



## **The Community of Butterfield Ridge II of Picacho Hills**

Overlooking **Las Cruces** (2<sup>nd</sup> largest city in New Mexico) and the historic **Rio Grande Valley**, the master-planned community of **Picacho Hills Butterfield II** offers a quiet, peaceful, country-club setting that has advantages enjoyed by no other location in the Southwest. Here are a few reasons why...

- **Climate:** Unlike other regions of the Southwest in which summers are too hot (Phoenix and Tucson) or winters too cold (Santa Fe and Albuquerque), Picacho Hills offers an ideal climate for year-round outdoor activities. Our warmest month is July, with an average high of 94.2°; Phoenix's average July high is 105°, with more humidity than our dry 27%. Our coolest month is January, with an average high of 61.6°; Albuquerque's average January high is 46°, with snow accumulation that we almost never see as you travel three hours to the south. Our warm days, cool nights, very low humidity, little rainfall, and annual average of 350 days of sunshine combine to make virtually every day pleasant and comfortable.
- **A Different Desert:** You will find our desert surprisingly green. The desert heat is tempered by our 4,000-foot elevation, and the lack of rain is offset by a regional irrigation system that has given rise to a major agribusiness center that generates nearly a quarter of a billion dollars in annual crop revenues in the fertile valley just below Picacho Hills. This area is the nation's second-leading producer of pecans, the leading producer of chile, and an important source of cotton, onions, and alfalfa. This is definitely not your typical desert.
- **A Land of Contrasts:** Not far away, our high desert rises even higher and undergoes a topographic and ecological transformation that results in forests, mountains, lakes, streams, canyons, and meadows that enhance and enrich the world of Picacho Hills. Visitors to this part of the Southwest are awed by the vastness and variety of our land: the endless blue skies and the colorful panoramas, the stark beauty of the Chihuahuan Desert stretching to the edge of the cooling waters of Elephant Butte Lake, and the miles of gypsum dunes in White Sands giving way to the high timber and roaring waterfalls of the nearby Sacramento Mountains.
- **The Past Meets the Present:** New Mexico's cultural heritage is as varied as its landscape. Some traditions are rooted in more than 2,000 years of Native American influence; others can be traced to the conquistadors who more than four centuries ago marched through here along El Camino Real, the royal road connecting Mexico City to Santa Fe. Settlers from Texas and points east added to the cultural mix that continues to evolve today. Our culture is influenced by our proximity to the world's largest international border community of El Paso, Texas. This multi-cultural, multi-national ambiance gives visitors a sense that they have reached a world set apart from their usual experience - a world of shimmering turquoise, hot chile, informal fashion, and friendly strangers. This is why New Mexico is the *Land of Enchantment*.



- **Big-City Amenities without the Big City:** Enjoying a stunningly panoramic view that includes the countryside of three states (New Mexico, Texas, and Chihuahua), it is easy to forget that the idyllic setting of Picacho Hills is within convenient access to the full range of amenities that you would expect to find in a metroplex with 2.5 million people within a 60-mile radius. In Las Cruces and nearby El Paso are symphonies, theater companies, opera companies, museums, universities, sporting events, and countless restaurants and specialty shops. Yet Las Cruces itself is a small, friendly city (around 105,000 population - 2016) that has been ranked by Money magazine as "the most livable city" in New Mexico and Arizona. So people who want the best of both worlds—the high energy and rapid pulse of big-city life just an hour's drive away, with the ability to return to the subdued glamour of a quiet country-club neighborhood—will find it all at Picacho Hills.
- **Championship Golf:** The 7,000-yard, par-72 golf course at Picacho Hills is the product of the well-known design team Finger Dye Spann. The course has been ranked as high as the number one private golf course in New Mexico by Golf Weekly and has hosted PGA Tour Qualifying play and numerous state championships. The course's lush bluegrass fairways and bentgrass greens elicited this description from Pro Turf magazine: "Picture an emerald lying on a pile of sand—a dark green, shining jewel in striking contrast with its surroundings. That's the first impression of the Picacho Hills Country Club golf course." But what good is a great golf course if you can't play on it? Unlike over-crowded courses throughout the Southwest, the golf course at Picacho Hills is far from capacity at only 50,000 rounds per year, so members can play almost whenever they wish. In addition, during an average year inclement weather closes the course on less than three days. Nowhere else will you find a better opportunity for truly year-round, everyday golf than at Picacho Hills.
- **Homes and Homesites:** Located on a ridgeline, it's the only private country club community within 40 miles of Las Cruces, Picacho Hills is among the most attractive choices for a residence in the entire Southwest. This philosophy of development adds to its attraction. We disturb as little of the natural landscape as possible, and we ask our residents to show the same environmentally friendly respect for their surroundings. Therefore, even our large home sites, which range from one-half acre to over six acres, require minimal maintenance. The size and design of these sites promotes both a sense of privacy and a protection of the outstanding views to the east of the 9,000-foot Organ Mountains and the city lights of Las Cruces that can be seen from nearly every home. Presently, virtually all 52 home sites in our private and gated Butterfield Ridge II subdivision are sold and homes prices (for those rarely on the market) range from \$400,000 to several million dollars. Uniqueness is understating Butterfield Ridge II. All properties offer privacy, views, restricted covenants and a committed HOA that attests to stability and maintained value. Drive to city center is short and virtually free of traffic. Free of light- and noise-pollution, it is called 'home' by those seeking contentment and luxury.

**Come Visit the Community of Butterfield Ridge III!**