

L Bar H Ranch

1,225± acres | \$7,800,000 | Alma, New Mexico | Catron County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

L Bar H Ranch

Property Description

The Western border area of New Mexico encompasses some of the nation's most rugged mountains known as the Gila and Blue Ranges. Nestled in the foothills of these majestic ranges lies a river drainage known as the San Francisco. With year-round flow, the San Francisco River is a critical water source for agriculture and wildlife.

Just north of Alma, New Mexico and immediately off State Highway 180, is a locked gate opening to a road that meanders along the striking cliffs of the San Francisco River. The road leads to a gorgeous ranch headquarters known to all as the L Bar H. The San Francisco River bottomlands and surrounding foothills are home to this stunning ranch ownership.

Chas. S. Middleton and Son, LLC, is honored to represent the owners in the marketing of this premier western NM property. The L Bar H encompasses 1,225 deeded acres that include a beautiful headquarters, 70 acres of water rights, productive grasslands, and 19,000± acres of USFS grazing land permitted for 300 AU's. This scenic ranch is one of the most unique in the region.

The L Bar H deeded lands border the Gila National Forest. The San Francisco River flows year-round through 300± acres of the ranch.

Deep Creek, another drainage, will flow most of the year, going intermittent at dry times. Having river/creek frontage in New Mexico is extremely rare and extremely valuable. USFS inholdings (land bordering USFS Lands) contribute greatly to the value and these inholdings are in high demand. The Water Rights on the ranch and the USFS grazing permit combination allow an owner to graze livestock and generate income to support ranch operations. Having the combination of these attributes provides the best of all worlds.

Additionally, the ranch lies in high demand big game hunting units. The ranch is enrolled in the Game and Fish EPlus system and does receive elk permits for Units 16A and 23. Other big game roaming the L Bar H consists of Mule Deer, Couse Deer, Merriam Turkey, Javelina, Bear, and Mountain Lion. Wildlife abounds on the property with the river being a critical resource for all the animals calling the L Bar H home.



Location • Climate

As previously mentioned, the L Bar H is in western NM near the Arizona border. The extreme northwestern USFS permit area of the ranch lies $\frac{3}{4}$ of a mile into Arizona. Access to the ranch is found just north of Alma, immediately off paved State Highway #180. A unique aspect of this area is county-maintained road access to the USFS Permit lands. This area of New Mexico is off the beaten path and few venture to this beautiful region without purpose. Silver City, New Mexico, Safford, Arizona, and Springerville, Arizona are the largest towns with multiple services and are approximately an hour and a half south drive from the ranch. Phoenix and Albuquerque are each five hour's drive from the ranch.

With elevations ranging from 4,200' along the river and 7,000' at its uppermost regions, the climate is unlike any other in the state. The L Bar H does receive 3-4 modest snowfalls per year. Summer temperatures rarely top 100 degrees. June and July are the warmest months with highs averaging 90 degrees. December and January are the coldest with average highs of 56 degrees. The average lows in December and January are 24 degrees.





Headquarters Improvements

The L Bar H Headquarters owner's home is a beautiful hacienda-style home with mature landscaping. The home includes 3 bedrooms, 2 baths, adobe wall construction, detailed wood carving, a basement for cool storage, and walled flagstone courtyards. A guest home compliments and adjoins the owner's home. The headquarters complex sits at an elevation of 5,000 feet.

The headquarters area also includes a 3 bedroom, 2 bath, well-appointed foreman's home that also includes a walled yard and carport, a large, covered hay barn for feed and equipment, a shop, and a covered outbuilding with horse stalls and tack room. There is an arena at the headquarters for those that like to practice their steer roping.

Additionally, for those small plane pilots out there, the ranch also includes a 2000 sq. ft. airplane hangar and a maintained 1500± foot airstrip.





Headquarters Improvements

The L Bar H is an operating cow-calf ranch and currently supports 150 mother cows and 14 bulls. (USFS Permitted at 300 AU's) The cows typically calve in February-March. Water for livestock is supplied by 5 wells, range drinkers, and earth stock tanks. The ranch is separated into 3 large pastures known as the Barlow, the Alma, and the Round Mountain. There are 8 smaller pastures/traps, 3 cattle working facilities, scales, a covered squeeze chute, and a loading chute.

Grasses on the ranch are predominately grama varieties. However, there are numerous warm and cool season grasses adding to livestock forage.

Several browse plants inhabit the ranch including Four Wing Salt Brush (Chamisa) and Apache Plume. Pinon Juniper dots the landscape providing protection to livestock from sun and wind. The river bottom area helps keep cattle and wildlife cool during summer months with a beautiful canopy consisting of mature Cottonwood, Sycamore, and Elm trees.

