

Willard Ranch



AN EXCLUSIVE LISTING BY

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THE PROPERTY: This ranch is located on Hwy 60 just 13 miles east of Willard, NM
185+ DEEDED ACRES
49,351+ NM STATE LEASE ACRES

TERRAIN AND VEGETATION: The open rolling terrain is just what you would expect from this East Central New Mexico ranch. This portion of New Mexico boasts outstanding Blue and Black gramma grass turf. The shallow draws on this ranch offer other species of grasses. The side hills of the draws have NM Feather grass (Buck grass), which is an early season grass. Other grass species including Side Oats, Sand Dropseed, Blue Stem, Buffalo grass and a large amount of Winter fat. A portion of the south end of the ranch has more cover with some juniper and cedar trees and runs up the side of the Pino Mesa.

WATER: The ranch is watered exceptionally well with several windmills and submersibles, one very strong submersible drilled by the railroad during the construction of double tracking and is reported to produce 35 gal/min. There is an extensive water system, recently updated, with some new pipeline and drinkers, several Storage Tanks supplied from the submersible; which then gravity flows over the ranch. The wells on this ranch are strong producing wells.

LIVESTOCK OPERATION: This ranch is perfectly located for excellent year-round cow/calf or yearling operation.

IMPROVEMENTS: The headquarters of the ranch are accessed by a good all-weather road. There are two three bed, 2 bath homes; one is currently occupied by the hired hand and the other is available for an owner/manager. There is also a shop, large barn, steel shipping pens, sorting alleys and a set of scales that are set up to easily handle large numbers of livestock; whether shipping or receiving.

WILDLIFE: The ranch has many Antelope and some Mule Deer along with quail, coyotes and other wildlife.

BROKER NOTES: This ranch, located in central New Mexico, has a long history of being a very good yearling ranch. Yearlings coming in mid-March and going out in late-October have posted some impressive gains. Although it has been mainly a yearling ranch, it would also be a great year-round cow calf ranch. Most of the longtime neighbors are mainly cow/calf and wean some large calves. We don't see any ranches in this area with this kind of low animal unit cost. Call us to come and look.

Price: \$5,550,000.00

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Information deemed reliable but not guaranteed.



