

JEFFERS RANCH

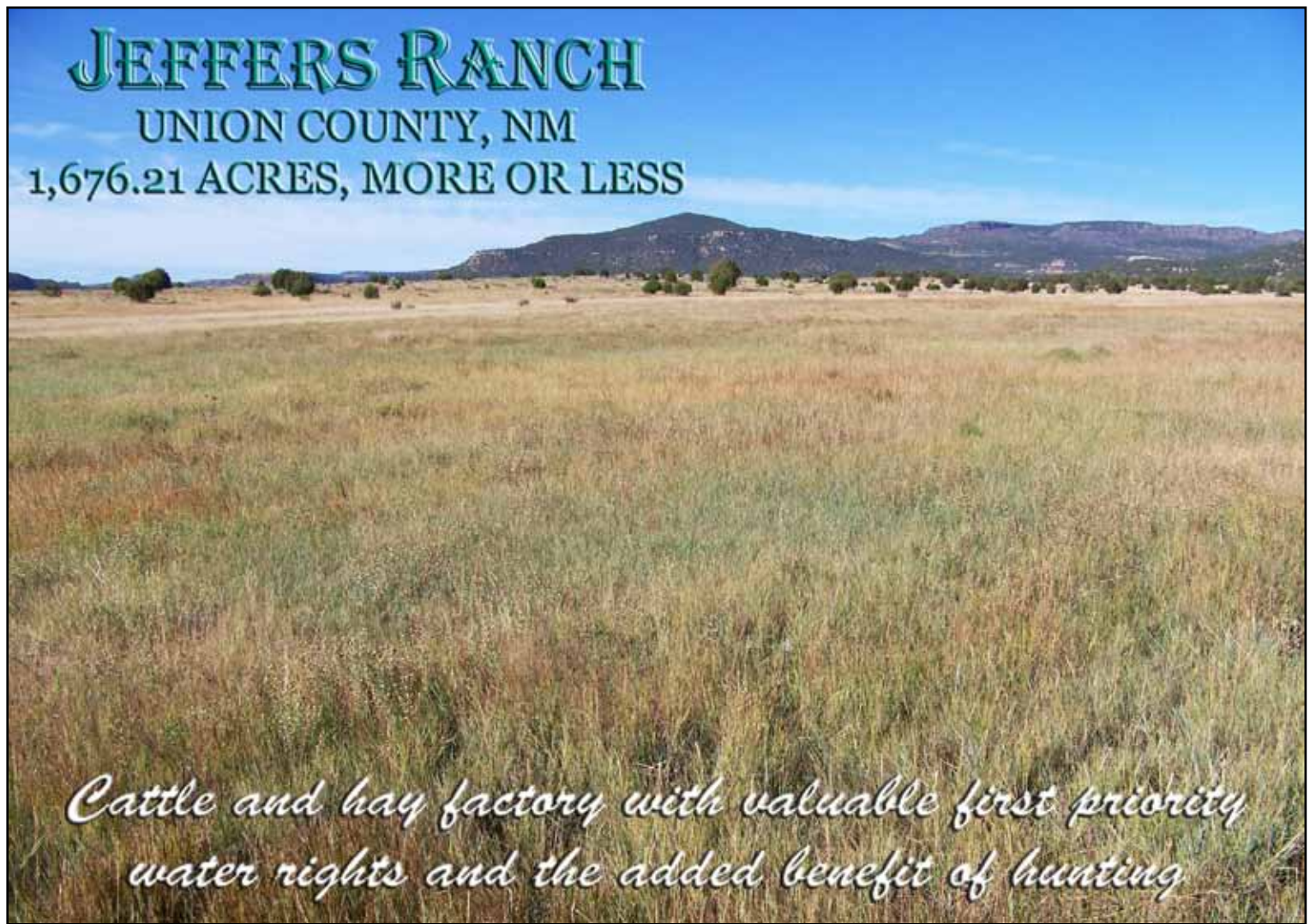
UNION COUNTY, NM
1,676.21 ACRES, MORE OR LESS



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



We are pleased to have obtained an exclusive listing on one of the best improved, most productive properties in North-east New Mexico. The Jeffers Ranch is located in a scenic valley setting north of Folsom, New Mexico, near the Colorado line. Access is provided by paved highways.

The Dry Cimarron River runs through the heart of the ranch. Productive bottomland hay meadows are located adjacent to the river. Away from the river, the ranch elevates to scenic side slopes and mesa country, which afford excellent winter protection for both livestock and wildlife. Juniper and piñon are common in the higher country. Elevations on the property are around 6,075 feet on the side slopes and mesa, descending to about 5,800 feet in the lower bottomlands.





The Dry Cimarron River, which is a scenic flowing live water river, enters the ranch on the southwest side. Live water cascades over a series of weathered rock formations, forming waterfalls throughout an estimated 30 foot drop into a deep pool of water. From this point, the river meanders through the heart of the ranch.





