

WHITE BLUFF RANCH

16,027.04 ± TOTAL ACRES

4,176.04 ± Deeded Acres 1,687 ± NM State Lease Acres 10,164 ± BLM Acres

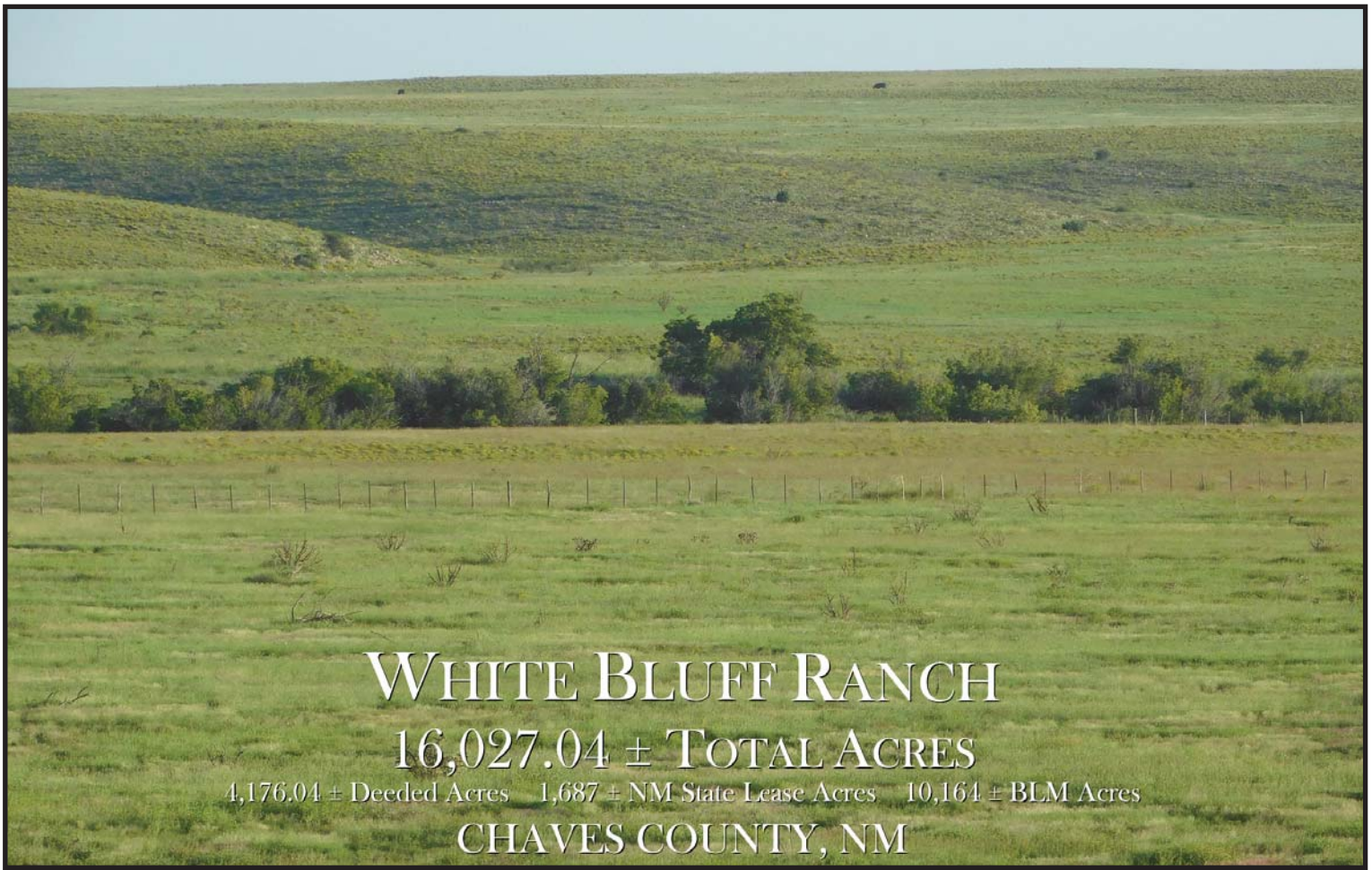
CHAVES COUNTY, NM



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Chas. S. Middleton and Son

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It is not often that we have the privilege of obtaining an exclusive listing on a property in the very highly desired ranching area of Southeast New Mexico. This quality grazing ranch, containing over 25 sections, is located in Chaves County and has a permit for 372 Animal Units with 35 Animal Units in temporary Non-Use. The ranch is perfectly balanced with beautiful open rolling productive rangeland, excellent headquarter improvements, highly functional range infrastructure, and a whole lot of