

Bull Run Ranch

9,871.26± Total Acres | \$9,250,000 | Datil, New Mexico | Catron County
6,628.91 Deeded Acres • 2,882.35 NM State Leased Acres • 360 BLM Acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Bull Run Ranch

Encompassing roughly 15 square miles of stunning West-Central New Mexico, the Bull Run Ranch lies 1+ mile southwest of Datil, with paved access by both State Highway 12 and US Highway 60.

With a rich history, well-conserved land, and quality improvements, the Bull Run is a rare find with near-limitless opportunities for both ranchers and hunters.

Ranches in this area typically run mother cow operations as the quality forage, weather, and topography are conducive to high calf crop rate capabilities.

Hunting is big business in Western New Mexico, and the Bull Run Ranch offers remarkable income potential along with exciting adventures for family and friends.









Terrain

The Bull Run Ranch includes diverse terrain with elevations ranging from roughly 7,100-7,725± feet.

Several scenic areas adorn the entire ranch, with breathtaking views of the Gila Region from the higher elevations.

A generous canopy of piñon, juniper, and Ponderosa pine surround meadows of productive pastures with a healthy abundance of native grasses, including blue, black, and side oats grama, western wheat, and other native varieties. We estimate the tree canopy covers 70% of the ranch in varying degrees of density. The tree canopy provides excellent protection for livestock and wildlife.











Livestock Grazing

The owners of Bull Run Ranch have taken great care of the land, and it shows. Typically, a limited number of cows, calves, and bulls are run on the ranch to assure good stewardship and ample forage for wildlife.

The herd is dutifully rotated through the grazing pastures during the year with calves shipped out in the fall. Livestock are available from the seller via a separate sale and agreement.

The ranch livestock shipping pens at the headquarters consist of a Powder River Tub system with squeeze chute and certified livestock scales. Cattle pens are constructed of metal panels and railroad ties. Sizes of pens range from approximately 30 x 30 to 100 x 60 with a central working alley, 4 heated automatic drinkers, 6 GPM well, metal well house, and dirt tank.

Located approximately 5 miles from the headquarters are panel and wire working pens equipped with a calf table, and drinkers.