Near the waterfall, a diversion has been constructed to divert and channel this river water to the productive hay fields on the ranch. In 1933 a Court Decree granted the property 680 acres of water rights based on 1.5 acre feet of water per acre of land irrigated. Water from the river is held in a large water storage reservoir, and then diverted by ditch to various hay meadows.



Subject to sale, withdrawal, or error.



In addition to these valuable first priority adjudicated rights, the ranch also has three developed irrigation wells that are approximately 100 feet deep. There are three pivot irrigation systems on the property. One pivot irrigates 48 acres, one irrigates 50 acres, and the largest pivot irrigates 130 acres. Depending on conditions, approximately 750-800 total acres are typically irrigated, either by the pivot sprinklers or by ditches and flood irrigation. Two of the circles are currently planted in Triticale for seasonal grazing and one circle is planted to an Orchard Grass/Alfalfa mix. The flood irrigated meadows are in established native hay, and are considered very productive.

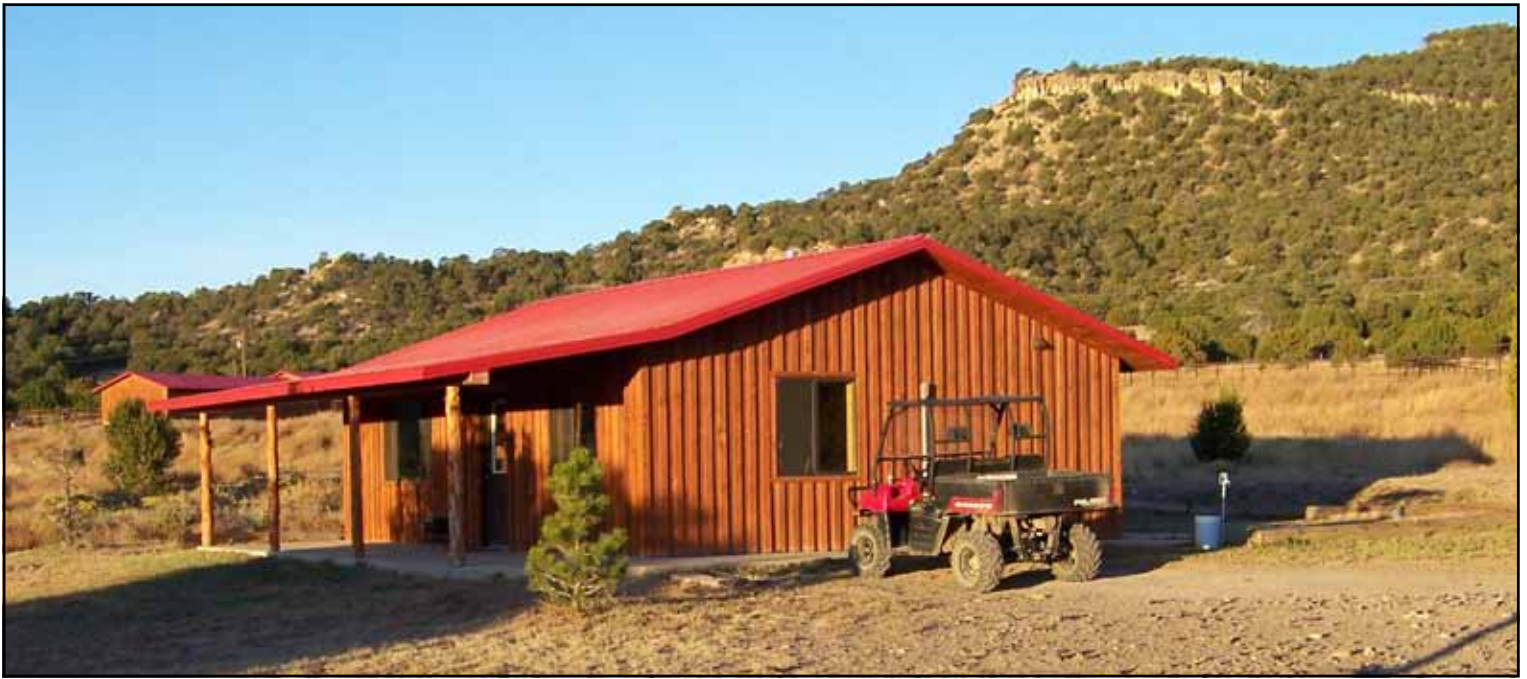




The Jeffers Ranch is extremely well improved and all improvements are exceptionally well maintained. The owner's home contains three bedrooms, three baths, living area, kitchen/dining area and an office.



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Additional improvements include a bunk house, shop, hay barns, horse barn, storage barn, dog kennels, and two exceptional sets of livestock pens. One set of pens is equipped with a hydraulic chute plus feed bunks for cattle, and the other set is equipped with livestock scales. Without question, this property is one of the best improved ranches in Northeastern New Mexico. Everything about the ranch is first class, and most of the fences are in excellent condition.





