

# AUCTION

MAGNIFICENT NEW MEXICO  
MOUNTAIN HOME AND GOLF RESORT HOMESITES

2:00 P.M.  
Saturday,  
July 30, 2016

Most lots sell Absolute  
to the Highest Bidder!

Pendaries Village, Rociada, NM

24 Scenic  
Estate Size  
Building Lots  
from 1 to 5 Acres

**PLUS**

Spectacular  
Mountainside  
Luxury Home  
4 Bedroom/4 Bath

Not far away from the city of Las Vegas, N.M., rests the hidden treasure of Pendaries Village.

This Magnificent Mountain Community and Golf Resort was carved from a 5,000-acre ranch, and joins the grandeur of the Pecos Wilderness. The outstanding golf course may be what lures visitors to the village, but it's the natural beauty, abundant wildlife, comfortable mountain climate and calming atmosphere that make them eager to become residents.

With just a short drive To Albuquerque, Taos, Santa Fe and Las Vegas, the perfect site for your dream home, vacation show place or weekend getaway is surely waiting!

Broker Participation Welcome



**Birdsong Auction  
& Real Estate  
Group LLC**

**800-223-4157**  
**www.BirdsongAuction.com**

**Travis Birdsong** Auctioneer/Broker AR#800

1419 Maud Street, P.O. Box 787, Poplar Bluff, MO 63901

*Over 24 years of  
auction experience!*

In Cooperation with United Country Northern New Mexico Real Estate



20 Minutes from Las Vegas,  
New Mexico!

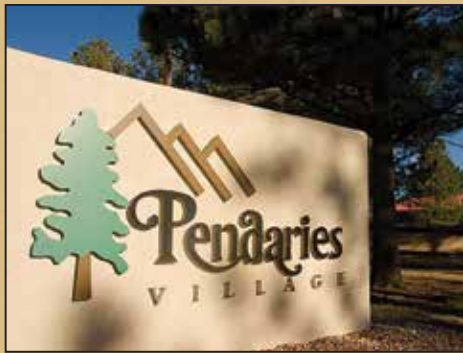




## 24 Building Sites

United Country - Birdsong Auction & Real Estate Group in Cooperation With Northern New Mexico Real Estate is pleased to offer 24 Magnificent Estate Size Mountain Building Sites Located in the Newer Upscale Skyline Subdivision area of the Pendaries Mountain Golf Resort for sale at Public Auction. This offering also includes the sellers own magnificent Luxury Home in Skyline Subdivision overlooking the Pendaries Valley and Golf Course with breathtaking views of the surrounding Sangre De Cristo Mountains. These over-sized tracts ranging from 1 to 5 Acres already include underground power, water and phone service to every lot.

**This is your chance to live in a setting that allows you to s  
enjoy top-quality recreation right outside your door. All of**



### **Pendaries Village**

If you're looking to grab a bite without leaving the comfort of the village, swing over to Moosehead Restaurant, Moosehead Saloon or the 19th Hole snack bar. If you're planning on a party that's a bit too big for your new house, make use of the Community Center, which can seat up to 80 guests. Need a place for all those guests to stay? Comfortable accommodations are available in the 18-room Pendaries Lodge.

As if it couldn't get any better, get closer to nature by hiking in the Pecos Wilderness or climbing one of the nearby mountains. If you occasionally seek the amenities of an urban environment, it's less than a 30 minutes to Las Vegas, N.M., and only a short drive to Santa Fe, Taos, and Albuquerque where you will find plenty of Southwest Culture plus some of the best skiing the West has to offer! This is the perfect opportunity to live in a private natural setting that's also conveniently close to the excitement of major cities. You can genuinely have it all at Pendaries Village!







oak in stunning views and abundant wildlife every day plus this plus being located just a short drive to major ski areas!

# Pendaries Village

WHERE NATURAL MOUNTAIN BEAUTY REIGNS



**800-223-4157 BirdsongAuction.com**



# Mountainside Luxury Home

# AUCTION

Magnificent Luxury Home in Skyline Subdivision overlooking the Pendaries Valley and Golf Course with breathtaking views of the surrounding Sangre De Cristo Mountains.

Exceptional and unique are only two of the words that come to mind when one walks through the door of this intriguing home. Dramatic soaring ceilings and sun filled open spaces are created by massive oak timbers using age old Post and Beam joinery techniques. The stunning interior is soon rivaled by the spectacular sweeping views of the Sangre de Cristo Mountains and the valley below.



