

EWELL MIMBRES RIVER RANCH

9,628 +/- Deeded Acres
Grant County, New Mexico



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

1507 13th Street
Lubbock, Texas 79401
Phone (806) 763-5331 Fax (806) 763-1340
Web - www.chassmiddleton.com

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With Mimbres River frontage and tremendous grass forage, this jewel in New Mexico's Southern Gila Region is a must have for the discriminating buyer looking to have it all in one easily operated grazing and recreational unit. It is rare to obtain an exclusive listing on a ranch in this very highly desired part of southwest New Mexico. This 100% deeded ranch has been under the same family ownership for over 40 years, and this is the first time this scenic ranch has been placed on the market.

The Ewell Ranch lies just north of the community of Mimbres with its headquarters fronting paved road #35. The larger community of Silver City is within an easy 30 minute drive. Silver City is a "just right sized" town offering ample services including a 4 year college and a small commuter airline service.



Subject to sale, withdrawal, or error.



Grazing potential on the Ewell Ranch is superb. Live water from the Mimbres River and several small tributary creeks traversing the ranch provide reliable year round water sources for both livestock and the abundant wild game calling the Ewell Ranch home. A variety of wildlife flourishes within the Ewell boundaries. The terrain and cover provide exceptional habitat for small and large game. Warm and cool season grasses are abundant throughout the ranch and the grass forage is in excellent condition. Black Walnut, Alligator Juniper, One Seed Juniper, Ponderosa Pine, Cottonwoods, Live Oak, Mahogany, and Century Plants dot the beautiful landscape on this ranch.



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The centerpiece of the Ewell Ranch is the extremely scenic Mimbres River frontage. The Mimbres flows through the ranch for approximately 1.5 miles and the property has valuable 1893 priority water rights on 74 acres of fertile bottomland. New Mexico is not known for its abundance of water. Ranch property with desirable live water river frontage in New Mexico is extremely rare and highly sought after. Having year round flowage across the ranch enhances the life blood for the entire ecosystem in this immediate area. A large free flowing spring located just off the ranch boundary supplements the river water supply. This abundant spring is reported to produce in excess of 900 gallons per minute year round.

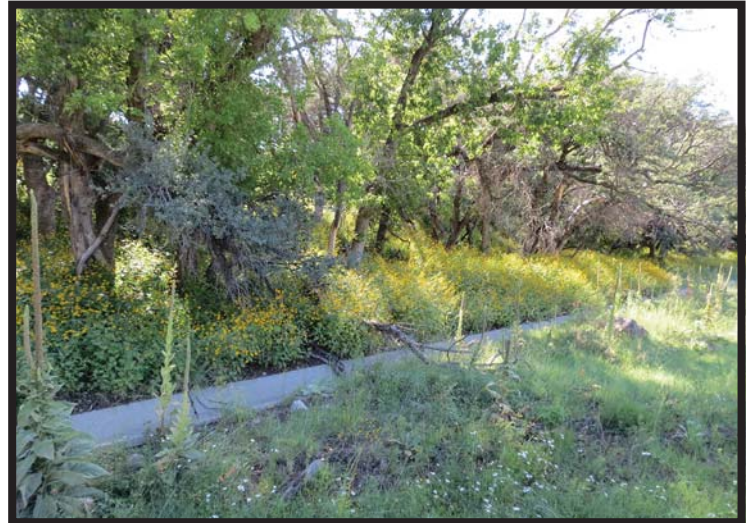


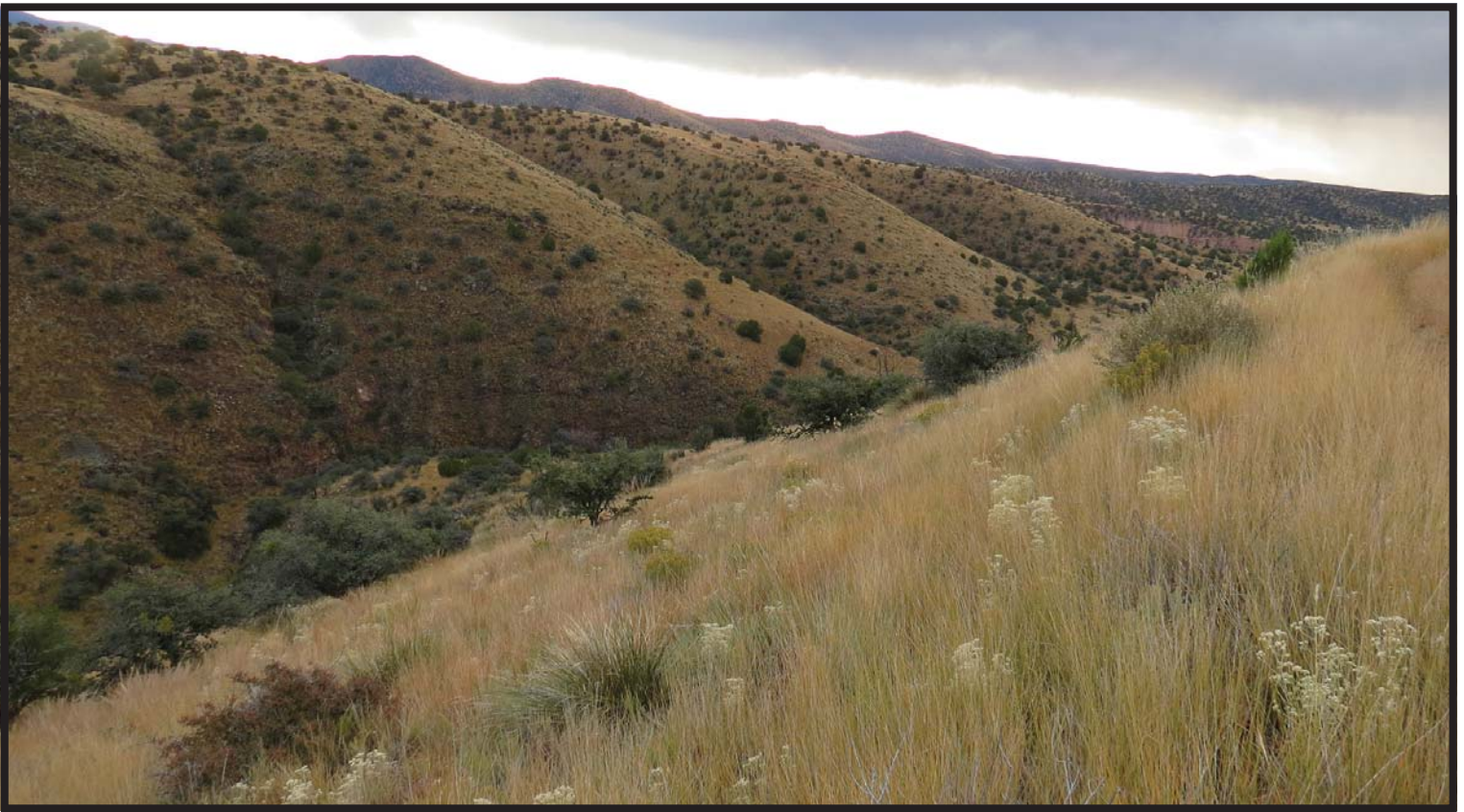
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Historical operation of this reputation ranch has been to graze mother cows and yearlings. Big game hunting has been a secondary source of income to the ranch. As mentioned above, grass production is superb and the turf on this unit is some of the best we have ever encountered in New Mexico.