location, location, location. The White Bluff Ranch is located approximately 20 miles northwest of Roswell with excellent access provided by State Road #246 (West Pine Lodge Road). The ranch is close to schools and shopping in nearby Roswell, NM. In addition, there are also recreational activities offered in the Ruidoso area (horse racing, gaming and snow skiing).



Subject to sale, withdrawal, or error.



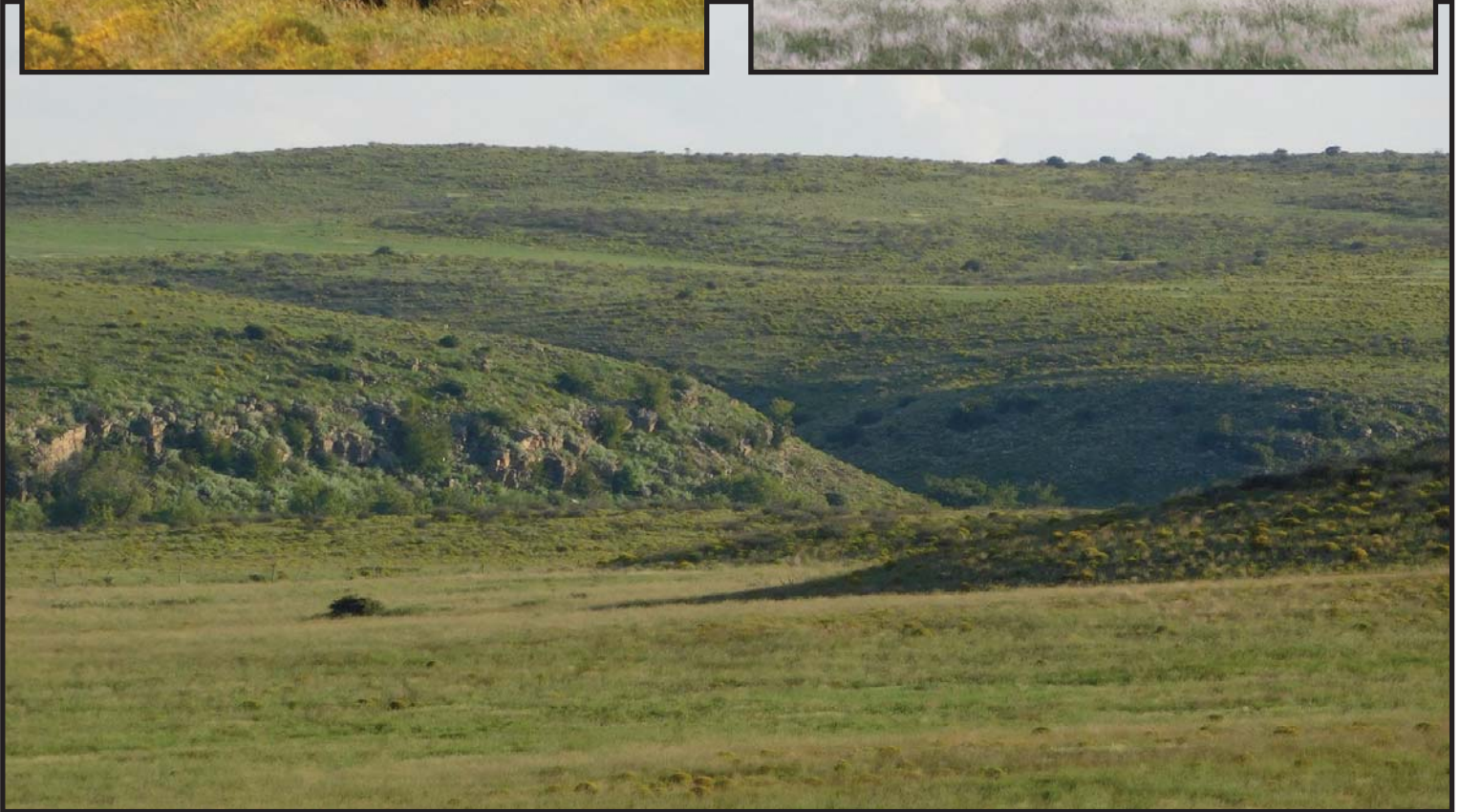
Elevations on the White Bluff Ranch vary from roughly 4,000 ft. to 4,550+ ft. This is a four season ranch unit with 10 total pastures, one horse pasture and one trap. Fencing is in excellent condition with a majority being net wire. Access to all pastures is easy via maintained ranch roads traversing the unit. Rainfall average in this area is 12-14 inches.

