

THOMPSON RANCH

21,747 ± TOTAL ACRES

9,438 ± Deeded Acres 11,669 ± BLM Acres 640 Acres Private Lease

CHAVES COUNTY, NM

Under the same family ownership since 1926!



Offered Exclusively By

Chas. S. Middleton and Son

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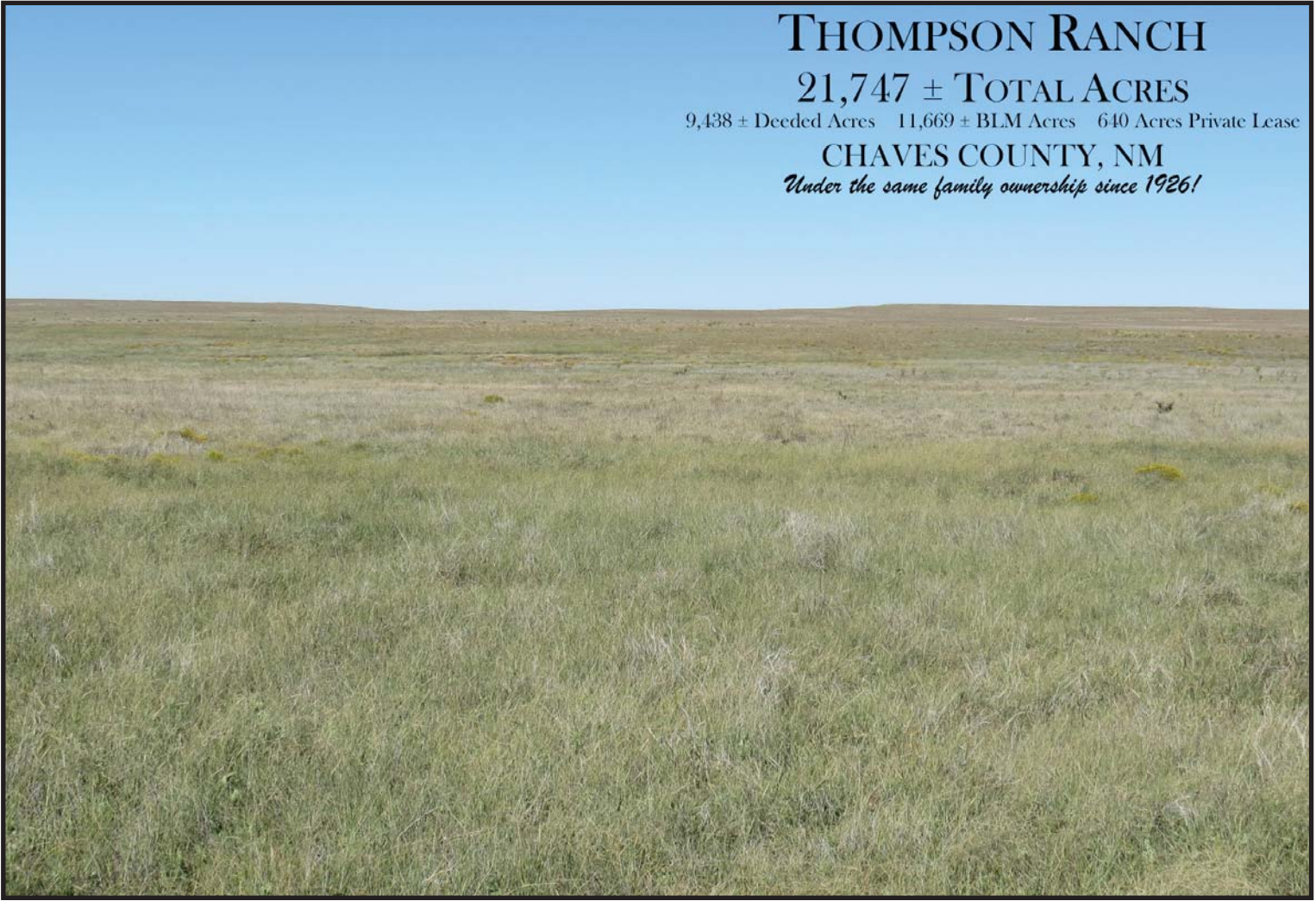
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We are fortunate to have just obtained an exclusive listing on a long term family ownership working cattle ranch located in the northwest corner of Chaves County. This ranch offers exceptional location, good native grass turf, is well watered and has plenty of topography for winter protection and scenic appeal. This property has been under the same family ownership since 1926 and has never, until now, been offered for sale.

The Thompson Ranch is accessed by a well maintained graded county road. This county road runs through the ranch, and makes delivery and shipping of livestock very convenient. The ranch headquarters and main shipping pens are located just a few miles from US 285, between Roswell and Vaughn.



Subject to sale, withdrawal, or error.



The ranch has a rolling terrain with elevations generally between 4,400 and 4,700 feet. Ranch topography is defined primarily by Threadgill Canyon on the north, Fifteenmile Arroyo, which runs through the central portion of the ranch, and Cowboy Draw to the south. These drainages provide exceptional winter cover and relief for livestock and wildlife. Native grasses typically include varieties of gramma, bluestem and tabosa with scattered bottoms loaded with sacaton.

The ranch is fenced and cross-fenced into four main pastures and several shipping and holding traps located near the headquarter shipping pens.





