

EMERY GAP RANCH

UNION COUNTY, NEW MEXICO | LAS ANIMAS COUNTY, COLORADO

8,342 ± DEEDED ACRES | 3,302 ± NM STATE LEASE ACRES

11,644 ± TOTAL ACRES



OFFERED EXCLUSIVELY BY

Chas. S. Middleton and Son

806.763.5331

www.chassmiddleton.com

EMERY GAP RANCH

UNION COUNTY, NEW MEXICO | LAS ANIMAS COUNTY, COLORADO



We are excited to offer for sale the spectacular Emery Gap Ranch, which is located north of the historic community of Folsom, New Mexico. The ranch straddles the Colorado/New Mexico line, with a small portion of the property extending into Las Animas County, Colorado, near the community of Branson. The ranch is located just off a scenic paved state highway, with access to the property provided by a short drive on a well-maintained county road. This county road provides the only legal access to the ranch, and the entrance at the county road is locked, to ensure privacy.





Elevations on the Emery Gap Ranch range from approximately 6,400 feet to just over 7,500 feet. At the entrance to the ranch, the elevation is in the 6,400 foot range and the eastern portion and central portion of the ranch features a topography that is rolling and hilly, with elevations ranging from 6,400 feet to 6,700 feet. Steeper ridgelines and high mesas basically surround the Emery Gap on the north, west and south portions of the property. The mesa tops range from 7,000 feet to 7,500 feet. The lower rolling hills, along with the mesa side slopes and elevated mesa tops, combine to make the Emery Gap Ranch one of the most scenic recreational/cattle ranches to be found in this area of Northeast New Mexico/Southeast Colorado.



The lower portions of the ranch have a fairly open appearance, with scattered juniper cover. The side slopes are rugged and rocky, with juniper, piñon, oak brush and mountain mahogany. Portions of the mesa tops have an open grass cover, with many areas having a moderate to dense canopy of piñon, ponderosa and fir.



The ranch is fenced and crossfenced into multiple pastures, and mesa rimrocks also serve as natural pasture boundaries.



The ranch is watered by one windmill, four electric solar wells, a very extensive waterline network with large water storage reservoirs, and numerous livestock drinking troughs all along the waterline system. Other water sources include a number of mountain springs and seasonal creeks. There are several dependable earthen ponds developed on the ranch. Just over a year ago, close to 20 miles of new buried waterline, new solar water wells, new water storages and new drinking troughs were installed on the north-half of the ranch. This extensive water improvement project was engineered by the Natural Resource Conservation Service (NRCS). A similar water improvement project has been engineered by the NRCS for the south-half of the ranch.





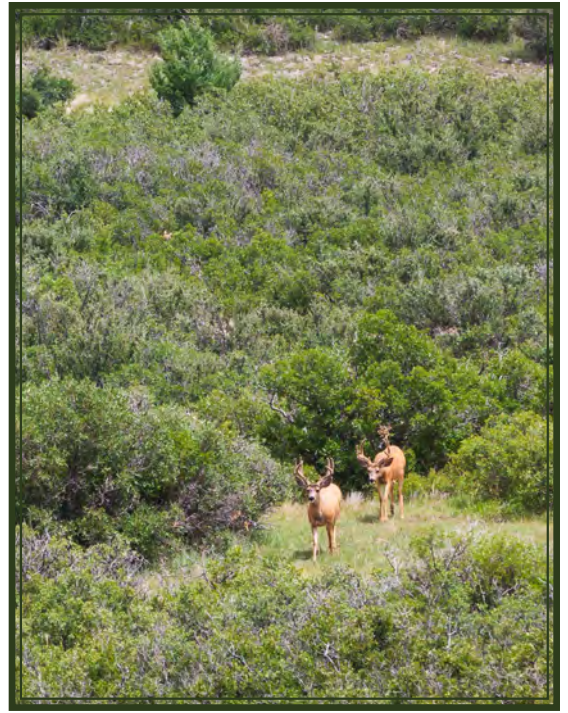


Structural improvements on the Emery Gap Ranch include an older brick home with large basement and attached two-car garage. This home is very livable. Other improvements include a livestock barn with pipe shipping pens equipped with scales.



The Emery Gap Ranch is located in New Mexico's Unit 57, which is widely recognized for quality elk and mule deer production. The ranch typically receives 14 either sex elk permits along with 22 cow elk landowner authorizations. The property also receives two mature buck antelope permits. The ranch was conservatively hunted last year, with four bull elk and two mule deer being taken from the property. Bear and mountain lion are common in this area of New Mexico.