Primary grass forages on the ranch are gramma varieties and tabosa. Many other palatable annuals dot the landscape throughout the year depending on season. Small canyon drainages provide many varieties of desirable browse forage plants, along with protection from the occasional winter snow storm.



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The ranch is very well watered with six total wells. Four of the wells are electric with submersible pumps. Two wells are equipped with windmills. There are seven large storage tanks that assist in supplying water to the numerous pipeline drinkers located throughout the ranch. Depths of wells vary from 450 ft. to 700 ft. and water quality is very good.



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The ranch headquarters is conveniently located off the pavement and includes a beautiful modern owner's home, updated manager's home, shop/feed barn, livestock shed and an efficient heavy duty set of pipe shipping pens with scales.

The custom one-story owner's home contains 3,590 +/- sq. feet, and is modern in all aspects. This 3 bedroom, 3 bath home includes a 700 sq. ft. attached garage. The home has an updated kitchen, granite countertops, and a functional floorplan for family living and entertaining. Front and rear porches both offer exceptional southeastern New Mexico sunrises and sunsets, along with stunning views of the Capitan Mountains to the west of the ranch. The 1,900 +/- sq. ft. manager's home features 2 bedrooms, with 2 full baths, and enclosed garage. The shop/barn includes a tack room and work bench. All structures at the headquarters are well maintained and in great operating/living condition.





The heavy duty pipe working pens are equipped with loading chutes and a covered set of livestock scales. Working alleys and squeeze chutes are strategically located to allow for easy working/processing cattle. As mentioned above, these pens are located just off West Pine Lodge Road offering easy access for cattle trucks coming in to load/unload livestock. In addition to the main shipping pens, the ranch has a large set of pipe working pens in the northern portion of the property, along with two other sets of very functional working pens across from the headquarters and at the Middle Arroyo windmill.





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There are many species of wildlife calling the White Bluff Ranch home. The primary big game species is mule deer.

There are lots of quail on this ranch. Other wildlife species include pronghorn antelope, bobcat, fox and an occasional bar-bary sheep.





The White Bluff Ranch is realistically priced at \$3,500,000 “turnkey” (BLM and NM State lands included). This perfectly improved and watered mild climate ranch is a “must see” for the buyer searching for great livestock grazing with superb access to the community of Roswell, NM.



An equipment and furniture inventory list including trucks, trailers, tractors, mowers, fuel tanks, tools, and numerous other equipment will be provided at the time of showing. Pride of ownership is very evident, and the White Bluff Ranch is ready to operate and enjoy without the worry of spending additional capital to improve and update, as all infrastructure is very well maintained. The White Bluff Ranch is a quality cattle ranch, priced to fit a rancher’s pocketbook. Ranches of this caliber are seldom offered for sale and when a property, such as the White Bluff comes along, it generally sells quickly.



