

Cowboy Mill Ranch

48,141± Total acres | \$8,500,000 | Corona, New Mexico | Lincoln County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Cowboy Mill Ranch

19,822 ± Deeded acres

28,319 ± BLM acres

48,141 ± Total acres

We are proud to have obtained an exclusive listing on the Cowboy Mill Ranch. This is an outstanding working livestock ranch, that includes a combination of deeded land and BLM grazing allotment with a rated carrying capacity of 676 animal units.

Location

The Cowboy Mill Ranch is located in the northeast portion of Lincoln County, near the DeBaca and Chaves County lines. The ranch is found in productive rolling grasslands northeast of Sierra Blanca Peak and the Capitan Mountains, approximately 35 miles northeast of Capitan, 40 miles south of Vaughn, and 45 miles north of Roswell. The primary access to the ranch is provided by Sotol Road, west off of U.S. Highway 285 between Roswell and Vaughn.







Land Tenure

The Cowboy Mill Ranch includes 19,822± deeded acres and 28,319± acres of Bureau of Land Management Grazing Allotment. The BLM Allotment is known as the “Cowboy Mill Ranch #63034”. This is a Section 3 grazing allotment for 676 animal units. This equates to a stocking rate of approximately 70 acres per animal unit, or 9 animal units per section. It is noted that due to recent drought conditions and the current conservative stocking rate, the present tenant has elected to temporarily classify a portion of the allotment as non-use for billing purposes. The current BLM grazing lease rate is \$1.35 per animal unit per month, which is substantially below private land grazing leases. In the current market, typical private grazing leases are in the range of \$20 per animal unit per month.



Land Description

The terrain of the Cowboy Mill Ranch is diverse. The northern 2/3 of the ranch is primarily rolling plains country. The southern 1/3 of the ranch becomes hillier and more broken, offering good winter protection for livestock. Elevations range from 5,351 feet MSL on Galla Mesa in the southern part of the ranch, descending to 4,800 feet MSL in the Corn Draw and Gallo Arroyo bottoms. These are the two most prominent drainages meandering through the northern and southern portions of the ranch, respectively. Other drainages include Cowboy Draw and Wildcat Canyon.



The ranch is primarily open, short and mid-grass country. Soil types are primarily loams with rock outcrops on the hills and sideslopes. The ranch has a good turf of quality and productive native grasses, consisting primarily of blue grama, black grama, sideoats grama, New Mexico feathergrass, and tobosa. Sacaton is found in the draw bottoms. The vast majority of the ranch is open and lacks brush cover. There is a very limited amount of lightly scattered cholla and juniper. Beargrass and catchclaw are found in varying concentrations, but more heavily concentrated on the hills in the southern portion of the ranch.

The ranch is fenced and cross-fenced into approximately 14 main pastures and several traps. It is noted that due to the terrain in certain parts of the ranch, there is a small amount of trade out country with the neighbors. This is very common of the area.

















Water Features

The Cowboy Mill Ranch is well watered. Livestock and domestic water is provided by approximately 10 wells. The wells are a combination of electric submersibles and solar pumps. There are approximately 14 water storages, with the smallest storage reported to hold about 12,500 gallons. The wells and storages are tied to a network of water lines to numerous drinking troughs scattered throughout the ranch. A considerable amount of money has been spent on developing and improving the water infrastructure on this ranch in recent years.



Structural Improvements

The ranch headquarters includes a foreman's house containing 6 bedrooms and 3 baths. Other structures include older rock sheds and livestock sheds. Two sets of shipping pens, one with scales, are located in the northeast part of the ranch.







Resources

Seller to reserve 25% of future alternative energy royalties. All leasing rights associated with alternative energy production will convey to the buyer.

Price • Remarks

The Cowboy Mill Ranch offering represents a tremendous opportunity to acquire a quality working livestock ranch at a reasonable price. The ranch is priced to sell at \$8,500,000, or about \$430/deeded acre. If you are looking for a productive livestock ranch, whether it be for expansion, first ranching enterprise or tax-deferred exchange, the Cowboy Mill Ranch deserves your attention.

