

The WILSON Ranch

24,755 +/- ACRES

BACA COUNTY, CO and
CIMARRON COUNTY, OK



This Southwest cattle and recreational ranch is located near the crux of the **Oklahoma, Colorado, and New Mexico** statelines, just north of the **Black Mesa State Park**.

Consisting of **39 sections**, the ranch is all continuous acres, offering an ever changing landscape and diverse terrain.



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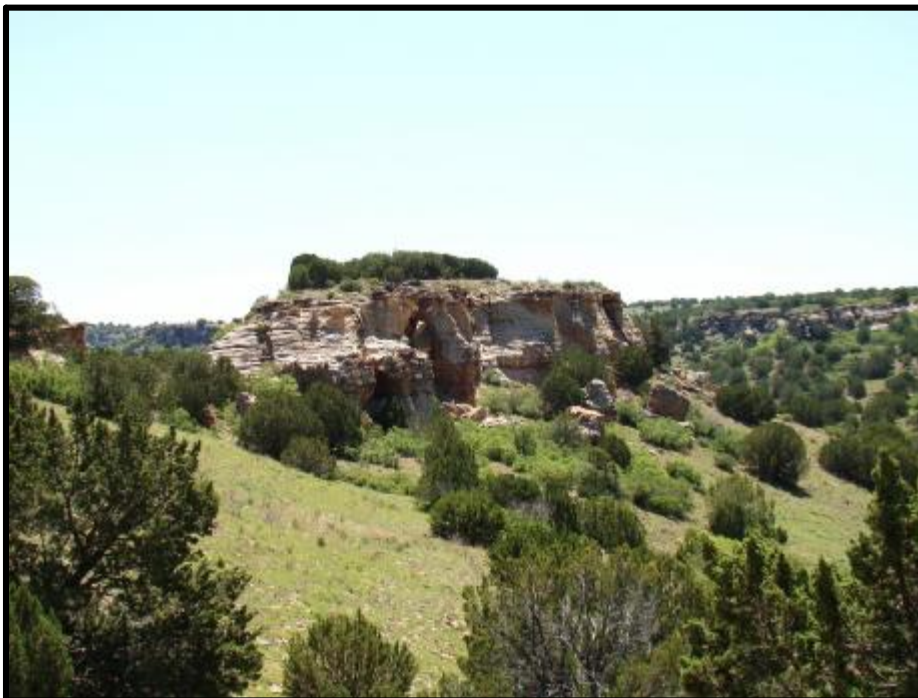
The property is transversed by **four deep canyons** - *Gallinas, Pat, Sand,* and *Lane* Canyons - and multiple fingers and valleys, providing over **400' of elevation change**, from the open prairie land on the north to the canyon bottoms on the south.

Large mesas and plateaus protrude across the horizon, providing scenery right out of an Old West movie.

It is truly beautiful to watch the sunrise over this ranch as you start your day.



Unique rock outcroppings and plateaus rise above the horizon, providing an inspiring atmosphere as you follow the ranch roads winding through the property.



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The prairies are well sodded and have good stands of buffalo and gramma grasses, with scattered bluestem and switch.

Colorful wildflowers blanket the pastures in the growing seasons.

Various species of cacti, such as cholla and prickly pear, dot the landscape, along with yucca and sage brush.



The ranch has an abundance of trees, from 50' cottonwoods along the creek washes, to juniper cedars, mesquite brush, and shinoak covering the hills.

Other hardwoods include pinion pine, hackberry, and chinaberry motts.



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The Wilson Ranch has a significant amount of water for this area of the state.

The canyon walls are lined with multiple natural springs, which collect in the ravines and washes in pools, some of which are 3'-4' deep. In some parts of the ranch, the springs feed creeks for several hundred yards.

This abundance of spring water coupled with the natural topography of the land has created some excellent locations to built large ponds or lakes. A few earthen tanks are already in place on the property.

There are twelve windmill powered water wells, and also an electric powered submersible pump which keeps a stock tank full year around. The ranch receives an average of 14"-16" of rainfall annually.



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Depending on rainfall, the ranch can support a **500-600 cow/calf herd** annually.

As a stocker operation in the Spring and Summer months, the ranch can carry one animal unit per ten acres.

The ranch has a very good perimeter fence, with cedar posts and periodic metal T-posts for reinforcement. Several cross-fences are in place, for rotational grazing.

There are two main sets of working pens, on the north and south sides, for sorting calves.



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The ranch is loaded with a variety of game, and there is little to no hunting pressure around the property!



Both whitetail and mule deer trophies can be taken here, as well as pronghorn antelope, black bear, and the occasional bull elk or bighorn ram.



It is common to drive up on several mallards enjoying the cool spring water pools, as well as large flocks of Rio Grande turkeys running through the canyons.

Blue quail and mourning dove are also on the ranch. Many predators, such as mountain lion and bobcat, thrive as well.

The property has not been hunted in over four years and is prime to be developed with feeders, food plots, and staging areas.



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Scenic horseback riding, four-wheeling, hiking and camping...even rock climbing and repelling off of the canyon walls! This ranch is an all around diverse property and will provide the new owner with plenty of recreational activities.



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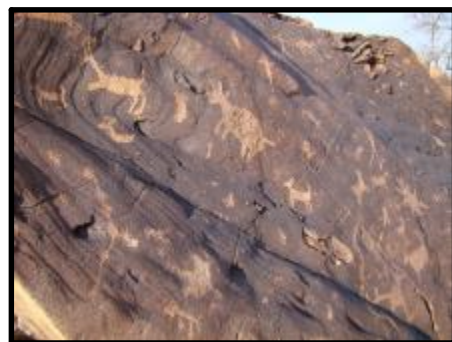
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The Wilson Ranch is filled with old settlements and homesteads from the pioneer days of the 1800s. The reminiscences of house walls made from stacked sandstone and rock dugouts in the canyons bring you back to the old frontier, when this part of the country was wild and untamed.



One of the many unique features of the ranch is the many Native American pictographs, found on some of the canyon walls.

These pictures of hunters and wildlife testify to the abundance of game that has always flourished in the region.



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The ranch is located just northeast of the Oklahoma Panhandle's **Black Mesa State Park**, off of County Road 13. It joins several federal and state pastures, including the *Comanche National Grassland*.

Distances to major cities are as such:

- **Colorado:** *Colorado Springs* (230 miles), *Denver* (270 miles)
- **Oklahoma:** *Elk City* (250 miles), *Oklahoma City* (390 miles)
- **Kansas:** *Wichita* (335 miles)
- **New Mexico:** *Santa Fe* (280 miles), *Albuquerque* (340 miles)
- **Texas:** *Amarillo* (140 miles), *Lubbock* (260 miles), *Dallas/Fort Worth* (500 miles)



The closest public airports are in Boise City, OK (20 miles) and Clayton, NM (50 miles). There is plenty of room on the ranch to put in a small private landing strip as well.

A well-maintained, two-story ranch home at the headquarters provides living quarters for the owner or a ranch manager. Other improvements include a hay barn, various smaller outbuildings, and a set of stalls and pens.



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**ASKING PRICE: \$535/acre,
or \$13,243,925**

(Some mineral rights are available at closing. There is no active oil or gas production on the ranch.)



The Wilson Ranch is a unique holding, one with historical significance and inspiring scenery. Suitable as a working cattle ranch, recreational getaway, or investment property, it is worth the attention of today's discerning buyer.

LAND BROKERS: BEN BELEW, (940) 357-9940

BEAU BYARS, (940) 224-3183

