

CENTRAL NEW MEXICO CATTLE RANCH

Torrance County, NM

60,537.33 Deeded 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.chasmiddleton.com

E-Mail - sam_middleton@chasmiddleton.com



We are pleased to have obtained an exclusive listing on a no-frills working cattle ranch located southeast of Albuquerque, New Mexico. This all deeded ranch, totaling nearly 100 square miles, is in a fairly rural area of the state. The ranch is more specifically located in the Willard, Corona, Encino, Clines Corner circle. Access is provided by paved highway and graded county roads.

The property is currently operated as a combination yearling and cow/calf ranching unit. Historical stocking rates are around 1,100 animal units.



Subject to sale, withdrawal, or error.



Nearly 100% of the ranch has a gently rolling to hilly terrain with several wide overflow draws. The major portion of the property has an open appearance with no brush and only some scattered sage and bear grass (yucca). The extreme south end of the ranch elevates to the side slopes of Pino Mountain, and this portion of the property has a moderate to fairly dense canopy of juniper, piñon, oak and a few scattered ponderosa pines. Elevations over the majority of the ranch range from 6,230 feet to 6,350 feet, with the mountain side slopes increasing to 6,500 feet. Scattered limestone rock outcrops are found in the rolling plains country, with sandstone rock formations in places in the elevated mountain slope areas. Soils throughout the ranch are generally loamy to fine sandy loams.





The ranch is located in a semi arid region of New Mexico, with annual precipitation in the range of 12 to 14 inches; however, the native grass turf is generally solid on this property indicating that the grazing practices have been closely monitored over the years, and the good turf points to reasonable management practices. Principle native grasses include several varieties of grama, buffalo, galleta, western wheat grass, New Mexico feathergrass, needle-and-thread, and varieties of bluestem.

The property is fenced into approximately 15 pastures and a number of smaller shipping and holding traps. The fences are mostly of five wire construction, with some four wire and some net wire fences. Much of the fencing is in good to very good condition, with some fences being in average condition. There are a few small stretches of fence in need of repair.





The ranch is watered by windmills, electric submersible wells, one new solar well, buried waterlines and drinking troughs.



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The wells are fairly deep, generally ranging from 250 feet to 500 feet, but one well is reportedly nearly 1,000 feet deep. Water quality is good and based on interviews with the ranch manager, it appears that well water can be located most anywhere on the property. In addition to these major water sources, the ranch has a number of dirt tanks located in the draws; however, due to the limited rainfall in this area of New Mexico, the dirt tanks only serve as a seasonal source of livestock water.



Structural improvements on the property are very modest. They consist of a couple of older homes that have not been used for a number of years, standard ranch outbuildings (sheds, barns, etc.), and three sets of livestock pens. Two of the pens are equipped with scales. The livestock pens are all usable, but the structural improvements are in need of repair and contribute little or no value.





The focus of the ranch has always been cattle production, but the property has a fairly large population of antelope throughout the open plains country, and good mule deer habitat is found in the protected mountain slopes area. Currently, the ranch receives approximately 6 antelope permits per year.

There is nothing fancy about this ranch, but it is seldom we list large all deeded ranches priced to fit a rancher's pocket book. This property is very realistically offered at only \$179 per acre. Property taxes are also extremely reasonable, being less than 5¢ per acre. If you are in the market for a low overhead working cattle ranch, you will have to look long and hard to match this deal.



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