

McNeill Ranch

45,115± acres | \$60,000,000 | Hobbs, New Mexico
Lea County, New Mexico & Gaines, Andrews Counties, Texas
36,320± deeded acres | 8,444± NM State Lease | 350± BLM acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

McNeill Ranch

We are proud to have obtained an exclusive listing on the McNeill Ranch. This is the first time in well over 100 years that the core land holdings of the McNeill Ranch have been for sale. This legacy ranch property offers a wide range of land types and investment opportunities, ranging from the livestock operation, recreation, commercial development, surface damage income, and frac sand sales.

Location

The McNeill Ranch is very conveniently located just south of Hobbs, New Mexico, along the Texas/New Mexico State Line. Approximately 20,000 deeded acres are found in Texas and 16,000 deeded acres in New Mexico. The ranch is in four non-contiguous tracts. The North Unit is situated on the south side of Hobbs, from the Lea County Regional Airport, along the South Bypass, to State Road 18. This location and ample road frontage offer commercial development potential opportunities.

The South Unit is located approximately 7 to 12 miles south of Hobbs. Access is provided by State Road 18, which runs between Hobbs and Eunice, and Gaines County Roads 314 and 341.

The North and South Units both offer several miles of frontage along the WATCO Railroad, which extends from Hobbs, New Mexico, through the Delaware Basin, to Monahans, Texas.





Land Description • North Unit

The terrain of the McNeill Ranch is level to gently rolling. Approximately 90% of the North Unit is hard land with the remainder being sandy country. The unit is mostly native pasture with scattered mesquite. Native grasses include grama, buffalograss, bluestem, threeawn, Indiangrass, etc. Invaders such as broom weed and yucca are prominent on this tract. Located in the north-central part of the unit is one 235-acre irrigated circle, currently planted with alfalfa. This tract is cross fenced into 9 main pastures. Range sites include Shallow, Bottomland, Sandy, Loamy, and Deep Sand.







Land Description • South Unit

The South Unit is virtually 100% sandy country with a level to gently rolling and sometimes undulating terrain. This tract is all native pasture with grasses including bluestem, indiagrass, sand lovegrass, etc. Mesquite and shinnery are scattered throughout the tract. The South Unit is cross fenced into 6 main pastures. Range sites found on this tract include Deep Sand, Sandy Land, Mixed Plains, High Lime, and Sandy.

The New Mexico State Lease and BLM acreage is scattered throughout the New Mexico portion of the ranch. The current lease rate for the New Mexico State Lease is \$8,588 per year. This lease has a 5-year term with a preferential right to renew.

The carrying capacity of the ranch is in the range of 900 animal units, depending on range and moisture conditions.







Water Features

The McNeill Ranch is very well watered. Livestock and domestic water is provided by approximately 40 wells. The wells are a combination of windmills, electric submersibles, and solar pumps. The South Unit has an extensive network of buried water lines to numerous drinking troughs. The ranch also includes 767.10 acre-feet of New Mexico water rights for the irrigation of 255.70 acres.

In addition to the livestock, domestic, and irrigation wells, the ranch includes two wells drilled to the Santa Rosa Aquifer capable of producing approximately 7,000 barrels per day. These wells provide water to two frac pits, which provide a potential source of revenue through water sales.











Improvements

The McNeill Ranch is well improved for a ranching operation. The ranch headquarters is located off of State Road 18, approximately 4 miles south of Hobbs and just north of Nadine. Headquarter improvements include a hand house, two barns, office, horse pens, arena, loafing sheds, and shipping pens.

The ranch includes two other hand houses and 7 sets of working pens.

The owner's home is located approximately 5 miles east of Nadine, in the highly sought-after Seminole Independent School District. This custom home contains approximately 4,600 square feet and is constructed with a limestone rock exterior and metal roof.









Resources

The McNeill Ranch has scattered oil/gas production. While there are no minerals included with this offering, all rights associated with future wind and solar energy production will convey.

The ranch derives a significant amount of income through surface damages, surface use agreements, and periodic water and caliche sales. From 2018-2020 the ranch averaged just over \$1.4 million per year in surface payments and resource sales.