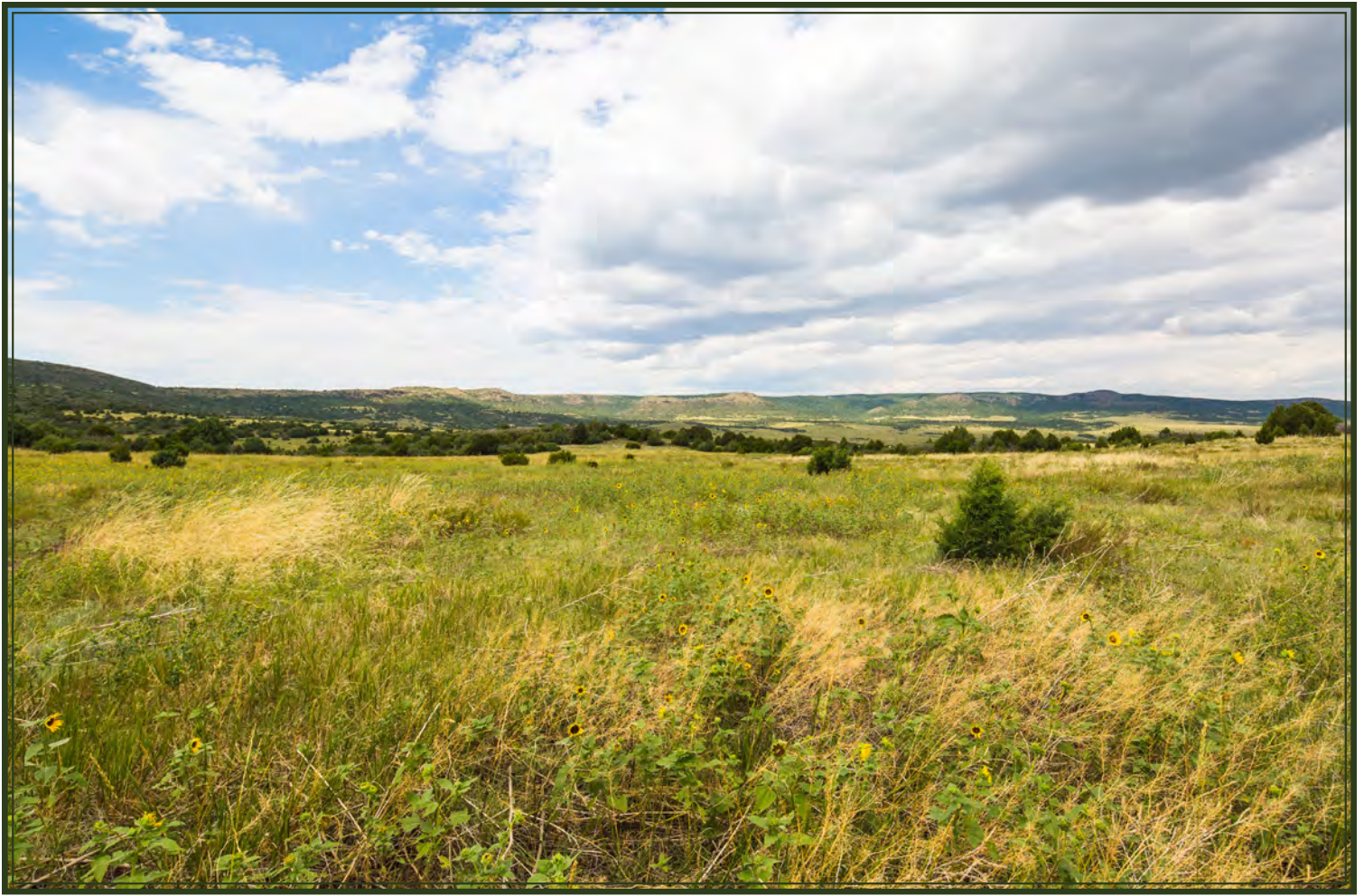
Photos of game harvested on the Emery Gap Ranch during the 2017 hunting season.





Historically, the ranch has been grazed with livestock through the summer and fall, then vacated through the winter months, as snow cover averages several feet during the winter and the weather can be harsh on livestock at times. Average annual precipitation is in the range of 19 – 20 inches.





The Emery Gap Ranch is being offered for sale at \$10,000,000 or approximately \$1,200 per deeded acre. The New Mexico State Lease will be transferred to the buyer. Scenic recreational ranches, such as the Emery Gap, are seldom offered for sale in this area of strong, long-term family ownerships. If you are in the market for a quality combination cattle/hunting ranch, please give serious consideration to the Emery Gap. You will not be disappointed.