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The ranch is considered to be very well watered. Primarily, water is furnished by several electric submersible water wells with an extensive pipeline system feeding several water storage reservoirs and numerous drinking troughs. In addition, there is a shared solar water well located on the southwestern portion of the property and several dirt tanks of varying sizes. The arroyos and draws will run water seasonally and hold water at times throughout the year.



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The ranch headquarters is located in the southeastern portion of the property. Headquarter improvements include the old original ranch home, which is still in usable condition, a bunkhouse, barn, main shipping pens and an overhead supplement bin. Overall, the improvements are not fancy, but are certainly usable.





Hunting on this ranch includes antelope and deer. The ranch is currently enrolled in the New Mexico Game and Fish A-Plus Antelope system. The ranch received 2 private land authorizations and 2 public authorizations. The private land authorizations are transferrable to third parties. Deer hunting on the ranch is found primarily along the larger draws of Fifteenmile and Cowboy on the west and south. Licenses for hunting deer are available two ways. A public draw system is provided allowing a hunter to hunt fee lands with “written permission only” and public lands where a hunter can access the lands by county or state roads. A hunter receiving written permission from the landowner can purchase a license over the counter at vendors and hunt all private lands within the ranch.

In addition to the big game on the ranch, sportsman can find good quail hunting and small game hunting on many species throughout the ranch.



Priced at \$3,303,300 or \$350/deeded acre (BLM included) this well improved and watered mild climate ranch is a “must see” for the rancher searching for a great livestock ranch in a known production ranching area of New Mexico.

The BLM leasehold cost of the Thompson Ranch in 2016 is \$2.11/Aum for a total of \$12,913 +/- . Real estate taxes are estimated at \$3,000 +/- .



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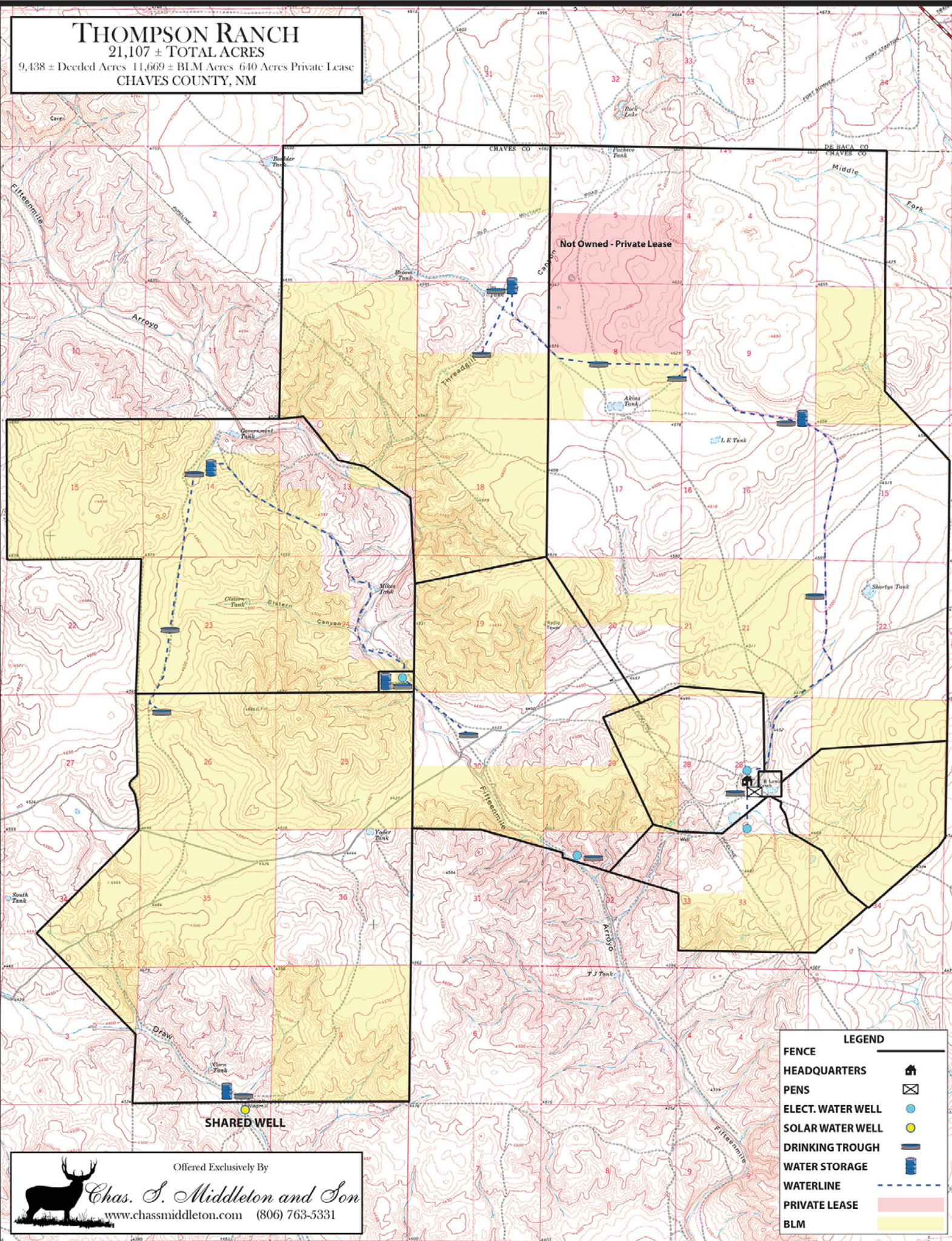
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