## FEATURES Spectacular sweeping views of



### MAIN LEVEL

- Great Room: Slate Floor, Wall of Windows with Mountain and Valley Views, Double Sided Soapstone Wood Stove, Exposed Beams, Vaulted Ceiling
- Dining Room: Slate Floor, Wall of Windows with Mountain and Valley Views, Exposed Beams, Vaulted Ceiling
- Kitchen: Travertine Floor, Island, Custom Cabinets, Granite Countertops, 6 Burner Stainless Steel Jenn-air Gas Range, Stainless Steel Jenn-air Dishwasher, Stainless Steel Refrigerator, Wall of Windows with Mountain and Valley Views
- Master Bedroom: Slate Floor, Vaulted Ceiling, Outside Entrance, Large Walk-In Closet with Built-in Storage
- Master Bath: Marble Floor, Two Separate Vanities with Granite Tops, Vaulted Ceiling, Jacuzzi Garden Tub, Separate Shower with Full Body Spray, Toto Neorest Heated, Fully Automatic Toilet with Bidet
- Guest Bedroom: Slate Floor, Exposed Beam Wood Ceiling
- Bath: Granite Top Vanity, Shower
- Laundry Room with Custom Cabinets and Sink
- Elevator from Ground Level





Passive solar heat provides much of the energy needed to heat this gorgeous mountain masterpiece. On especially cold or cloudy days, a super efficient Tulikivi Soapstone Wood Stove supplements, and radiant floors make up for any difference. At 8,000 feet elevation, air conditioning is not necessary.

Privately situated on two lots comprising 10 acres, premier appointments are found inside and out. The copper roof shields the home from the elements and the sun's rays. The garage doors are clad in copper, as well. Inside, the home is handicapped accessible with an elevator serving the main level from the ground level. Natural stone floors, granite counter and vanity tops and high-end fixtures are found throughout, including Jacuzzi, Kohler, and Toto.



## the Sangre de Cristo Mountains and the Valley Below!



### THIRD LEVEL

- Loft: Office Overlooking Living Area with Wall of Windows Offering Views of Mountains and Valley
- Bedroom Suite: Oak Floor, Vaulted Wood Ceiling
- Bath: Ceramic Tile Floor, Jacuzzi Tub, Double Granite Top Vanity, Vaulted Wood Ceiling



### GROUND LEVEL

- Theatre with Carpet Floor & Fabric Covered Walls, 72 Inch TV and Surround Sound
- Bedroom with Flagstone Floor
- Bath with Jacuzzi Tub and Granite Top Vanity
- Mud Room with Flagstone Floor
- Safe Room with Steel Door
- Elevator Between Ground and Main Levels
- Ceiling Fans in all Bedrooms
- 3 Car Drive-Through Garage with Copper Clad Overhead Doors

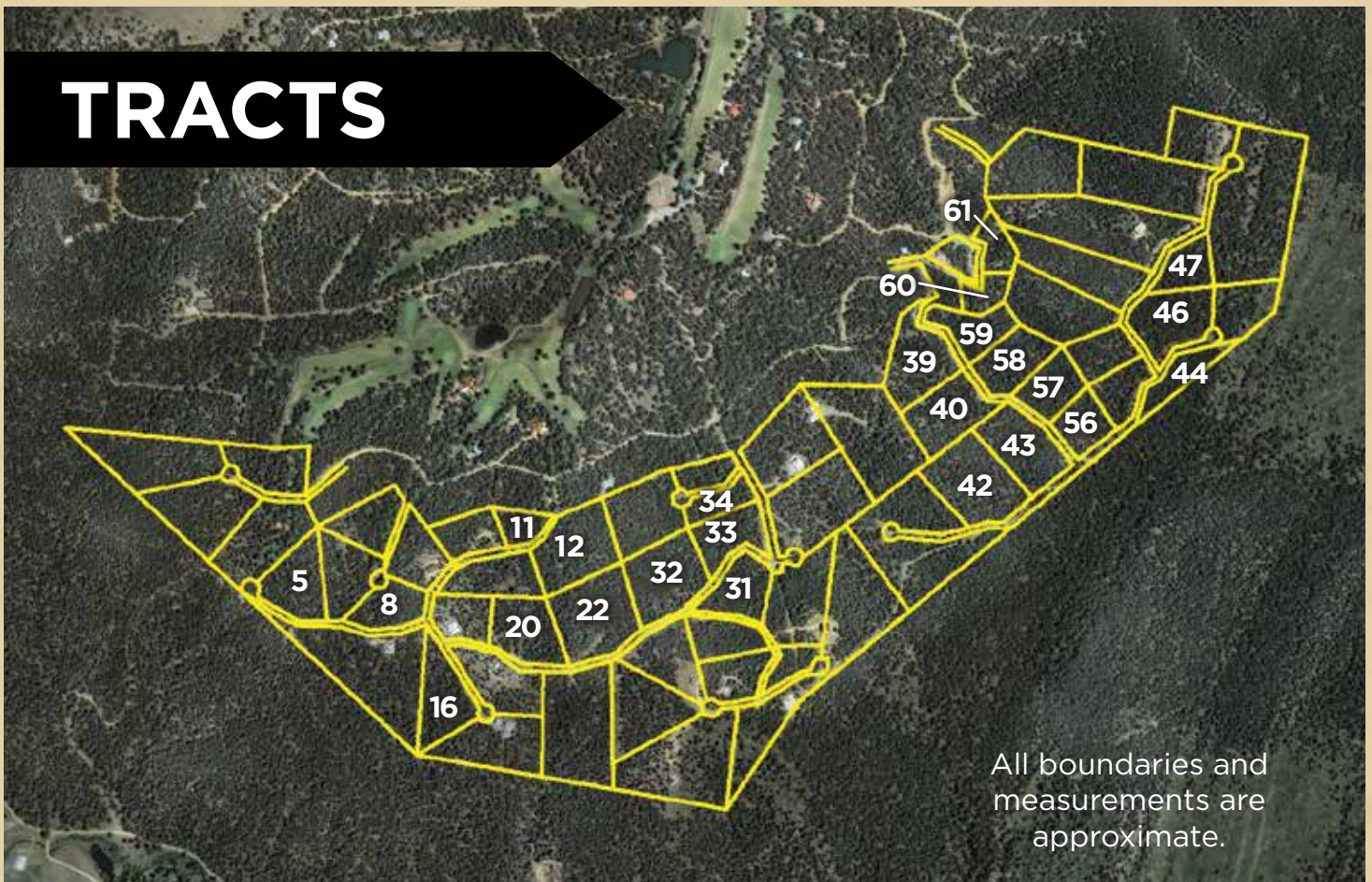
Privately situated on two lots comprising 10 acres  
Premier appointments are found inside and out!

