



The Beard Ranch is an excellent opportunity to step into a cattle operation that has been started right.

BEARD RANCH



RANCH MARKETERS

ranchmarketers.com



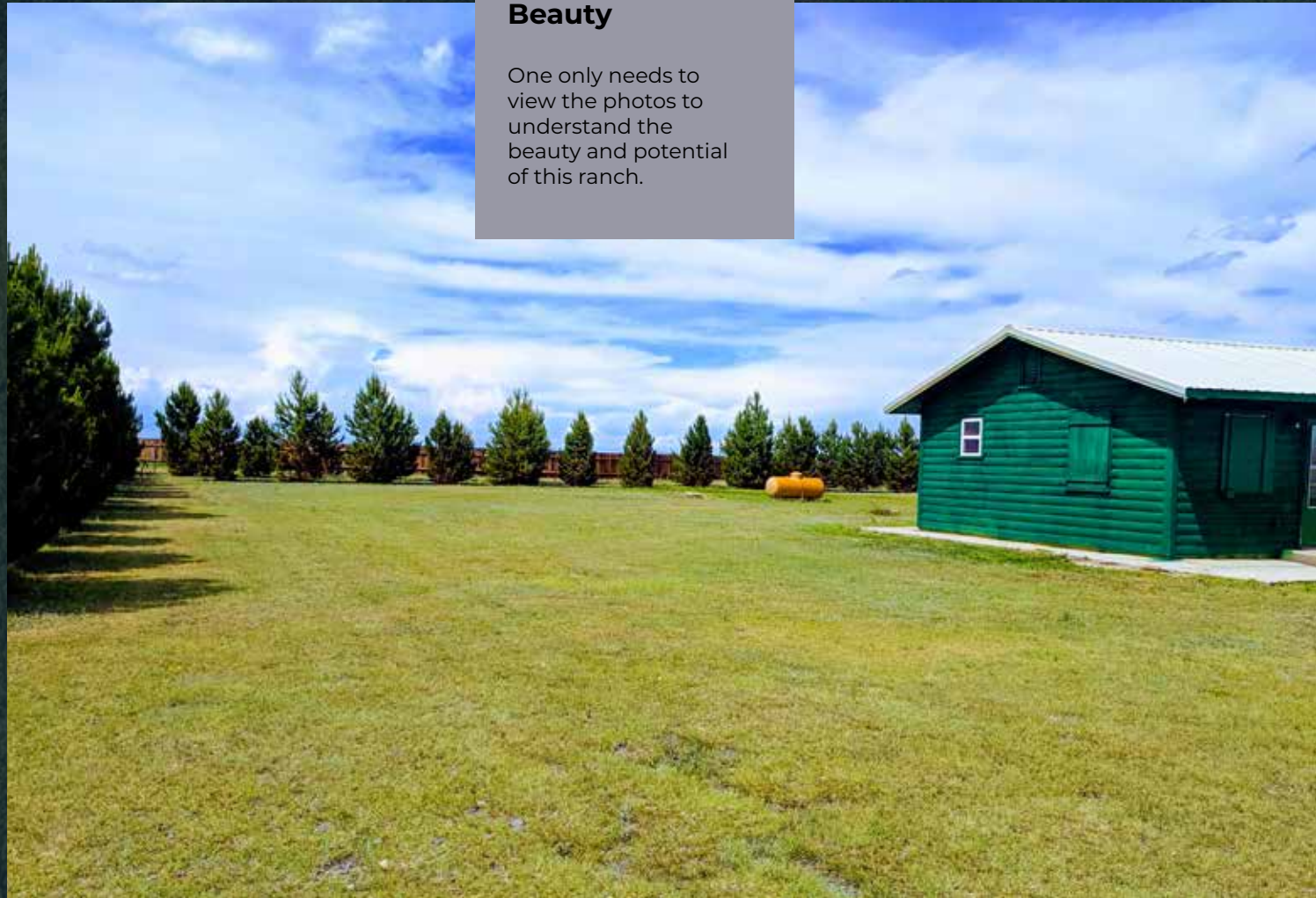
RANCH PROPERTY BRIEF

\$ 2 , 8 2 5 , 0 0 0 | 2 , 8 2 5 A C R E S | C L A Y T O N , N E W M E X I C O | U N I O N C O U N T Y

The Beard Ranch is an excellent opportunity to step into a cattle operation that has been started right. It is not overly improved but has all the facilities needed for operating a horse and/or cattle ranch with owner and manager homes, cattle and horse facilities, and barns for equipment and livestock feed. The owners have made extensive improvements to the rangeland and you will need to see first hand the potential in this grass ranch. In addition, there is an income opportunity from solar and wind energy. One only needs to view the photos to understand the beauty and potential of this ranch.