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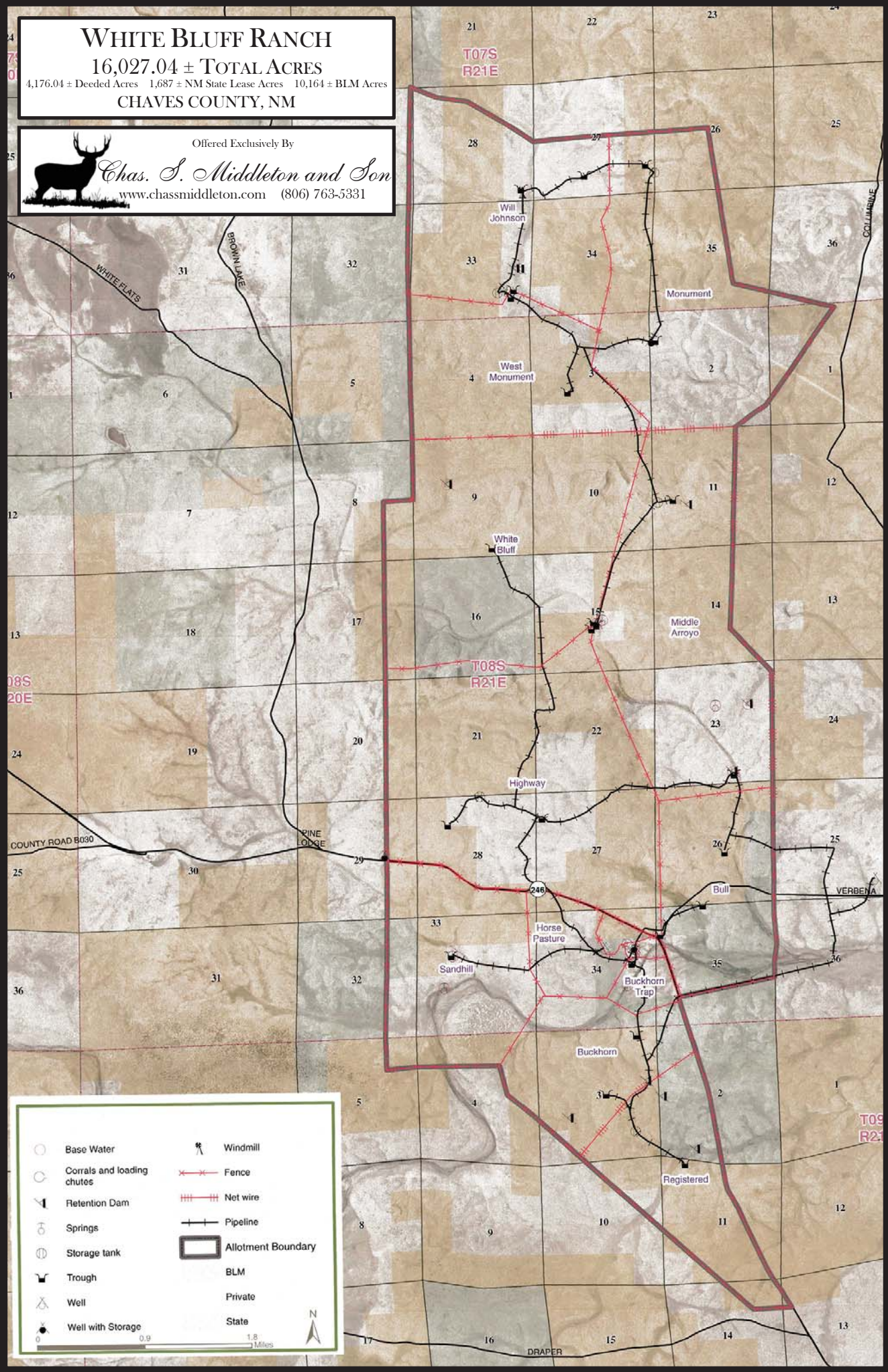
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