The livestock currently inhabiting the L Bar H is included in the ranch pricing.











Water Rights on the L Bar H Ranch

Water Rights on the ranch are administered by the Deming Office of the NM State Engineers Office. A recent search by SEO personnel provided several file numbers that indicate the ranch has 70.8 acres of Water Rights on file. This number does not include the 5 additional wells with 3-acre feet per well for domestic and livestock usage. Water Rights are currently used to irrigate approximately 50 acres of land along the river and acreage at the headquarters.



Real Estate Taxes • USFS Permit Fees

The Catron County real estate taxes in 2022 were \$2,657.52.

The USFS grazing fee was \$3,615.30.

Summary • Price

The L Bar H Ranch is market priced at \$7,800,000 including livestock. The components required for pricing consideration included the following:

- Adjoining National Forest lands
 - San Francisco River frontage (both sides)
 - Sought after water rights
 - Easily operated 300 AU year-round USFS Term Grazing Permit
 - Excellent access/location
 - Beautifully appointed headquarters area.
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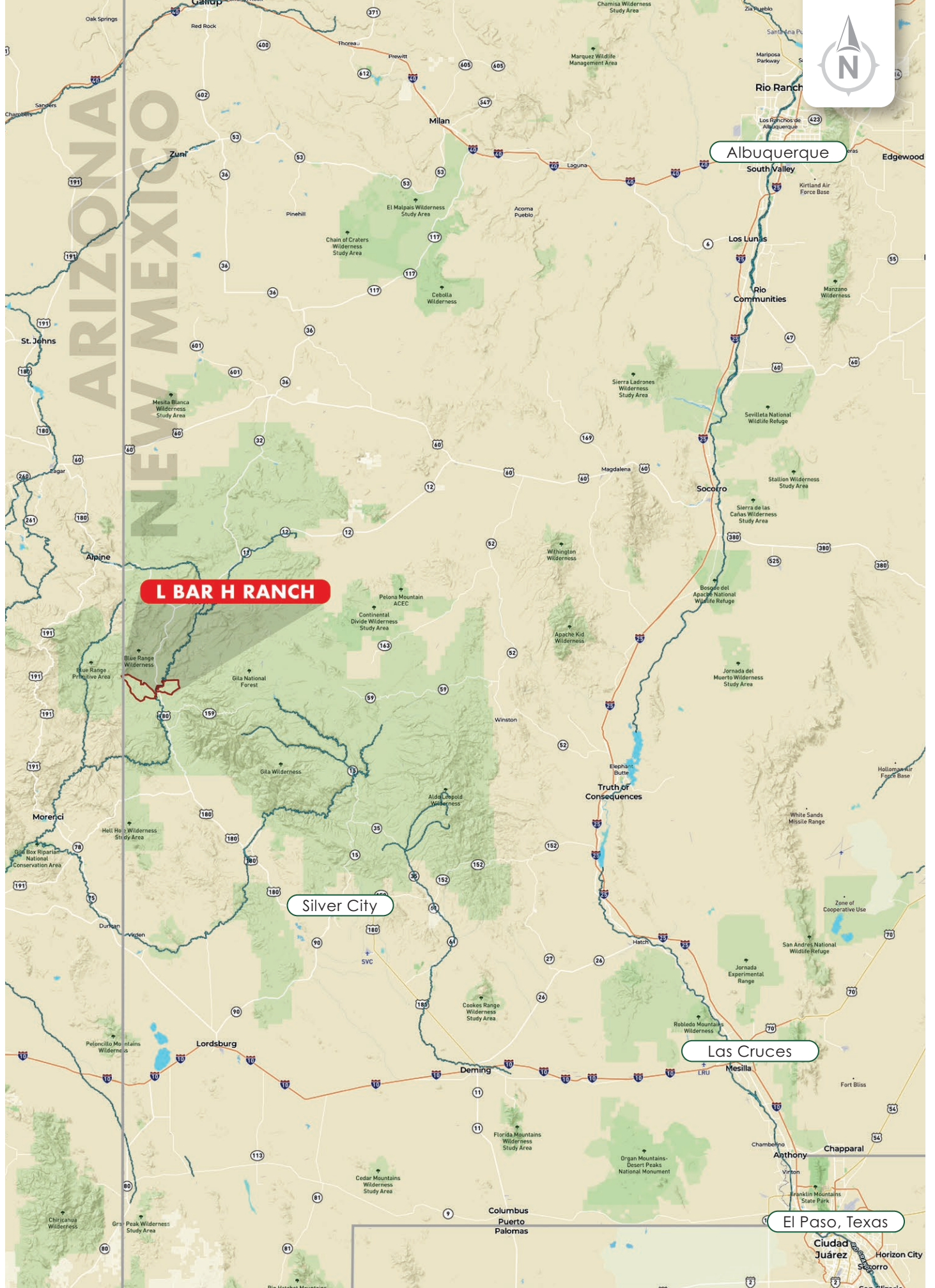


The L Bar H Ranch is exclusively offered by Chas. S. Middleton and Son LLC.

