

Berrendo Ranch

7,520 +/- Deeded Acres
Socorro County, New Mexico

Exceptional recreation and cattle ranch



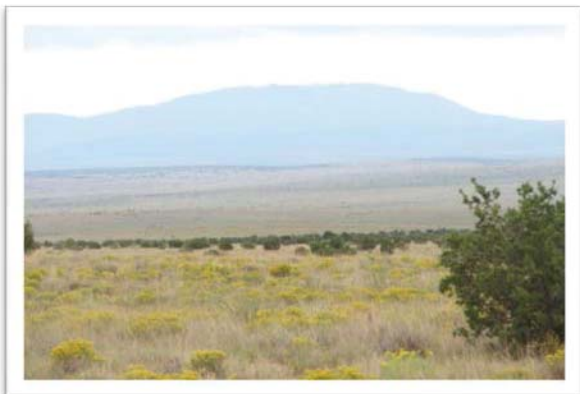
OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

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It is not often that we have the exclusive listing on a 100% deeded ranch that has all the multi-use features desired in the size range of the Berrendo. This ranch offers location, hunting, and grazing at a price that is not found in today's market. The Berrendo Ranch lies in the center of NM, just slightly south of the Gran Quivira National Monument. This all deeded ranch is very easy to operate and offers the discriminating owner well maintained infrastructure for an economical livestock and hunting operation. Not only is the grass condition on this ranch some of the best in the state, the ranch is located in an areas where "Gran Berrendo" (pronghorn antelope) thrive. Complimenting Boone and Crockett quality antelope on the ranch are big bull elk and mule deer. Topping off the big game species is the occasional sighting of Oryx that have made their way from the south to ranches in the immediate area of the Berrendo Ranch.



Historical operation of this reputation ranch has been to graze either mother cows or yearlings on the ranch. The condition and quantity of the grama production was superb last growing season. We believe a very conservative stocking rate of 12 animal units per section is reasonable. Yearling size cattle can be stocked on the basis 20-25 acres.

Subject to Sale, Withdrawal, or Error



Terrain on Berrendo Ranch varies from open rolling range sites to scattered Piñon Juniper covered hillsides. There are no steep areas on this ranch and all terrain is accessible to both livestock and big game. The open grama grass terrain and amount of tree cover compliment both livestock grazing and wildlife habitat. The small breaks and tree cover disbursement allow for protection for both livestock and big game during winter snow storms and wind while providing shade in summer months. Elevations on the ranch are generally 6,250 ft. +/- .





The Berrendo Ranch is fenced into 10 pastures and traps that vary in size from 60 acres to 1,700 acres. There are 35+/- miles of interior and exterior fencing on the ranch. There are 6 miles of county maintained roads and 9+/- miles of two track roads providing easy access to all pastures on the Berrendo Ranch. Cattle guards and wire gates provide direct access to pastures. Fencing is functional and is considered to be in fair to good condition.



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The primary water sources on Berrendo Ranch consist of two electric submersible pump wells that provide water to 12 pasture drinkers via 9 +/- miles of underground pipeline. Supplementing the permanent water sources are 7 seasonal earth stock tanks serving both livestock and wildlife. The water system on this ranch is 100% functional in good condition.





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The Berrendo Ranch is improved with an easily accessed modest headquarters area consisting of a 3 bedroom, 1 bath manager's home. There are storage sheds and a small set of pens at the headquarters area.



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As mentioned above, wildlife on the Berrendo Ranch consists of populations of pronghorn antelope, elk, mule deer, and an occasional Oryx (Gemsbok). The ranch is enrolled in the New Mexico Department of Game and Fish E-Plus Landowner Elk System and A –Plus Landowner Antelope System.



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The ranch is located on the eastern area of Game Management Unit (GMU) 18. The Berrendo Ranch currently receives 6 either sex authorizations guaranteeing owners the ability to hunt elk without relying on the complicated public draw system. Game and Fish records indicate a typical bull elk harvested in 2006 scored 416 2/8ths SCI. This particular bull was taken in GMU 18 by a bow hunter.

The ranch also receives 5 mature buck pronghorn antelope authorizations also guaranteeing the owner the ability to hunt without using the public draw system. The quality of the bucks harvested in this area is excellent when forage conditions are right.

Mule deer and Oryx hunting are available by purchasing licenses over the counter at vendors or Game and Fish offices. An owner has the option to hunt the ranch as an owner/operator or lease the hunting to a hunting outfitter on a cash basis. This arrangement would typically net an owner approximately \$20,000 to \$25,000 per year.