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Besides the abundance of live water and irrigation water, from a livestock standpoint, the property is extremely well watered by the river, open irrigation ditches, earthen ponds and several electric wells/windmills. Water quality is excellent.



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Not only is this a quality livestock/hay ranch, the property offers excellent hunting opportunities. The irrigated farmland and meadows serve as a magnet to attract big game coming out of the adjacent high ground. It is not uncommon to see many deer and elk grazing on these irrigated fields. The ranch receives several elk permits and the mule deer population is substantial. Other game includes bear and lion.





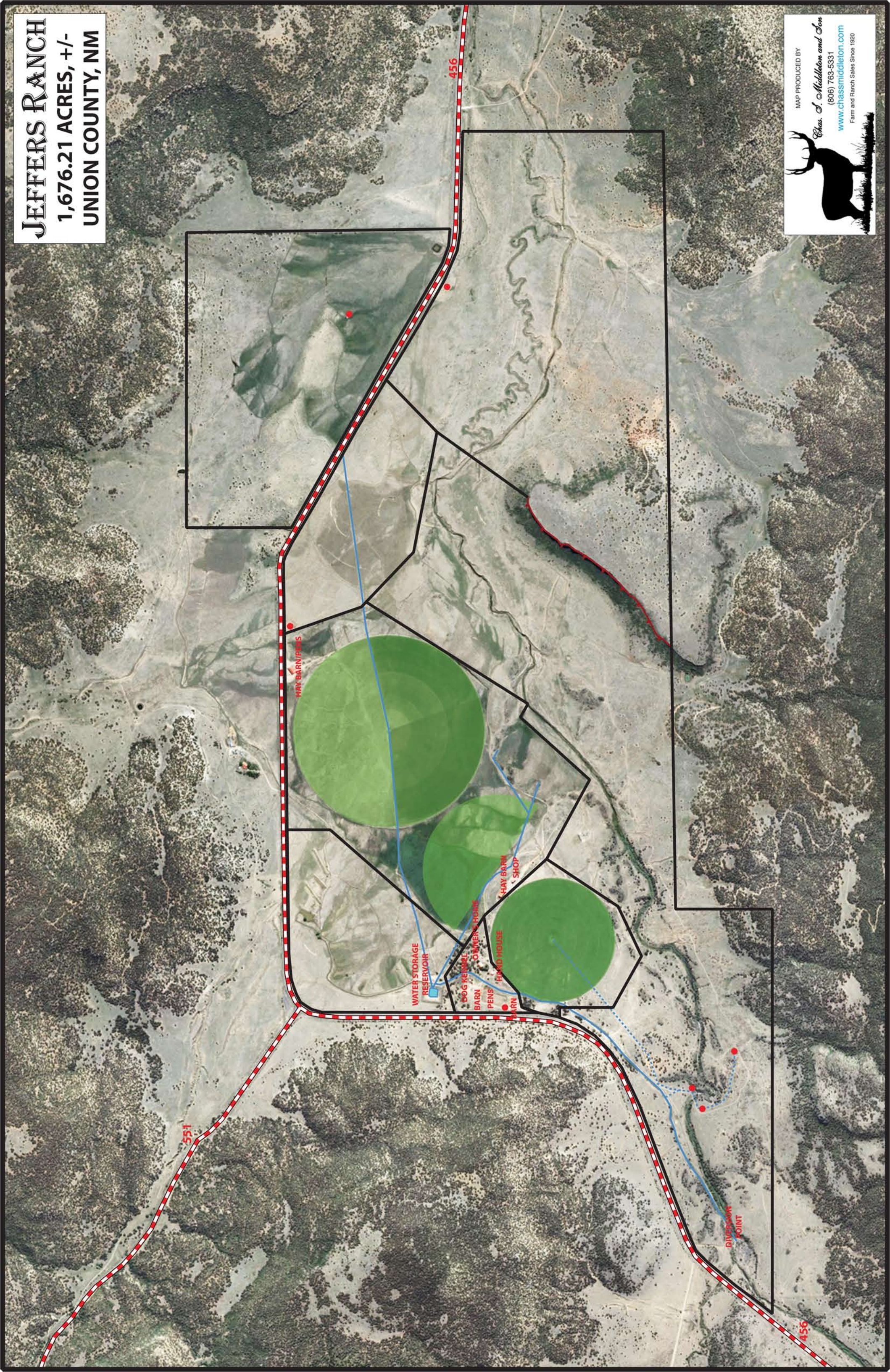
If you are in the market for a highly improved, extremely productive diversified ranching operation, this property should be strongly considered. The many structural improvements offer a substantial depreciation schedule and the first priority water rights greatly enhance the value of the property. This one of a kind property is realistically priced at \$3,000 per acre. One-half of the owner's minerals are offered. The Jeffers Ranch is set up and ready to operate, with everything in good working order. Pride of ownership is evident. In addition to the above, the ranch offers outstanding hunting opportunities and trout are located in the deep overflow pond below the scenic waterfall. This is a ranch you will be proud to own.



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