

Rio Ancho Ranch

6,085± Deeded Acres | 3,195.67± Acres NM State Lease | \$2,200,000 | Hope, New Mexico | Eddy County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Rio Ancho Ranch

We are proud to announce the exclusive listing on a low overhead, no-frills working cattle ranch located 15 miles west of Artesia or 5 miles southeast of Hope, New Mexico. The property is accessed off State Highway 82 and County Roads Santa and Bowline.

The Rio Ancho Ranch has operated as a cow/calf ranching unit. The stocking rate in this area of New Mexico is approximately 10 to 12 (CYL) per section. This ranch is 6,085 deeded acres, 3,195.67 NM State Lease acres, and an additional 1,960 acres of uncontrolled/Free use acreage.

LAND DESCRIPTION

Elevation on the Rio Ancho Ranch is approximately 3,900 feet, with the lower portion being in the Rio Penasco Draw. Terrain ranges from undulating to rolling rocky grassland.

The Rio Ancho Ranch supports a good mixture of native grasses, which are plentiful in the low-lying flat areas of the ranch. Native grasses include black grama, tobosa, and dropseed. Filaree is abundant throughout the ranch. There are some areas of light to moderate mesquite and creosote, cholla cactus, and yucca. The Rio Penasco Draw (riverbed) has a variety of forage and great habitat for wildlife. Deer are abundant and thrive on the ranch.









WATER FEATURES

Rio Ancho has three water wells developed on the property, three storage tanks, and an underground pipeline system servicing eight livestock drinkers. One well is solar-equipped, and one is metered electric submersible. The well depths range from 500 and 525 feet. The solar-powered well pumps 3 GPM and electric submersible well pumps 7 GPM. The third well is equipped with a windmill well that is not being used at this time. The windmill well is not tied into the main water lines. The underground pipeline on the ranch was replaced in 2018. Earthen stock tanks are at various locations on the ranch.













IMPROVEMENTS / RESOURCES

The ranch is fenced and cross-fenced into four pastures ranging in size from 700 acres to 4,420 acres. Fencing is in fair condition. The ranch has a single set of livestock pens, a storage container for feed, and an all-steel working facility. There is not a livable residence on the property.

There are a few older oil field locations on the property; however, this production is being phased out, and there is minimal oil field activity on the property at this time. The mineral ownership is not included in the sale of the ranch.







HUNTING

Good quality desert mule deer and pronghorn antelope call the Rio Ancho Ranch home. Scaled quail and dove are on the property. Supplemental income is available from sport hunting.

BROKER COMMENTS

Rio Ancho is in a semi-arid climate, with the average rainfall being approximately 10 to 12 inches. According to New Mexico State University, the growing season averages around 208 days. Currently, there are no cattle on the ranch.

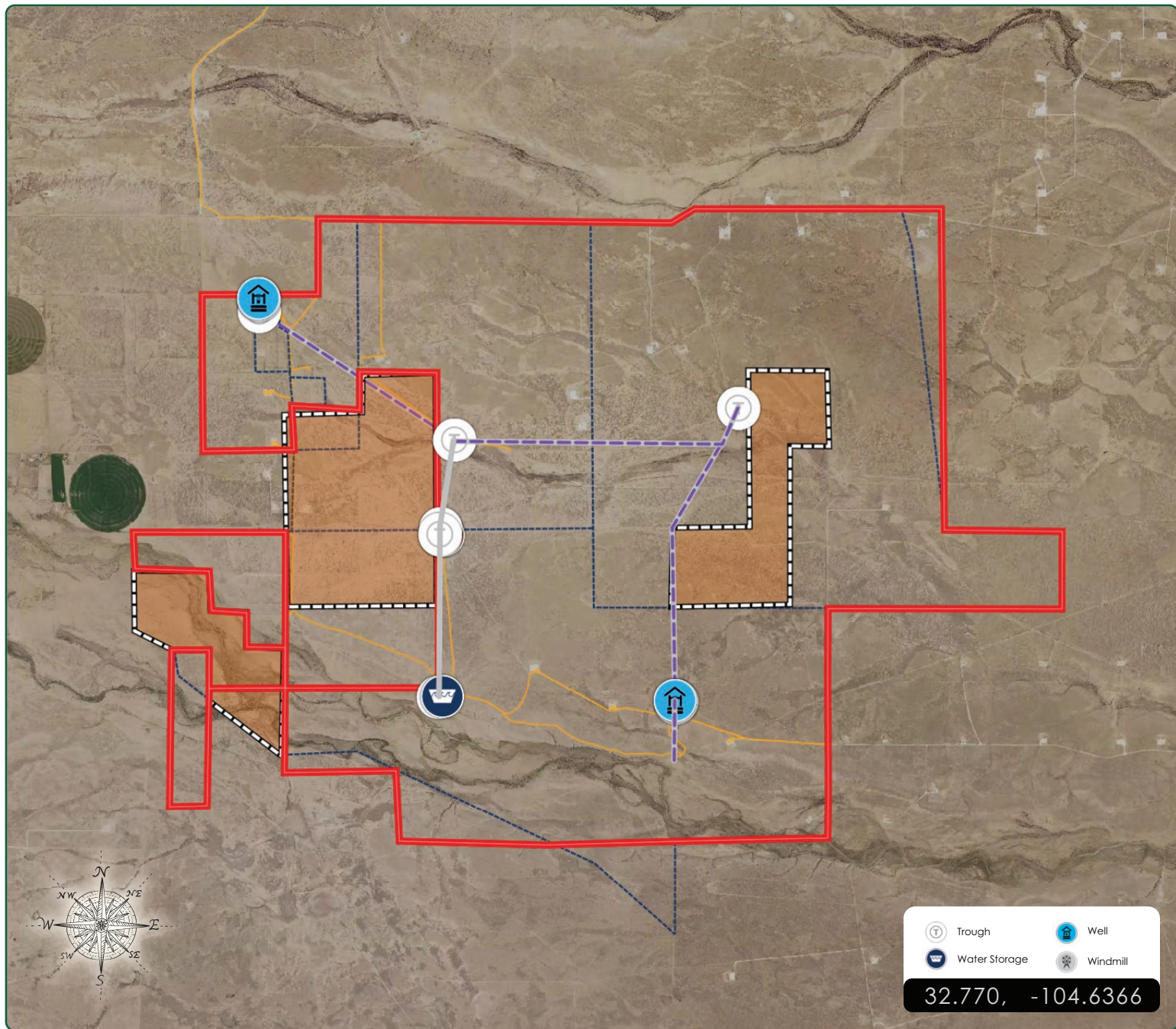
This production cattle ranch is realistically priced at \$361 per deeded acre, with the NM State Lease being assigned and transferred to the purchaser.