For more information or to schedule a tour, please contact Chad Dugger at (806) 773-4749.







Albuquerque

Santa Rosa

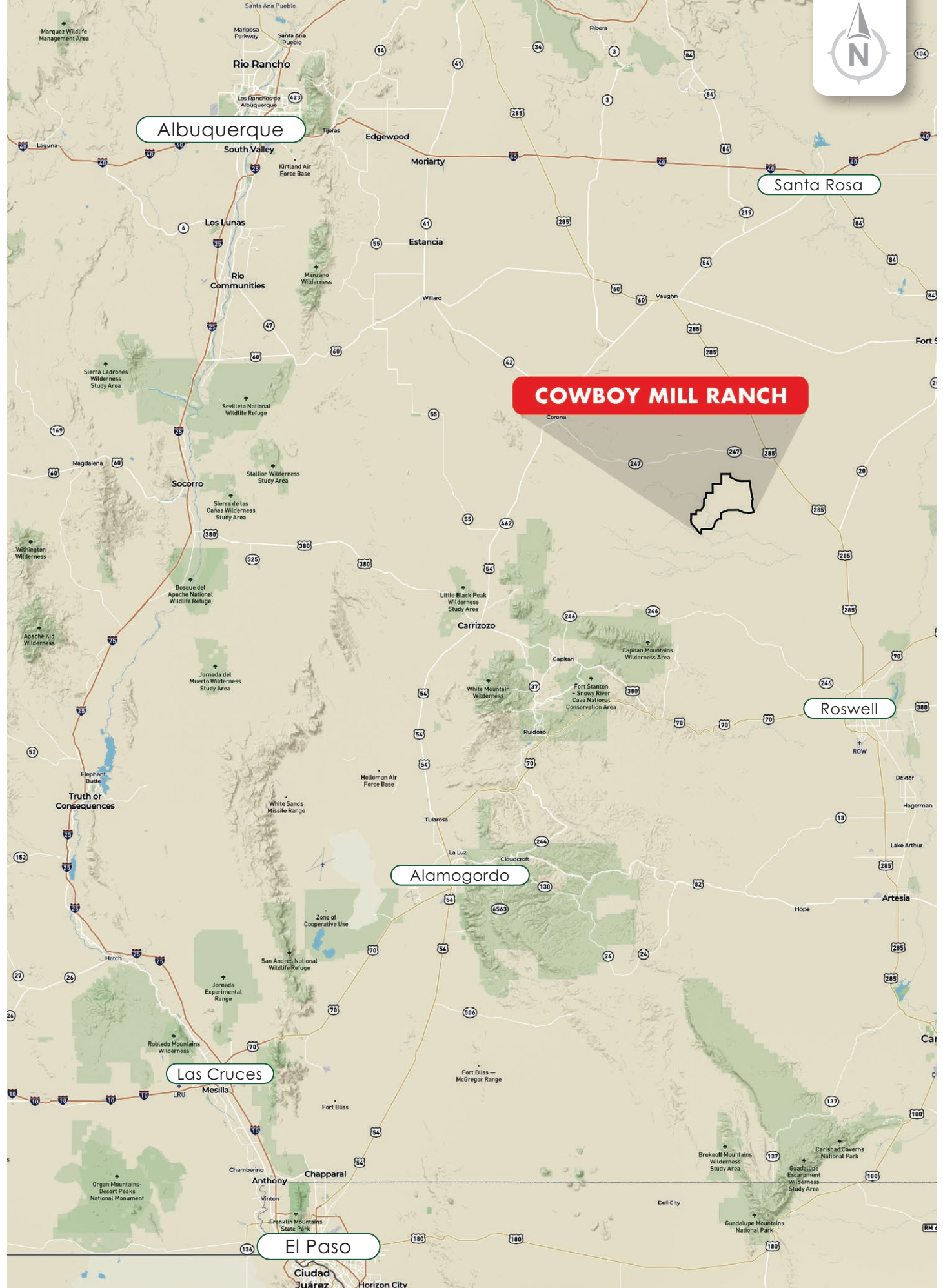
COWBOY MILL RANCH

