would require a substantial commitment of funds.
12. The Appraiser is not required to give testimony or appear in court because of having made this Appraisal with reference to the property in question, unless arrangements have been made previously thereof.

## Assumptions and Limiting Conditions Continued

13. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if used.

14. The market value estimated and the costs and other estimates used in arriving upon the estimate of value are as of the date of the appraisal. Because the markets upon which these estimates and conclusions are based are dynamic in nature, they are subject to change over time. Further, the appraisal report and value estimates are subject to change if future physical, legal, financial and other conditions differ from conditions on the appraisal date.

15. The Appraiser reserves the right to alter statements, analysis, conclusions or value estimates in the appraisal if facts become known that are pertinent to the appraisal process that were unknown to the Appraiser at the time of report preparation.

16. Neither all nor any part of the contents of this report, or copy thereof shall be distributed without the prior written consent of the Appraiser. Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use. Neither all nor any part of the appraisal report shall be conveyed to the general public through advertising, public relations, news, sales or other media, without the written consent and approval of the Appraiser. The physical report(s) remains the property of the Appraiser for the use of the client; the fee being for the analytical services only.

17. The fee for this appraisal or study is for the services rendered and not for the physical report of the time spent preparing the physical report itself. The fee for provision of this report is for analytical services provided by the Appraiser and has no relation to the final value of the report.

18. The American with Disabilities Act became effective January 26, 1992. The Appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it conforms with the various detailed requirements of ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the Appraiser has no direct evidence relating to this issue, the Appraiser did not consider possible non compliance with the requirements of ADA in estimating the value of the property.

19. The age of any improvements or equipment on the property or comparable sales should be considered an estimate. The Appraiser is not sufficiently skilled in the construction trades to be able to reliably estimate the age of improvements or equipment by visual observation. Therefore, the Appraiser relies on information from the owner, on-site personnel, public records or circumstantial evidence.

20. The Appraiser has made a cursory inspection of those parts of any mechanical equipment and/or systems included with the property that are generally visible when present. However, the Appraiser has not tested such equipment or systems and assumes no responsibility for their operating performance.

21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

22. The maps contained within this report are for visual aides only.

23. Legal description information is based on customer provided information and Sierra County Assessor information.

24. ACCEPTANCE OF, AND/OR USE OF, THE APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.

APPRAISER CERTIFICATION

We certify that, to the best of our knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analysis, opinions, and conclusions.
3. We have [X] no [ ] the specified present or prospective interest in the property that is the subject of this report and we have [X] no [ ] the specified personal interest with respect to the parties involved.
4. We have performed [X] no [ ] the specified services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Colin S. McVaugh, ARA [X] has [ ] has not made a personal inspection of the property that is the subject of this report. Rebekah A. Horton [X] has [ ] has not made a personal inspection of the property that is the subject of this report.
10. [X] No one [ ] the specified persons provided significant real property appraisal assistance to the persons signing this certification.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the American Society of Farm Managers and Rural Appraisers (ASFMRA). The use of this report is subject to the requirements of the ASFMRA relating to review by its duly authorized representatives.

As of the date of this report, Colin S McVaugh, ARA has completed the continuing education requirements of the State of New Mexico and the ASFMRA.

As of the date of this report, Rebekah A Horton has completed the education requirements of the State of New Mexico and the ASFMRA.

Effective Date of Appraisal: 11/3/2025

Opinion of Value: \$ 395,000

Appraiser:

Signature: [Handwritten Signature]

Property Inspection: [X] Yes [ ] No
Inspection Date: 11/3/2025

Name: Colin S. McVaugh, ARA
License #:
Certification #: 02924-G

Appraiser has [X] inspected [X] verified [X] analyzed the sales contained herein.

Report Date: 12/1/2025

Appraiser:

Signature: [Handwritten Signature]

Property Inspection: [X] Yes [ ] No
Inspection Date: 11/3/2025

Name: Rebekah A. Horton
License #: REA23034-A
Certification #:

Appraiser has [X] inspected [X] verified [X] analyzed the sales contained herein.

Report Date: 12/1/2025

Addenda

Colin S McVaugh - 02924-G - New Mexico



*State of New Mexico*



**Real Estate Appraisers**

HEREBY CERTIFIES THAT

**Colin S. McVaugh**

HAVING GIVEN SATISFACTORY EVIDENCE OF THE COMPLETION OF PROFESSIONAL AND OTHER REQUIREMENTS PRESCRIBED BY LAW IS GRANTED A LICENSE TO PRACTICE IN THE STATE OF NEW MEXICO

**General Certified Appraiser**

License No. 02924-G

Issued 01/23/2008

Expires 04/30/2026

THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW

## Qualifications of Colin S. McVaugh, ARA



Qualifications of Colin S. McVaugh, ARA  
Principal Appraiser  
Agri-Land Advisors, LLC  
colin@agrilandadvisors.com

Education

- Master of Agriculture, New Mexico State University, 2004
- Bachelor of Science, Agricultural Business & Economics, New Mexico State University, 1997

Appraisal Education

- Advanced Rural Case Studies (A-400)
- Vineyard and Winery Valuation
- Commercial Greenhouse Appraisal
- Best in Business Ethics
- National USPAP Course
- Appraisal Review Under USPAP (A-370)
- Introduction to Appraisal Review (A-360)
- Highest and Best Use (A-290)
- Eminent Domain (A-250)
- Western Ranch Appraisal Symposium
- Income Capitalization (A-27)
- Valuation of Conservation Easements & Other Partial Interests
- Fundamentals of Expert Witness Testimony
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Essential Elements of Disclosures and Disclaimers
- Advanced Income Capitalization
- General Appraiser Income Approach
- Real Estate Finance Statistics and Valuation Modeling

Experience

- Agri-Land Advisors, LLC., Mesilla Park, NM, Principal Appraiser
  - April 2021 – Present

Colin S. McVaugh founded Agri-Land Advisors, LLC., a multifaceted appraisal firm specializing in the valuation of complex agricultural properties ranging from diversified farms, working livestock and recreational ranches to diverse agri-business facilities.

