

# CHAVES COUNTY, NEW MEXICO RANCH

70,000+/- Deeded Acres

9,120+/- Lease/Free Use 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](http://www.chassmiddleton.com)

E-Mail - [sam\\_middleton@chassmiddleton.com](mailto:sam_middleton@chassmiddleton.com)



# CHAVES COUNTY, NEW MEXICO RANCH

70,000+/- Deeded Acres

9,120+/- Lease/Free Use Acres



We have recently obtained an exclusive listing on an Eastern New Mexico working cattle ranch. The land tenure is as follows:

70,000+/- Deeded Acres

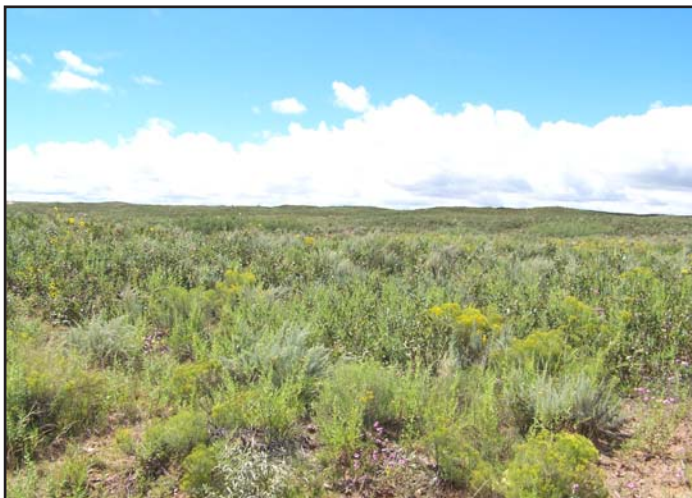
4,480+/- Acres - New Mexico State Lease

1,760+/- Acres - BLM

2,880+/- Acres - Uncontrolled/Free Use

79,120 Total Acres, more or less

The property is located northeast of Roswell, New Mexico and access is provided by US Highway 70 and several graded county roads.



The property has historically been operated as a cow/calf ranching unit, and under normal conditions, the ranch is stocked with around 1,600 animal units.

The terrain of the ranch is described as rolling hills and side slopes draining to draws and huge flats. Elevations are slightly over 4,000 feet in the upland areas and descend to around 3,900 feet in the low lying flats. An elevated ridgeline, known as Railroad Mountain, runs through the northern portion of the ranch in a west to east direction. This unusual geological feature has the appearance of an elevated graded railroad bed.





There are numerous large natural lake areas located in the flats. These low depressions receive natural runoff from the higher elevations, and are an excellent source of livestock water. In addition, there are numerous large earthen tanks located in the drainage bottoms. As a backup source for livestock water, there are several submersible water wells on the property; however, under normal conditions the tank water and lake water furnish all water needed for the operation of the property.

The ranch supports a good mixture of native grasses, with grass vegetation generally being plentiful in the flats and more sparse on the side slopes and upland areas. Low bush mesquite is common over much of the property, and shin oak is scattered in the sandier country.

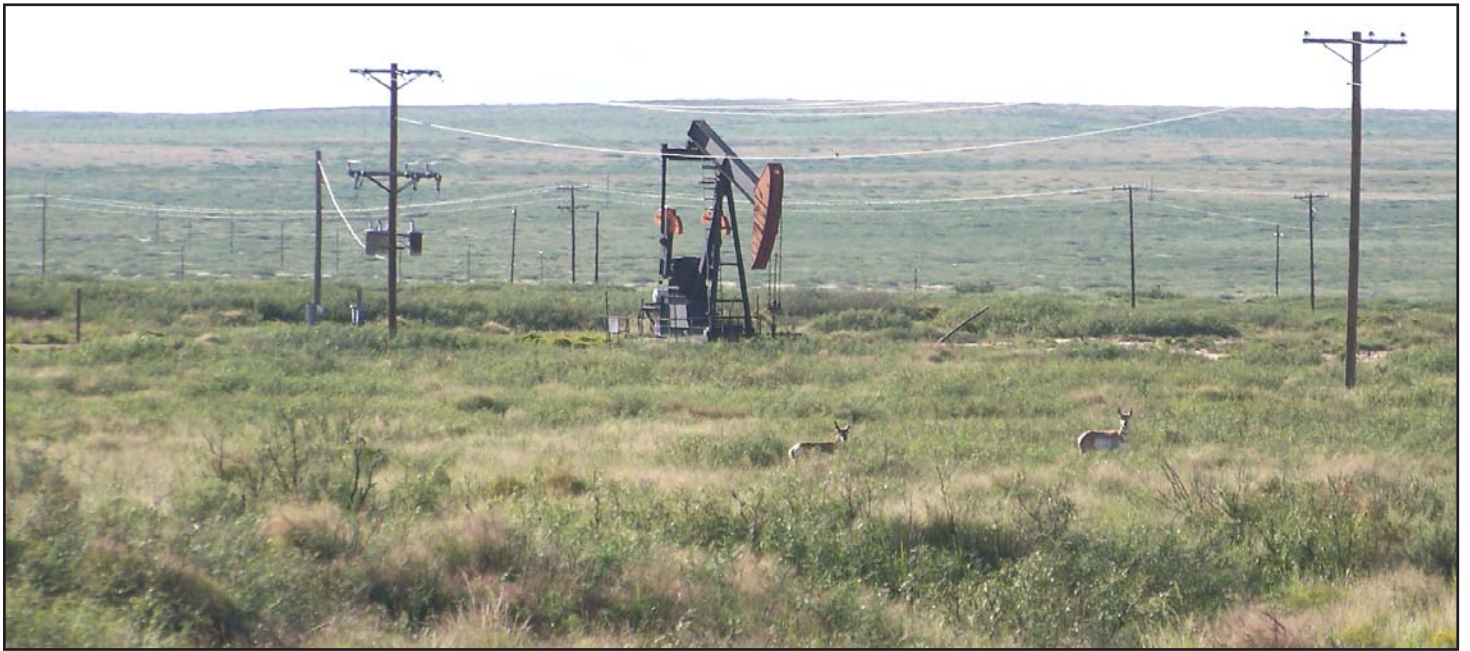


There are scattered remains of oil production on a few areas of the ranch. This production appears to be phasing out, with little or no current oil field activity. The seller has a very small mineral ownership, and all minerals owned by the seller, if any, will be conveyed with the property.

The ranch is fenced and cross fenced; however, under the current operation all gates remain open and cattle roam freely from pasture to pasture as conditions permit. Improvements on the ranch include several sets of livestock pens, outbuildings, and a small help house.







This area of New Mexico has a semi-arid climate with annual rainfall being in the range of 12-14 inches. The growing season is approximately 208 days.

While cattle ranching is the total focus of the property, the ranch has many quality antelope and scattered mule deer in the rougher/sandier areas of the ranch. The ranch receives several antelope permits yearly.

There is nothing fancy about this ranch, but it is priced to fit a rancher's pocketbook at only \$110 per deeded acre. The seller will transfer all of his rights and interests in the various leases at closing. As long-time real estate brokers, it has been many years since we have had a ranch priced in this range. Don't expect to see stylish improvements or scenic views, but if you are in the market for a cheap operating, no frills working cattle ranch, you will have to look long and hard to match this deal.



**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](http://www.chasmiddleton.com)

E-Mail - [sam\\_middleton@chasmiddleton.com](mailto:sam_middleton@chasmiddleton.com)