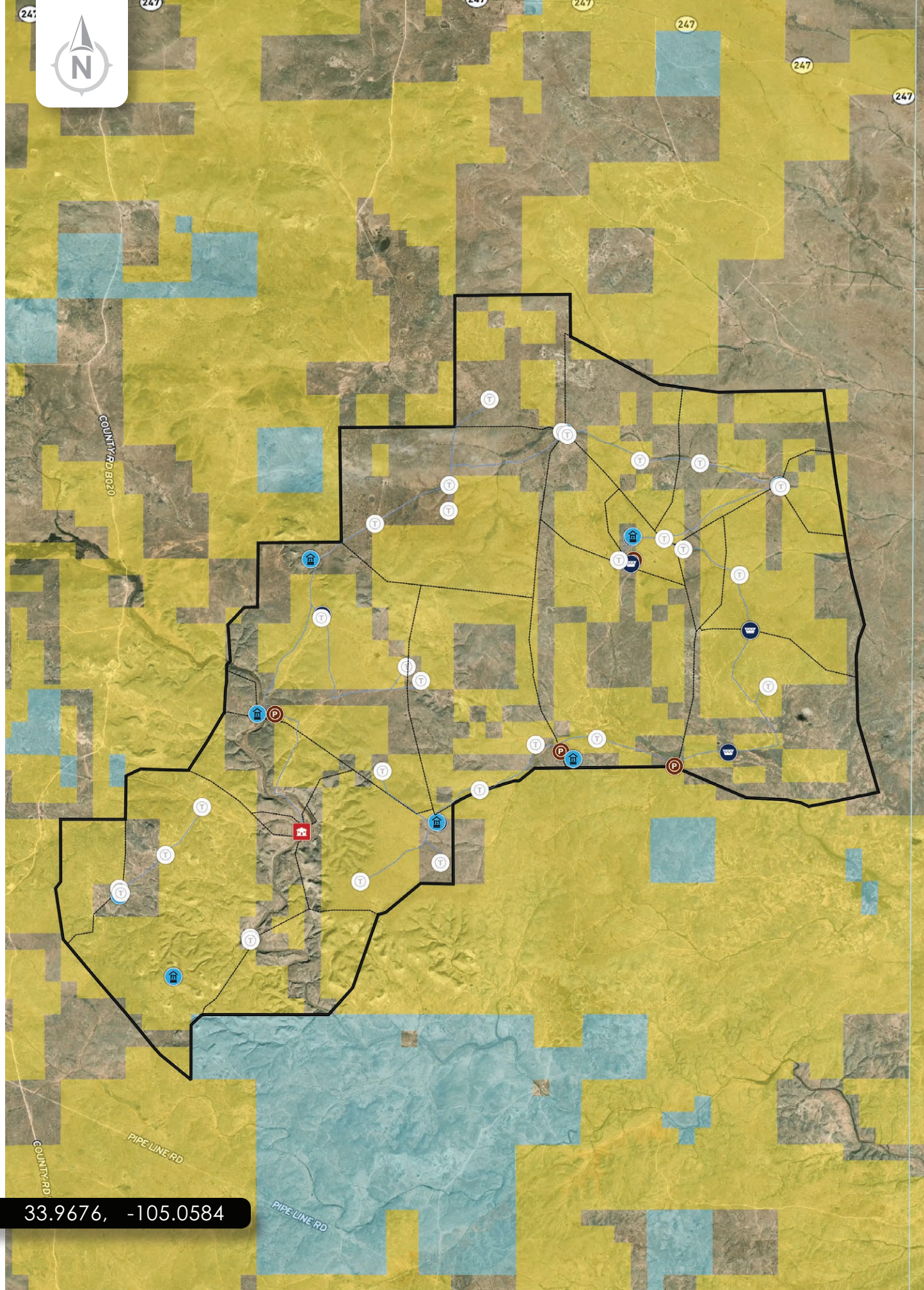
Roswell

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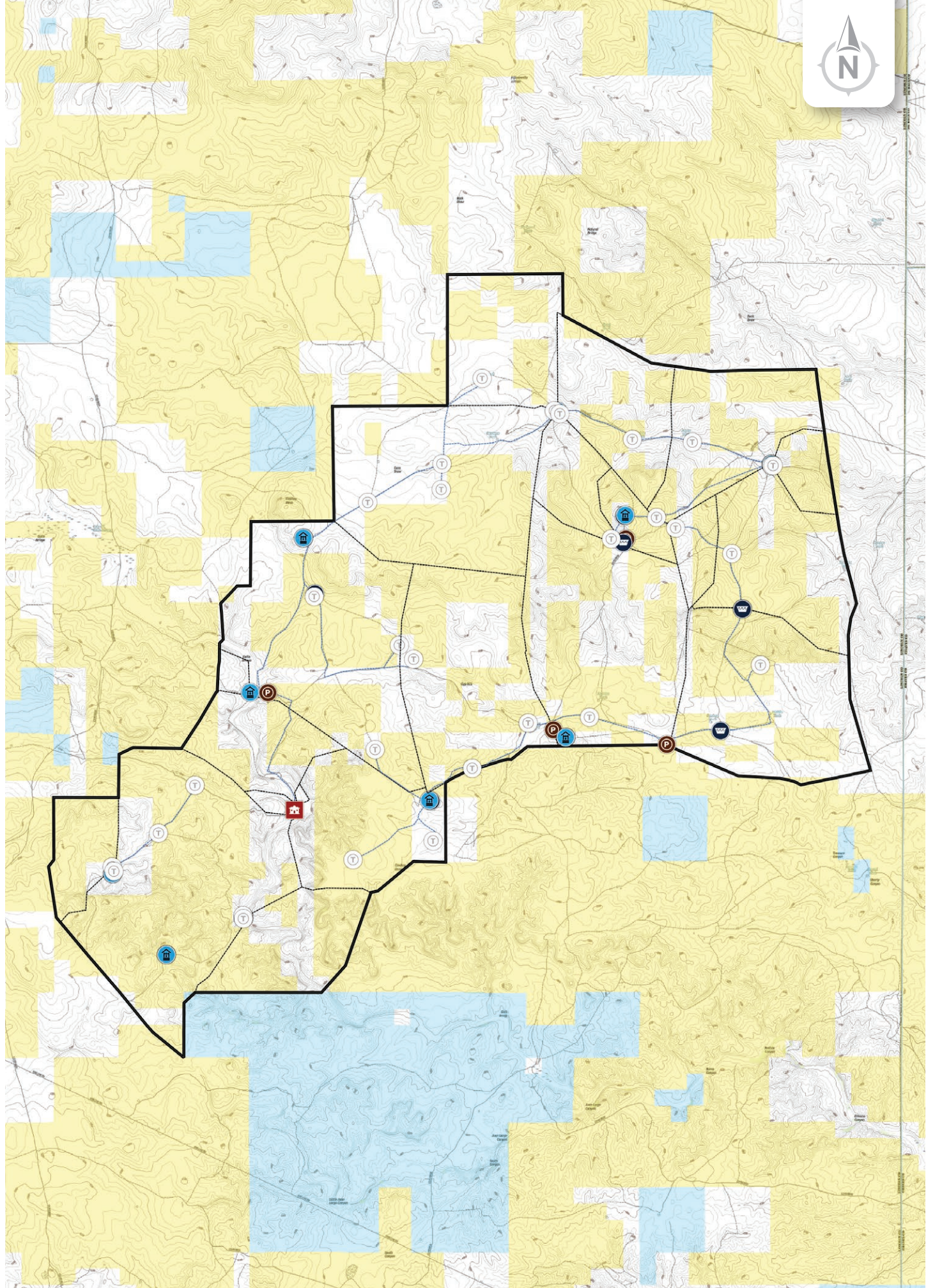
Las Cruces

El Paso





33.9676, -105.0584



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Scan QR Code for more details on the Cowboy Mill Ranch.

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