- New Mexico State University, Las Cruces, NM, Adjunct Professor
  - August 2020 – Present
- AgriGen Valuation, Inc., Las Cruces, NM, Chief Executive Officer
  - July 2020 – March 2021
- Farm Credit of New Mexico, Las Cruces, NM, Director of Collateral Risk
  - May 2017 – June 2020

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Agri-Land Advisors, LLC – P.O. Box 3203, Mesilla Park, NM 88047 – 575-649-0788

## Qualifications of Colin S. McVaugh, ARA

- Ag New Mexico Farm Credit, Las Cruces, NM, Chief Appraisal Officer
  - January 2017 – April 2017
- Farm Credit of New Mexico, Las Cruces, NM, Appraisal Manager/Staff Appraiser
  - May 2004 – June 2020

Professional Affiliations

- Accredited Rural Appraiser (ARA), American Society of Farm Managers and Rural Appraisers (ASFMRA) Member No. 3429; August 2010
- ASFRMA National Association – Ethics and Standards Committee – Committee Chair and Member; 2017 – 2019
- ASFRMA New Mexico Chapter – Chapter President; 2007 – Present

Certifications

- New Mexico State Certified General Real Estate Appraiser; Certification No. 02924-G
- Arizona State Certified General Real Estate Appraiser; Certification No. 31728
- Texas State Certified General Real Estate Appraiser; Certification No. 1338354-G

Areas of Appraisal Specialization

- Irrigated and dryland farms
- Permanent Plantings
- Working, recreational and hunting ranches
- Agri-business facilities and operations
- Estate planning
- Conservation easements
- State and Federal grazing leases
- Groundwater rights
- Income generating and special use properties
- Transitional lands
- Undivided interests
- Machinery and equipment chattels
- Livestock chattels
- Asset verification

Mr. McVaugh has a diverse background in the valuation of various types of agricultural properties including real estate and personal property. His primary trade area includes West Texas, New Mexico and Arizona.

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## Qualifications of Rebekah Horton



Rebekah Horton  
Appraiser Trainee  
Agri-Land Advisors, LLC  
rebekah@agrilandadvisors.com

Education

- Master of Arts, Agricultural Extension Education, New Mexico State University, 2021
- Bachelor of Science, Agricultural Business & Economics, New Mexico State University, 2003

Appraisal Education

- Basic Appraisal Principles
- Basic Appraisal Procedures
- National USPAP Course

Experience

- Agri-Land Advisors, LLC., Mesilla Park, NM, Appraiser Trainee
  - October 2022 – Present
- New Mexico State University, Las Cruces, NM, Graduate Teaching Assistant
  - August 2021 – December 2021
- Mesilla Valley Christian School, Las Cruces, NM, Agriculture Education Teacher
  - August 2019 – May 2020
- New Mexico State University, Las Cruces, NM, Graduate Teaching Assistant
  - August 2019 – May 2020

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Rebekah Horton - REA23034-A - New Mexico

*State of New Mexico*

**Real Estate Appraisers**

HEREBY CERTIFIES THAT

**Rebekah A. Horton**

HAVING GIVEN SATISFACTORY EVIDENCE OF THE COMPLETION OF PROFESSIONAL AND OTHER REQUIREMENTS PRESCRIBED BY LAW IS GRANTED A LICENSE TO PRACTICE IN THE STATE OF NEW MEXICO

**Trainee Appraiser**

License No. REA23034-A      Issued 01/06/2023      Expires 04/30/2026

THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW

Sierra County Taxes

[Click to Print](#)

**Owner Information**

**Owner #:**16806 **District:**6 OT  
**Name:** ST CLOUD MINING COMPANY  
**Co Name:**  
**Address1:**  
**Address2:** PO BOX 196  
**City:** WINSTON **State:** NM **Zip Code:** 87943

**Estimated Taxes for Owner**

Estimated Tax Estimated Year used  
\$10.17 2025

[Calculate Estimated Tax](#)

**Recap Value Information**

<b>Central Full Value</b>	0	<b>Full Value</b>	1281
<b>Land Full Value</b>	1281	<b>Taxable Value</b>	427
<b>Improvements Full value</b>	0	<b>Exempt Value</b>	0
<b>Personal Property Full Value</b>	0	<b>Net Value</b>	427
<b>Manufactured Home Full Value</b>	0		
<b>Livestock Full Value</b>	0		

**Property Information**

**Property Code:**3044068188152

**Book:**  
**Page:**0  
**Reception#:**0

Sierra County Taxes

**Physical Address:**

**Bldg:**

**Apt:**

**Section:**11

**Township:**12S

**Range:**8W

295.924 AC IN SEC 11 TWP 12S RGE 8W