The irrigated land compliments the operation and offers additional grazing potential. With a 2.8 acre foot per water allocation per annum, this productive bottomland can be utilized for crop production or converted to irrigated pasture for grazing. Whether planted in alfalfa, wheat, or Bermuda, this land is a magnet for wildlife throughout the Mimbres Valley.





Terrain on the ranch varies from lower river bottom country to fairly flat elevated mesa tops with strong grazing production and moderately steep mountain side slopes covered with side oats grama and excellent browse for wildlife and livestock. There are small breaks and depressions on many portions of the ranch. A very scenic pasture known as the “City of Rocks” is located near the northeast corner of the property. This unique rock formation adds scenic beauty to the ranch. The north and east boundaries of the ranch border the Gila National Forest. These particular Gila Forest areas are remote and there is very little, if any, vehicular access. Elevations on this spectacular ranch vary from 5,900’ to 7,000’.



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The Ewell Ranch is fenced into 10 pastures and traps. Interior and exterior fencing is comprised of four and five strand barb wire. Wire gates and two track roads provide easy access to all pastures on the ranch. Fencing is functional and is considered to be in fair condition with some fencing being new along the state highway frontage.



In addition to the Mimbres and seasonal creeks traversing the ranch, other water sources consist of windmills, solar wells, and earth stock tanks. The seasonal live water is in Sheppard and Stitzel Canyons. There are several storage tanks located in pastures to assure year round water for both livestock and wildlife. A minor amount of pipeline assists in water distribution on the ranch's northern pastures. Clearly a water system consisting of live water with ample back up via wells and stock tanks provides an owner minimal concern and cost in water system maintenance.





The Ewell Ranch headquarters, located just north of Mimbres and just off paved road #35, is improved with an owner's and foreman's homes, shop/equipment storage, hay barn, and storage sheds. The structural improvements are well maintained. The Ewell Ranch has a set of working pens and scales located northeast of the headquarters.



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The property is located in Game Management Unit 24. The ranch is enrolled in the E-Plus Landowner System and receives elk authorizations for bull and cow elk hunting. The gene pool for bull elk in this area is very good and they are truly “Gila Bulls”. Mule Deer and Coues Whitetail Deer call the Ewell Ranch home as well. Black bear, Lion, Merriams Turkey and other species roam within the boundaries. The river bottom and irrigated areas add to the already strong habitat for wildlife. Just off the northwest boundary of the Ewell is a very good size trout fishery called Bear Canyon Lake. Traveling another few miles north of the Ewell Boundaries lies Game Management Unit 16B which includes the famous Gila and Aldo Leopold Wilderness Areas. With proper management and development, a recreational hunting operation is a viable supplemental income generation source on this ranch.





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The Grant County area where the Ewell is located is rich in history. Going back through time in this area is fascinating with endless documentations including the Mexican-American War with Santa Ana, the establishment of Ft. Bayard, cowboy gunfights, and of course the wars with Geronimo. Geronimo was a prominent leader of the Bedonkohe Apache and he fought against Mexico and Arizona for their expansion into Apache Tribal Lands for several decades during the Apache Wars. Not to be overlooked are the nearby Gila Cliff Dwellings and the wealth of history there that goes back centuries.





The community of Mimbres, New Mexico is located 2 miles south of the Ewell Ranch. This quaint community has a small grocery and hardware store. It has access to fuel and a couple of small family owned restaurants. San Lorenzo Elementary School with 54 +/- students is very close to the Ewell.

Fifty percent (50%) of the minerals owned on the ranch are to be transferred to a new owner.

In summary, the Ewell Ranch has it all. It is absolutely rare that a ranch of this size, with scenic beauty and live water like the Ewell becomes available in Grant County, New Mexico. This working livestock/recreation ranch is priced to sell on today's market at \$750 per deeded acre. If you have been searching for a ranch that will provide you and your family with all you could ask for, this offering deserves your attention.

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