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LISTING AGENT

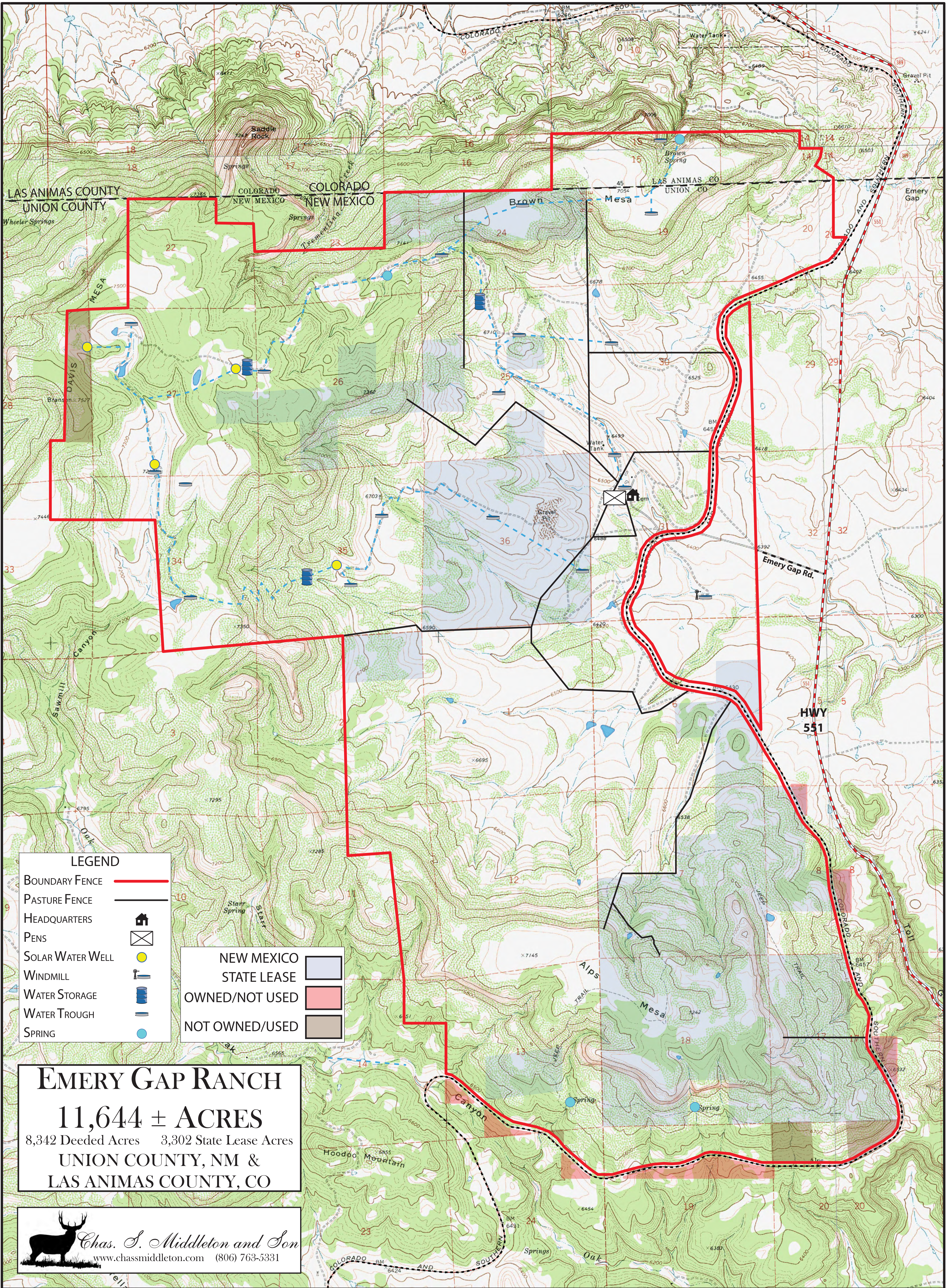
Sam Middleton, Licensed in TX, NM, OK, KS, & CO

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Sam is the owner of the real estate-appraisal firm, Chas. S. Middleton and Son, established by his grandfather in 1920. This family business, in general, consists of farm and ranch sales and farm and ranch appraisals. Sam is extremely active in both aspects, being licensed in the states of Texas, New Mexico, Oklahoma, Kansas and Colorado. He has served numerous times as an expert witness in court and has been appointed Receiver for the Court to manage and sell ranch property.

SUBJECT TO SALE, WITHDRAWAL OR ERROR



LEGEND

BOUNDARY FENCE



PASTURE FENCE



HEADQUARTERS



PENS



SOLAR WATER WELL



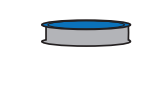
WINDMILL



WATER STORAGE



WATER TROUGH



SPRING



NEW MEXICO



STATE LEASE

OWNED/NOT USED



NOT OWNED/USED



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UNION COUNTY, NM &

LAS ANIMAS COUNTY, CO



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