

GUADALUPE COUNTY, NM RANCH

60,400 Deeded Acres, +/-

3,752 NM State Lease Acres, +/-

780 BLM Acres, +/-

2,040 Uncontrolled (Free Use) Acres, +/-

66,972 Total Acres, more or less



OFFERED EXCLUSIVELY BY:

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We have recently obtained an exclusive listing on a large operating cattle ranch located in East-Central New Mexico. In total, this 90% deeded ranch encompasses over 100 square miles of “Big Ranch Country”. The property is well located, being approximately 10 miles from Santa Rosa, with access provided by a substantial amount of paved highway frontage and several graded county roads.

The ranch lends itself to a summer yearling and/or a year round cow/calf operation. Historical stocking rates indicate a carrying capacity of 1,200 – 1,300 animal units.



Subject to sale, withdrawal, or error.



The majority of the ranch has a rolling to hilly terrain, with small portions on the north and east ends of the property descending into scenic broken canyon country. Many low basins/depressions are scattered throughout the property. These low lying areas often serve as natural lakes as they receive runoff water from the elevated uplands during times of favorable moisture. Some of these natural lake bottom sites have been pitted to increase water holding capacity.

Much of the ranch has scattered limestone rock outcrops. The limestone country produces strong, high protein grasses, such as grama, buffalo, side oats, and New Mexico feather grass. Tobosa grass is fairly common in the flats and sacaton is in scattered spots. Cholla cactus is located in moderate to sometimes dense stands throughout much of the property.

On several portions of the ranch, the soils gently transition to rolling sandy loams, and these areas have a desirable mix of native grasses, along with sage, yucca and a scattering of mesquite.

Small areas on the north and east sides of the property descend fairly dramatically into colorful, eroded sandstone canyons. Juniper is common in the canyons and along elevated uplands near the canyon breaks. These portions of the property offer desirable habitat for mule deer, with antelope being common in the more open country.





Elevations on the upland country range from 5,000 – 5,350 feet and descend to 4,700 – 4,900 feet in the canyons.

The ranch is fenced into approximately 20 pastures and several smaller traps. The majority of the fences are of net wire construction, but some newer fences are five strand barbed wire construction. Overall, the fences are considered to be in fair condition.



The ranch is watered by the natural and pitted lakes, seven electric submersible wells, approximately 30 windmills and around 40 miles of buried waterline with numerous drinking troughs. Many water storage reservoirs are located at wells and along the waterlines. Water quality varies from well to well, with some wells having hard mineral deposits, while other well water is of good quality. All water is fine for livestock.





The property is improved by an owner's home and two separate camp locations. The owner's home is an attractive, nearly new Spanish style hacienda with a stucco adobe style exterior, and a flat top roof. This well built home is located on an elevated point overlooking a scenic canyon area. The home features high ceilings with exposed timbered beams and corbels. Solid wood doors accent the quality of this beautiful home. The home has three bedrooms, two and one-half baths, two separate living areas, wet bar, kitchen/dining area, utility room, and a three-car garage. This outstanding home also has three fireplaces, one of which is a Spanish style Kiva fireplace. Floors throughout the home are a combination of tile and carpet. The front and back areas are both enclosed by small courtyards.



The two camps have ranch hand houses with barns and pens. Totally, there are three large sets of shipping pens, all equipped with livestock scales, plus several other sets of branding and working pens.





This working cattle ranch is priced to sell on today's market at only \$240 per deeded acre. Property taxes are extremely reasonable, being only 14¢ per deeded acre. The New Mexico State Lease and BLM acreage will be transferred to the buyer, and these leases are an attractive asset to the ranch because of their very reasonable cost. The New Mexico State lease is about 72¢ per acre. In addition, about 2,000 acres of free use/uncontrolled lands are scattered within the boundaries of the property.



It is seldom ranches of this size become available. The property is located in a desirable area, offering a good year round climate. Average annual rainfall is approximately 14 inches. A large operating wind farm is located in close proximity to the ranch, and all wind rights will convey with the property. Mineral rights are negotiable.

If you have been searching for a large operating cattle ranch, this property deserves your attention.

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