

MITCHELL RANCH

22,298 +/- Deeded Acres
Colfax County, New Mexico

*Excellent location, live river and creek water,
tremendous grass turf*



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

1507 13th Street

Lubbock, Texas 79401

Phone (806) 763-5331 Fax (806) 763-1340

Web - www.chassmittleton.com

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We are proud to offer an exclusive listing on a ranch in a very highly desired part of Northeast New Mexico. This ranch truly expresses the long understood real estate requirements of location, location, location. The Mitchell Ranch lies just east of I-25 slightly northeast of Springer. It is very well blocked, has very easy, well controlled access and superb privacy with large reputation ranch ownerships as its neighbors. We believe its strongest amenities are having the Canadian River traversing the western portions of the ranch from north to south and the Rio del Plano Creek winding throughout the eastern pastures. There are very few ranches in New Mexico that have live water to support their every means of its existence and having two sources to complement one another is very rare.



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Historical operation of this reputation ranch has been to graze yearling livestock from mid-April thru October. Grama and buffalo grass production has been superb this season, and the ranch has been conservatively stocked. We have discussed stocking rates with the long term tenant, and they are very comfortable with a stocking rate of a yearling per 20-25 acres on the ranch. The beauty of this ranch from a production standpoint is that all of it is 100% "useable" for livestock grazing.



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Terrain on the ranch varies from river bottom with large cottonwoods, willow, and salt cedar cover on its west, to open rolling grama grass plains throughout the central and eastern portions of the property. There are small breaks and depressions on the central and eastern portions of the ranch that allow protection in the event of a passing spring storm. The Rio del Plano Creek bottom has small areas providing protection along a majority of its course through the ranch. Elevations on the ranch vary from 5,750' to 6,200'.

The ranch is fenced into six pastures and two or more traps. Interior and exterior fencing is comprised of four and five strand barbed 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.





As discussed above, primary water sources consist of the Canadian River bottom and the Rio del Plano Creek, which both run throughout most, if not all of the year. The river bottom water source areas are complimented with water provided by three solar powered submersible pump wells and strategically located pasture drinkers and water storages. A minor amount of pipeline assists in water distribution on the ranch's northern pastures. Seasonal earth stock ponds are located throughout the ranch in all pastures. Clearly, a water system consisting of live water with solar well back up provides an owner minimal concern and cost in water system maintenance.





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The Mitchell Ranch is improved with an easily accessed modest headquarters area consisting of a manager's home, labor-hunters home, metal insulated shop with concrete floor, storage shed, livestock sheds and corrals and a 50,000 lb. set of Rusty's Weigh digital scales.



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Wildlife on the Mitchell Ranch consists of a large population of pronghorn antelope and smaller populations of whitetail deer and elk. The river bottom area is considered to be good habitat for deer and elk. The vast grama grass plains are perfect habitat for pronghorn. With proper management and development, a recreational hunting operation is a viable supplemental income generation source on this ranch.





As mentioned above, the Mitchell Ranch is centrally located in historical Colfax County, New Mexico. The history of this area is fascinating with awesome stories of the challenges passing along the Santa Fe Trail, to cowboy gunfights in the nearby community of Cimarron. Folsom Man, Jicarilla Apache, Comanche and Kiowa Indian Tribes, Mountain Men, and Lucien Bonaparte Maxwell all called Colfax County home. Today, large ranch ownerships in Colfax County consists of the vast 588,000 acre Vermejo Ranch, the TO, CS Cattle, Philmont, Express UU Bar, and the NRA Whittington Center and Ranch.

Not to be overlooked are the aesthetics of the Mitchell Ranch. Approximately 20 miles to the west lay the beautiful Sangre de Cristo Range. Its snowcapped peaks are spectacular in winter months. Recreational access to Angel Fire, Taos, Eagle Nest, and Red River are easy from the ranch headquarters. Laughlin Peak lies to the immediate Northeast of the ranch. This smaller but beautiful mountain range compliments the overall awesome views from this property.

Springer, New Mexico is located approximately three miles southwest of the ranch. This small community has a grocery and hardware store, access to fuel and a couple of awesome New Mexican Food restaurants. It also has an active school district for families with smaller children.

This working livestock ranch is priced to sell on today's market at \$475.00 per deeded acre. Real Estate taxes on the property were approximately \$2,100 in 2014. 50% of any and all minerals on the ranch are offered with the property.

In summary, this ranch has it all. It is absolutely rare that a ranch with such a fantastic location and live water like the Mitchell Ranch become available in Colfax County New Mexico. 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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