Beauty

One only needs to view the photos to understand the beauty and potential of this ranch.





LOCATION

THE RANCH IS LOCATED 5 MINUTES SOUTH OF CLAYTON, NEW MEXICO.

The Ranch is located 5 minutes south of Clayton, New Mexico. The closest major airport with commercial services in Amarillo, Texas.

Amarillo, Texas – 2 hours

Raton, New Mexico – 1 hour 20 minutes

Access

Access to the ranch is via county maintained all weather caliche road.

Elevation, Topography, Vegetation

The ranch sits at an elevation of approximately 4,900 feet and is flat to mild rolling terrain. Vegetation consists of numerous grasses such as hairy grama, black grama, sideoats, grama, and bluestem which are excellent for cattle and horses. The owners have invested a lot in controlling yucca and cacti as well as sage thus greatly improving vegetation compared to other ranches in the area. In addition, the owners utilize shredding and rotational grazing to improve the ranch.





IMPROVEMENTS

TWO HOMES WITH STUNNING LAND VIEWS

The improvements are in good to excellent condition and consist of:

- 2 Homes
- 3 bedroom 2 bath brick home with garage
- Central heat and air
- Fireplace
- 30X50 barn
- 3 bedroom 3 bathroom stucco home that could be made into a 4 bedroom.
- Central heat and air
- Inline on-demand water heaters
- Propane
- Wood Stove
- 27X30 Barn with 10-foot walls and 14ft at peak
- Log sided cabin with carport
- 45x60 equipment barn
- 20X30 Haybarn
- Horse barn with stalls
- 175X300 arena set up for team roping with boxes, return alley, and holding pens.
- 2 round pens – 175 ft and 50 ft

All dimensions are approximate – Buyer to verify to their satisfaction.





AG USES

THE BEARD RANCH IS IN THE EARLY STAGES OF BEING IMPROVED FOR CATTLE AND HORSES

The Beard Ranch is in the early stages of being improved for cattle and horses and is already showing major gains. The owners are currently running a very conservative 70 pairs with no supplemental feed. They have spent an enormous amount of time improving the rangeland by removing yucca, cacti, and sage as well as shredding pastures on a schedule to provide the most gains. You will be able to see the difference between neighboring ranches and this ranch in photos along fence lines. Photos were taken right after spring mowing of some pastures stimulating tremendous amounts of new growth in all species of native grasses. In addition, the owners utilize rotational grazing further improving pastures.

This ranch has tremendous potential and with continued efforts similar to what current owners have been utilizing, new owners will see even more improvement in the coming years making this an excellent cattle, horse or combination ranch.

Hunting

There is good hunting for antelope on the ranch as well as predators.

Recreation

This ranch is set up to be enjoyed by horse enthusiasts. Whether you want to train cutting horses, team roper, calf rope or train horses for a variety of disciplines this ranch is ready. All you need to do is bring your horses and cattle.

Water and Power

Water is provided by 5 wells on property and electric power lines are on site in multiple places.

Minerals

Seller owns 100% of the minerals and will convey with owner retaining 50% of any revenue for a period of 20 years.

Solar and Wind Rights

Seller will convey 100% retaining 50% of any revenue for a period of 20 years.

Maps





BROKER REMARKS

I D E A L H U N T I N G P R O P E R T Y F O R D E E R , E L K A N D B E E R

- Owner is willing to sell the west 900 acres separately.

Broker Remarks

- Property sold where is as is.
- Financial verification required to schedule showing.
- All units of measure and maps showing property boundaries are approximate. Buyer to verify to their own satisfaction.
- This property is offered by John Hayter Inc, DBA Ranch Marketers. All information provided by Ranch Marketers or their sales representatives in connection with this property was acquired from sources deemed reliable and is believed to be accurate and reliable, however, we do not warrant its accuracy or completeness. Ranch Marketers recommends that every item of importance to the purchaser (i.e. water laws, mineral laws, zoning, land use regulations, state, federal and private permits) be independently verified by the purchaser and/or purchaser's attorney





RANCH MARKETERS

CONTACT US

Call: (719) 257-3484

Email: john@ranchmarketers.com

Web: ranchmarketers.com

This property is offered by John Hayter Inc, DBA Ranch Marketers. All information provided by Ranch Marketers or their sales representatives in connection with this property was acquired from sources deemed reliable and is believed to be accurate and reliable, however, we do not warrant its accuracy or completeness. Ranch Marketers recommends that every item of importance to the purchaser (i.e. water laws, mineral laws, zoning, land use regulations, state, federal and private permits) be independently verified by the purchaser and/or attorney.