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As mentioned above, the Berrendo Ranch is located just south of the Gran Quivira National Monument. The history of this monument is fascinating. The quote below is taken from Wikipedia.org

"The Gran Quivira, as it has been called for over a hundred years, is by far the best known of the Salinas pueblos, and in fact is one of the most celebrated ruins in all of the Southwest. This is not strange, as it is altogether the largest ruin of any Christian temple that exists in the United States; and connected with it from the first, there has been the glamour of romance and the strange charm of mystery, which adds tenfold to ordinary interest."



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Not to be overlooked are the aesthetics of the Berrendo Ranch. Approximately 15 miles to east lay the beautiful Gallinas Mountains. Sierra Blanca lays 40+/- miles south. Its snowcapped peaks are spectacular in winter months. Sierra Blanca is home to the United States' southernmost ski area known as Ski Apache. Ruidoso, NM, a year round recreation destination, is 1.5 hours south. Historic Lincoln, NM, 1.5 hours southeast is where Billy the Kid made his famous escape from jail.

Albuquerque New Mexico is located 100 miles northwest of the Berrendo Ranch. Albuquerque, the largest city in the state will have all the services needed including but not limited to higher education and an international airport.

Real Estate taxes on the Berrendo Ranch were \$1,300 in 2014. Any and all minerals on the ranch are to be transferred to a new owner.

In summary, the Berrendo Ranch offers the best of all worlds in terms of a ranch property. It is all deeded. It provides for livestock, hunting, and privacy and is located conveniently to New Mexico's largest metro. Many folks commute longer to their places of employment than they would to the Berrendo Ranch. This working multi use ranch is priced to sell on today's market at \$340 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 utmost consideration.