**800-223-4157 BirdsongAuction.com**



# Mountainside Lots

## TRACTS



5	3.31± Acres	32	4.35± Acres	46	3.84± Acres
8	2.37± Acres	33	2.58± Acres	47	2.03± Acres
11	1.29± Acres	34	3.82± Acres	56	2.04± Acres
12	4.30± Acres	39	3.76± Acres	57	2.34± Acres
16	3.49± Acres	40	3.58± Acres	58	2.91± Acres
20	3.53± Acres	42	4.99± Acres	59	2.35± Acres
22	5.25± Acres	43	3.82± Acres	60	1.25± Acres
31	2.62± Acres	44	2.14± Acres	61	1.34± Acres

**AUCTION TERMS:** 10% Auction Fee Applies to all winning Bids. Most Lots Sell Absolute. Guaranteed Clear Title Provided by seller. 10% down payment of contract price due on day of auction. Balance due upon closing approximately 45 days. Taxes current and pro-rated to date of closing.

**800-223-4157 BirdsongAuction.com**





Auction to be held at the home:  
29 Skyline Trail | Pendaries Village | Rociada, NM 87742

## PROPERTY VIEWING

Lots may be viewed at any time. Approximate lot corners are staked and marked on the road frontage with a lot sign being located roughly in the center of the frontage side for reference. Local representatives may be available with advance notice by appointment. An auction representative will be on site also to show home, lots and answer questions on Saturday July 16 & 23 and also July 28, 29 from 10 A.M. to 3 P.M. & July 30 Prior to the auction.

## DIRECTIONS

From I-25 In Las Vegas, New Mexico, Take Exit 347 and go west on Grand Ave. (US 25) for 1.2 miles. Turn right on Mills Ave. and go 0.6 mile to Hwy 518 (7th St.). Turn right and go 11.3 miles. Turn left on Hwy 94 and drive 8.5 miles, then continue straight on Hwy 105 for another 2.7 miles. Turn left into Pendaries Village on Pendaries Village Lane (CR-A-34). Follow for 0.7 mile, then turn right and continue for 1 mile. Take a slight left and drive 0.6 mile, then turn left onto Forest Drive W. Go 1 block and turn right on Golf Dr. Go 0.3 mile and turn left just past Club House onto Camino Sur (Sign on right says Forest Drive W.) Go 0.2 mile on Camino Sur and turn right on Camino Facil. Go 0.2 mile and turn left on Aspen Drive. Go 0.2 mile, then stay left at the Y onto Vista Place. Go 1 block, and then go left on Skyline Trail for 0.4 mile to 29 Skyline Trail on left. This will be the Home and Auction Headquarters Location. Watch for Auction Signs!





**Birdsong Auction  
& Real Estate  
Group LLC**

1419 Maud Street  
P.O. Box 787  
Poplar Bluff, MO 63901



MAGNIFICENT NEW MEXICO  
MOUNTAIN HOME AND  
GOLF RESORT HOMESITES  
**AUCTION**

**AUCTION**

MAGNIFICENT NEW MEXICO  
MOUNTAIN HOME AND GOLF  
RESORT HOMESITES

**NEW MEXICO**

JULY 2016

						1	2
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	
31							

Most lots sell Absolute to the Highest Bidder!



24 Scenic Estate  
Size Building Lots  
from 1 to 5 Acres,  
Plus Spectacular  
4 Bdr/4 Bath  
Mountainside  
Luxury Home

This is your chance to live in a setting that allows you to soak in stunning views and abundant wildlife plus enjoy top-quality recreation right outside your door.



**Birdsong Auction  
& Real Estate  
Group LLC**

In Cooperation with  
United Country  
Northern New Mexico  
Real Estate

**800-223-4157**  
**BirdsongAuction.com**