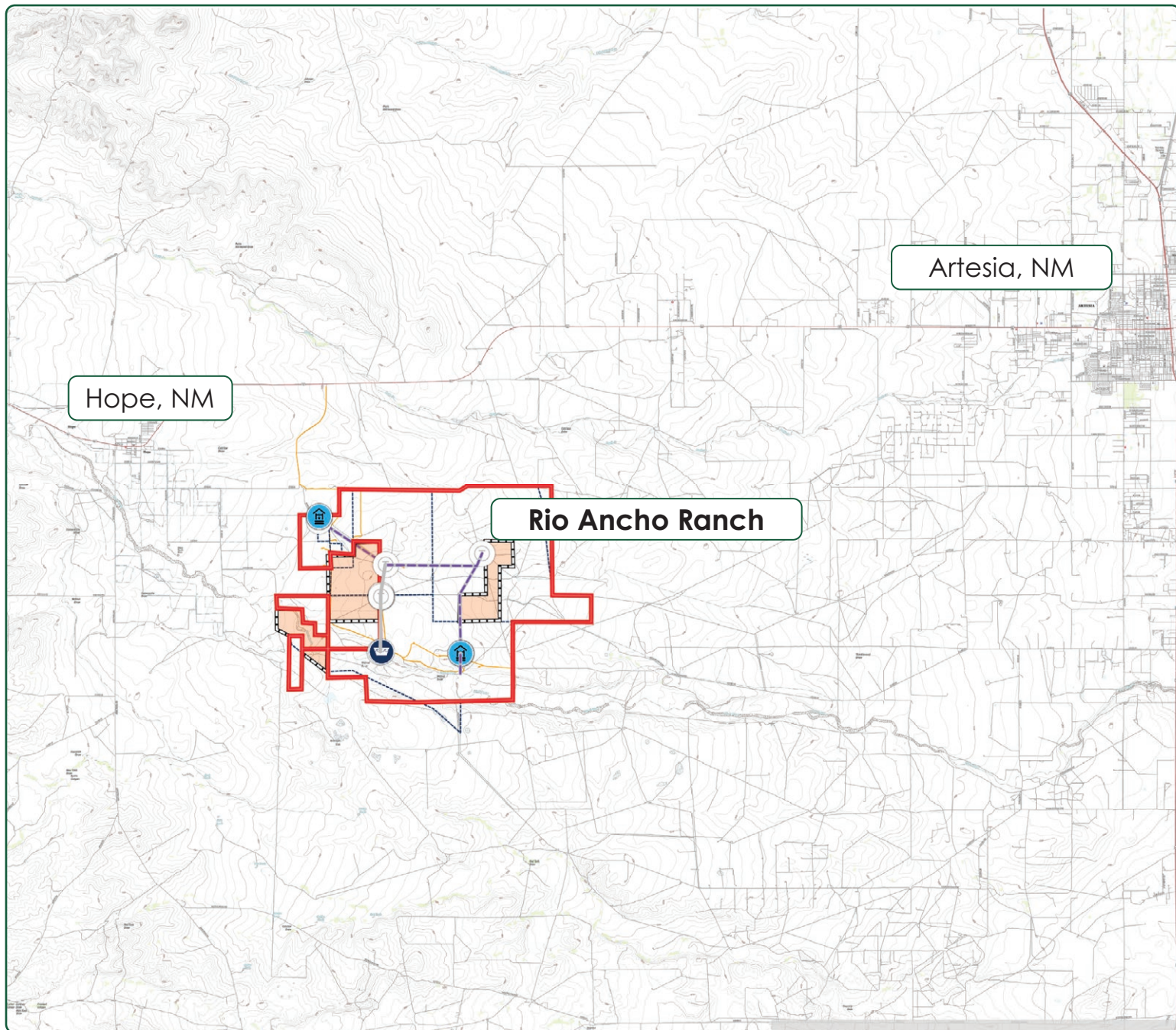
Please contact Dwain Nunez (505) 263. 7868 or Jim Welles (505) 967.6562 to schedule a showing or for additional information.











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— AND SON LLC —

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DWAIN NUNEZ

Associate Real Estate Broker • NM

(505) 263.7868

dwain@csmansion.com

JAMES (JIM) WELLES

Associate Real Estate Broker • NM

(505) 967.6562

jim@csmansion.com

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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