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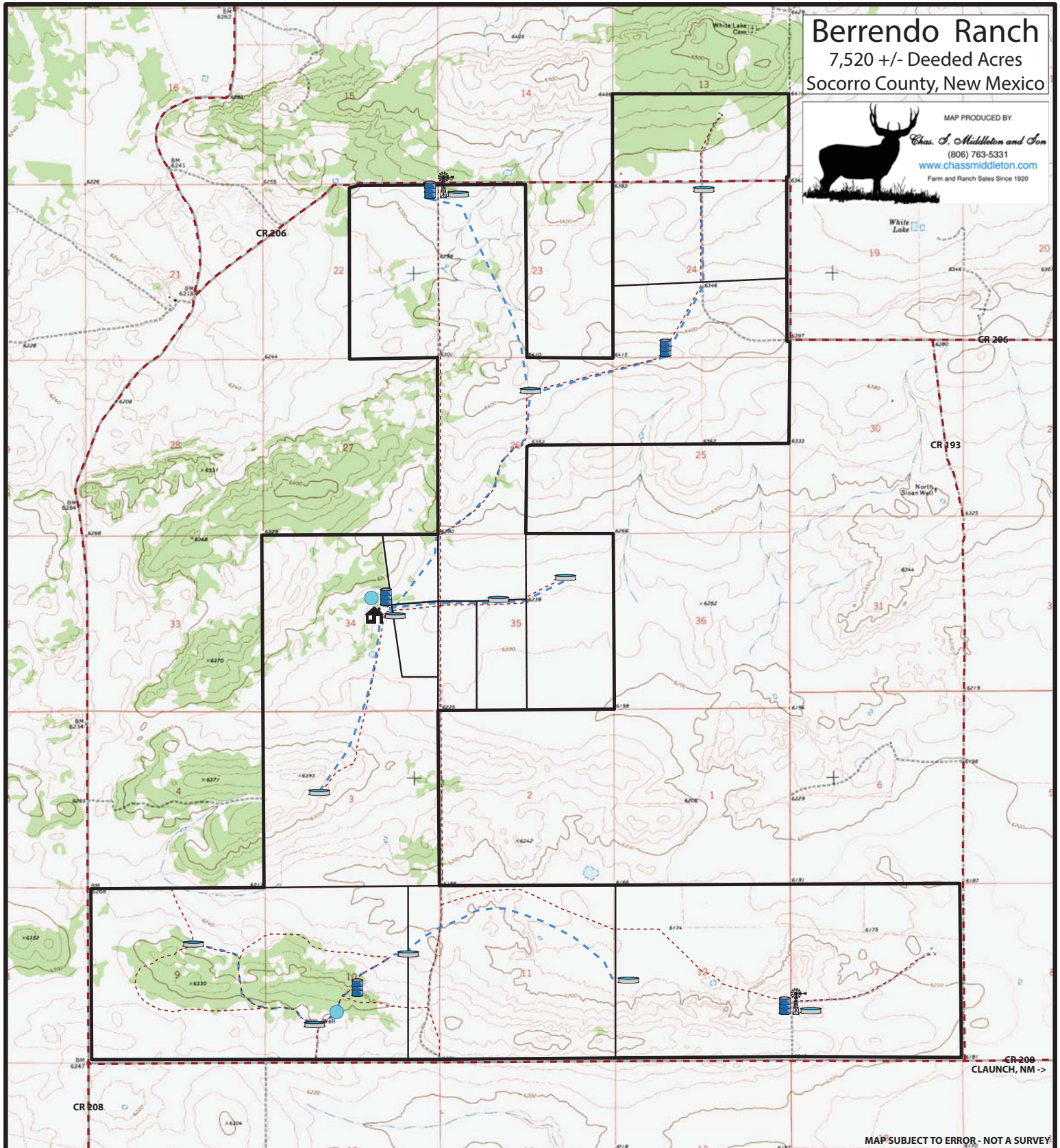
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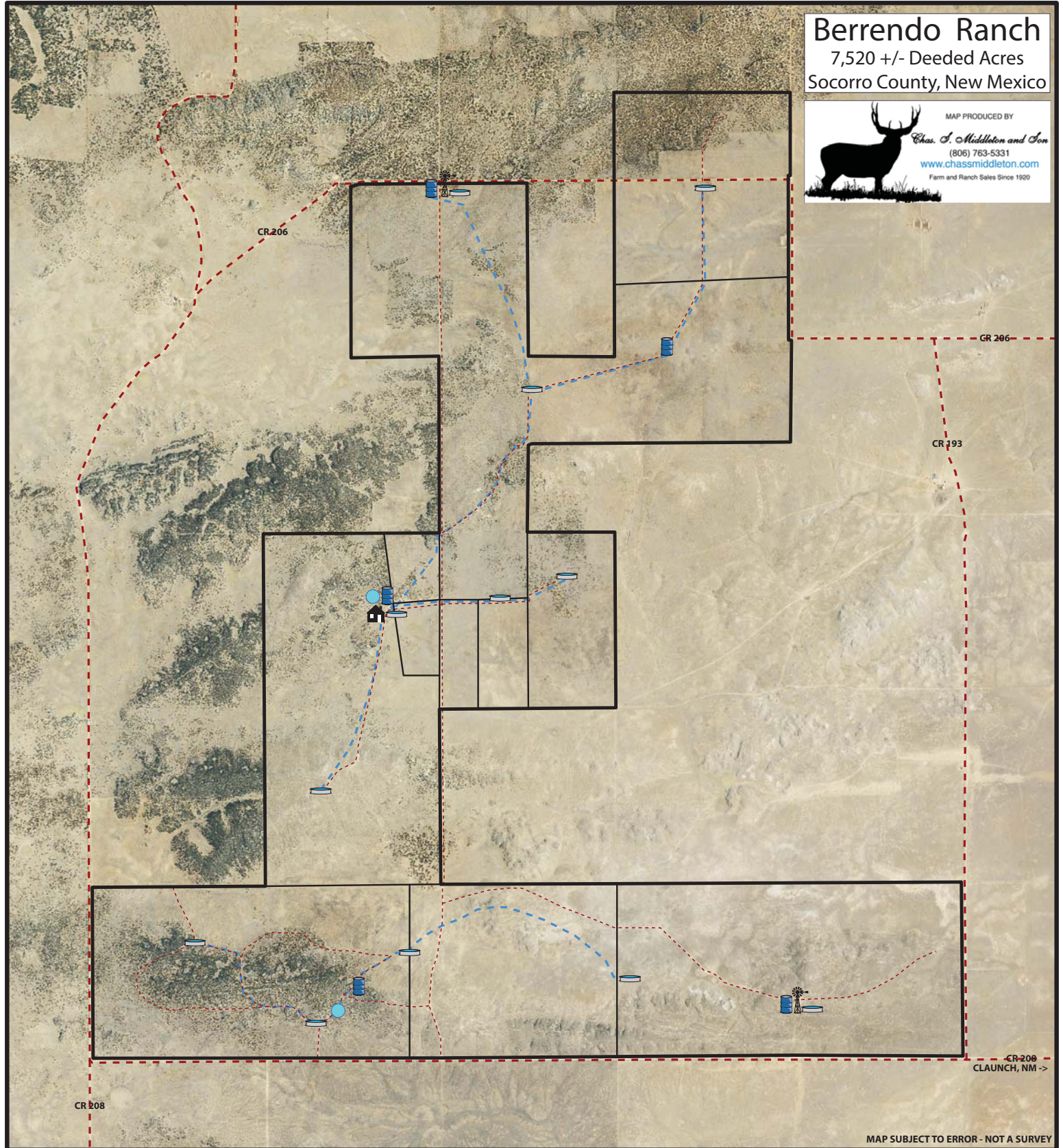
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