

ANTHONY RANCH

Lea County, New Mexico

13,397 +/- Deeded Acres

7,393 +/- State Lease Acres

20,790 Total Acres +/-



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

E-Mail - sam_middleton@chassmiddleton.com

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We are pleased to have obtained an exclusive listing on a long term ownership working cattle ranch located near the southeast corner of New Mexico. The property is well located, being approximately 3 miles from Jal, New Mexico, with access provided by paved and graded county road. The south boundary of the property adjoins the Texas/New Mexico State Line.

The Anthony Ranch has historically been operated as a cow/calf ranching unit. The owners have continued to improve this ranch with many miles of new fencing, addition of new watering facilities and substantial brush clearing. With the owners actually living on the ranch, the headquarter improvements have continually been maintained, updated, and expanded. Without question, the Anthony Ranch shows pride of ownership, excellent management practices and a dedication to improvement of the land.



Subject to sale, withdrawal, or error.



The terrain of the property varies from nearly level to gently sloping and sometimes undulating. Elevations on the ranch range from approximately 3,090 feet on the north end of the property to 2,900 feet on the south side. Soils range from sandy loam to sandy, with a small area of deep sand hill country. The tighter soils have a moderate to sometimes dense canopy of mesquite with scattered four wing salt bush. The sandier soils transition to a mesquite/sage/shinnery mix, with the deeper sand country being principally shinnery type country. The ranch supports a good mixture of native grasses, with the principal grasses being several varieties of grama, bluestem, and sand love. Over the years, the owner has grubbed, raked, and stacked mesquite on a substantial portion of the ranch. This has not only improved the condition of the property, but also increased the carrying capacity of the ranch. By clearing this country, which normally has a carrying capacity of approximately 10 animal units per section, the improved country now has a capacity of 12-15 animal units per section, under normal conditions.



The Anthony Ranch is fenced and crossfenced, with approximately 17 miles of nearly new fence. The ranch is fenced into approximately 8-10 main pastures and several smaller shipping/holding traps.



The property is also well watered. The well water is of good quality with the probability of some irrigation quantity ground water available. A portion of the ranch can be developed for circle irrigation, and the ranch holds 660 acre feet of irrigation water rights. Well water depth ranges from around 160 feet to 400 feet deep. Currently, livestock and domestic water is supplied by 5 windmills, 1 solar well, 1 electric submersible, and approximately 3-4 miles of buried waterlines with 6 livestock drinking troughs located along the buried waterline. The source of this water is from a waterline owned by the city of Jal. This desirable source of water cost around \$30 - \$50 per month, which is considered cheaper than maintaining water wells.





The Anthony Ranch is considered to be extremely well improved, with all improvements being well maintained. The headquarter improvements consist of the owner's home, which is an attractive 3-bedroom, 2-bath home.



A guest house, which has a bedroom, bath, kitchen/living area is located near the owner's home.



The ranch is further improved by barns, shop, sheds, horse pens, shipping pens equipped with scales, roping arena, and other outbuildings.





This working cattle ranch is set up and ready to operate. All improvements are well maintained and in good working order. Besides being a quality cattle ranch, the ranch has a good population of blue quail, with antelope found in the open plains country and mule deer in the more protected, sandier areas.

No minerals are offered with the property. There are 5 producing oil wells scattered over the ranch.

The ranch is located in a semi-arid region of the state, with average annual precipitation being 12-14 inches.

The property is very realistically priced at \$2,500,000.00 (approximately \$186.60 per deeded acre). Giving consideration to the good improvements, brush work, fencing, water facilities, the added bonus of the New Mexico State Lease and circle irrigation potential, there is no doubt that the Anthony Ranch represents one of the most reasonably priced offerings to come on the market in recent memory. The New Mexico State Lease is extremely reasonable, being \$5,400 per year, or approximately 73¢ per acre. If you have been searching for a well improved working cattle ranch, the Anthony Ranch most definitely should be considered.

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