The McNeill Ranch includes approximately 9,000 acres of sand that have been tested to specifications for use in hydraulic fracturing. This quality sand has the potential to produce significant revenue for the ranch. As such, this offering includes a reservation of 15% of gross proceeds from future sand mining. Sand and water test results are available upon request to qualified buyers.



Recreation

The McNeill Ranch has good recreation qualities. The ranch produces trophy-quality mule deer, with all three counties having mule deer seasons. Other game species include dove, quail, and varmints.

Remarks

The McNeill Ranch represents some of the best Southeast New Mexico and West Texas has to offer. Given the ranch's location, infrastructure, and land type, significant investment opportunities exist. This unique working livestock ranch is at \$60,000,000.

Call Chad Dugger today at (806) 773.4749 for more information or to schedule a showing.





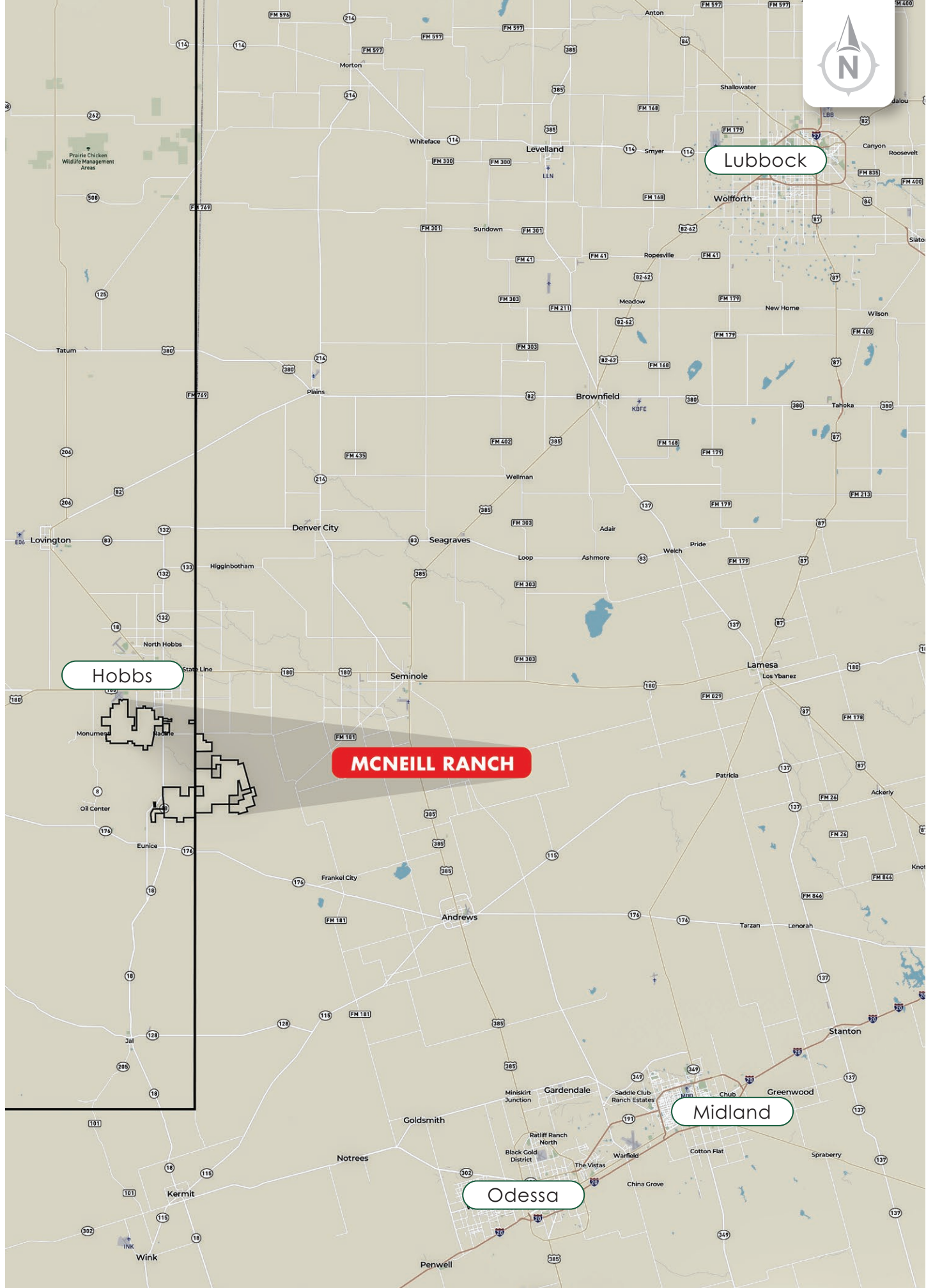
Lubbock

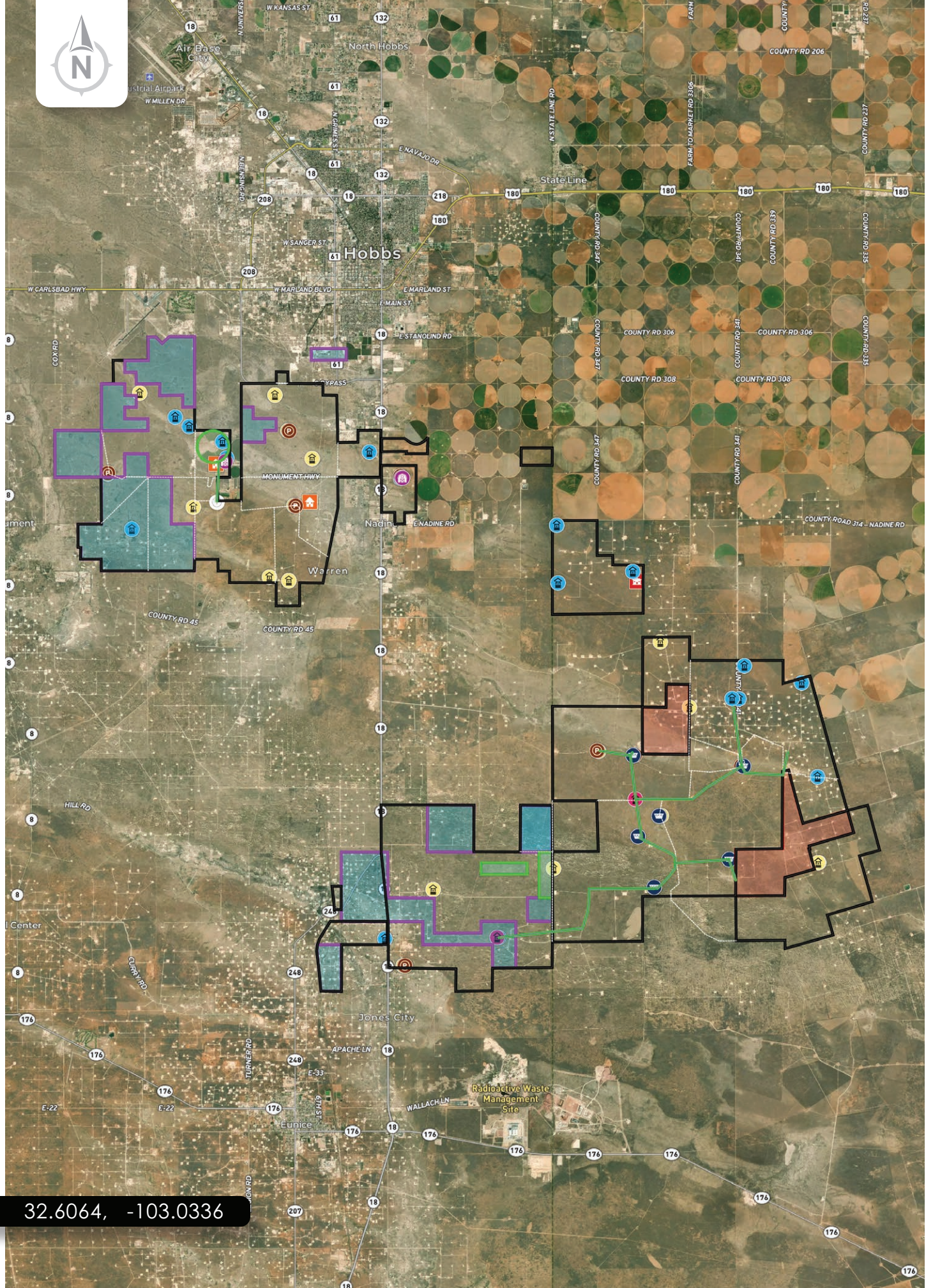
Hobbs

MCNEILL RANCH

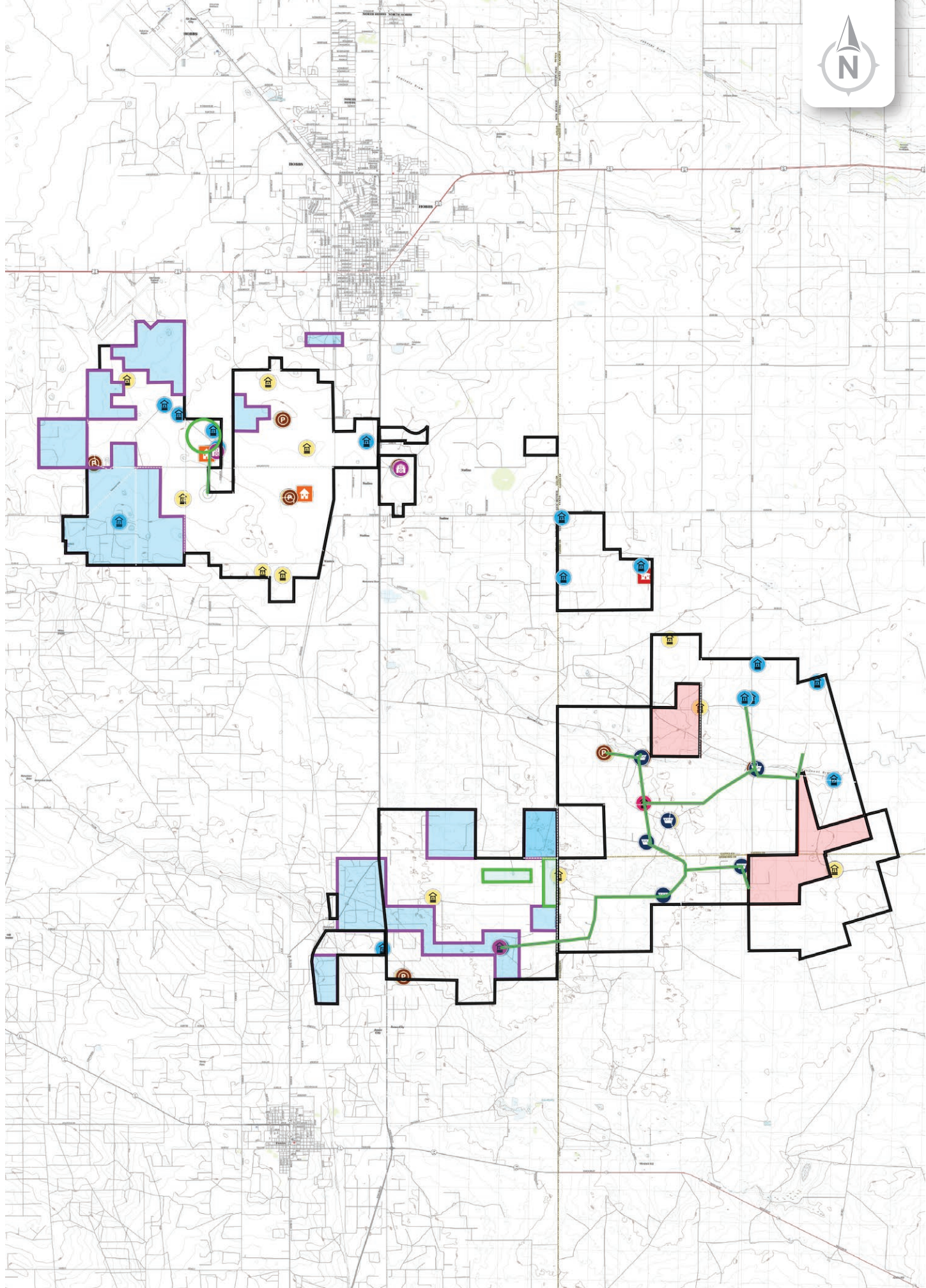
Midland

Odessa





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Scan QR Code for more details on the McNeill Ranch.

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