Please contact Jim Welles (505) 967.6562 or Dwain Nunez (505) 263.7868 for any questions you may have and to set up an appointment to see L Bar H Ranch in person.







L BAR H RANCH

Silver City

Las Cruces

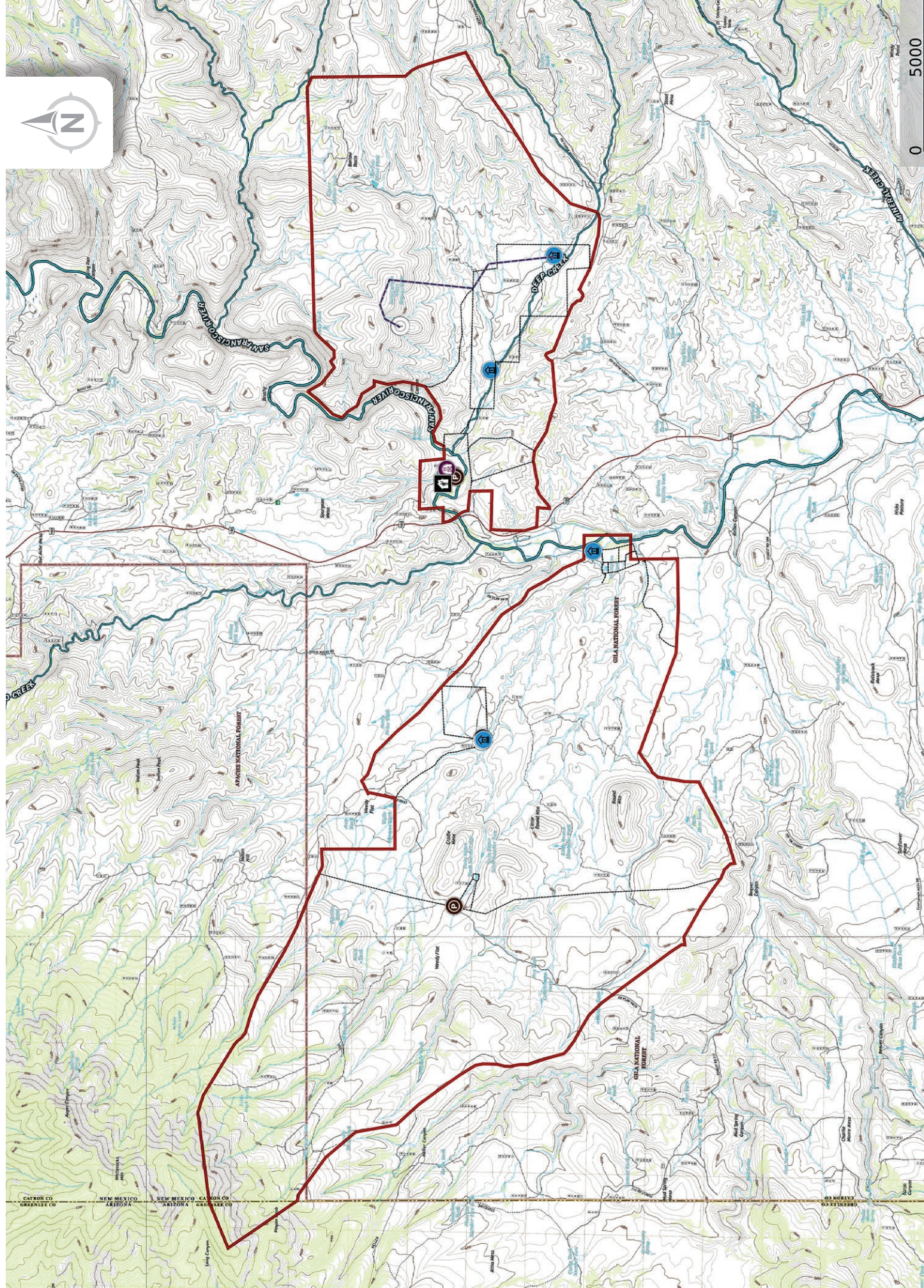
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Scan QR Code for more details on the L Bar H Ranch.

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