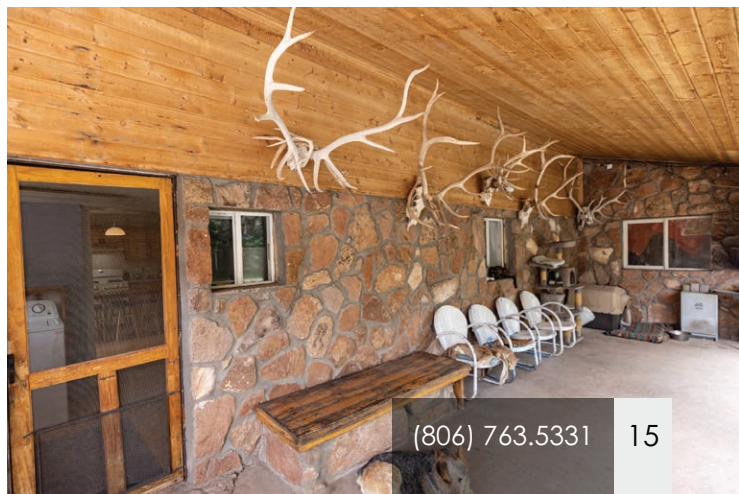


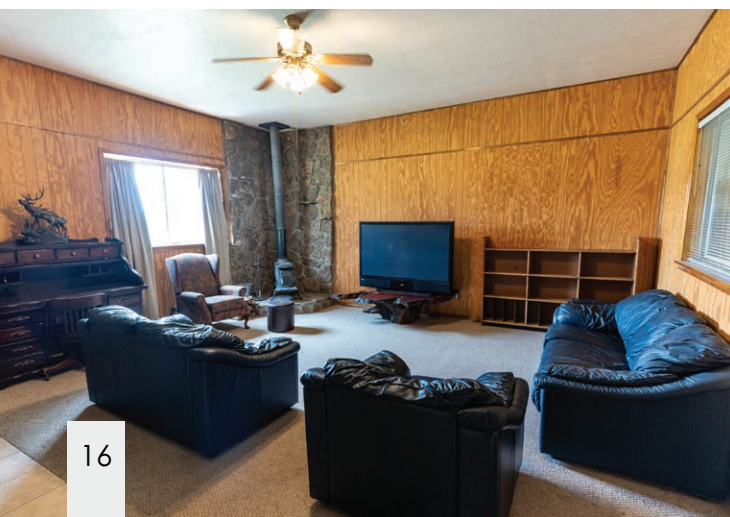


Structural Improvements

The Bull Run Ranch is well-improved and maintained. The headquarters are located immediately off State Road 12 behind a locked gate. Structural improvements consist of a 2,615 sq. ft. rock facia owner's home; a 5,000 sq. ft. pre-engineered steel frame barn with a well-appointed living quarters; a 1,200 sq. ft. steel framed metal shop; a stone workshop; a 3,200 sq. ft. livestock barn with electricity, water, and access to livestock pens; a 1,200 sq. ft. hay barn; chicken coops; garden shed, and greenhouse.

















Wildlife • Hunting

Without question, the Bull Run Ranch offers amazing hunting opportunities, serving as a tremendous asset to the property's overall value. The elk and mule deer genetics in this area are top notch with trophy bulls/bucks harvested every fall. Fertile soils, quality forage, and superior genetics are all present in this area, and the ranch has enhanced its natural habitat by establishing five wildlife foodplots.

The mule deer on the Bull Run Ranch are a tremendous resource, with the ranch often producing 180+ B & C quality bucks. Besides plentiful elk and mule deer, the ranch supports a variety of other game, including bear, mountain lion, and turkey. Birds of prey and waterfowl are also frequently found on the property. A mile or so south of the Bull Run lies a portion of the region known as the Plains of San Augustin. In recent years this area has produced several record quality pronghorns, and as of 2013, claims the World Record. Every once in a while, big buck antelope stray onto the ranch to enjoy the shade of the trees and fertile meadows.

In 2023, the ranch was issued 5 bull elk, 4 Either Sex Archery, and 6 antlerless landowner authorizations via the EPLUS System for the deeded lands administered by the New Mexico Game and Fish. Mule deer and antelope hunting is over the counter for hunters on the deeded lands portions of the ranch. With this amount of hunting opportunity, a landowner has management control of harvesting rates desired for the ranch and is guaranteed the opportunity to hunt as desired.

Game Management Unit 16E has a great reputation and demand for public lands hunting is very high. Because of the high demand, the likelihood of obtaining a tag in this area is slim to none.







Water Features • Infrastructure • Landing Strip

Fencing and cross-fencing, both 4-strand and 5-strand barbed wire on cedar or steel posts, is well maintained across the open livestock grazing areas of the ranch, with accommodations made for the roaming herds of elk and antelope.

Throughout the property, a combination of 4 solar wells and 3 electric submersible wells (1 shared), 14 dirt ponds, and a 2-acre year-round spring-fed fishing pond provide abundant water for both wildlife and livestock. The well at the owner's home produces 80 gallons per minute.

There are 19 range drinkers on the ranch (steel and tire) with water provided by 9 storage reservoirs varying in size from 9,000-30,000 gallons.

An extensive, well-maintained road system provides easy access to the ranch infrastructure. Small plane landing strips with alternative takeoff and landing directional capability are located on the northeast portion of the ranch. One of the strips was recently graded.













Surrounding Area

Nearby recreation includes camping and exploring the vast Gila and Cibola National Forest lands. Both National Forests include rugged wilderness areas for those desiring to be away from the world's problems.

Just south of Socorro lies the famous Bosque Del Apache National Wildlife Refuge. To the southwest of the Bull Run Ranch is the Whitewater River Catwalk near Glenwood. To the north of the Bull Run lies the El Malpais National Conservation Area where one can find some of the most intriguing rock formations in the state. The Gila Hot Springs is also a destination area for recreationists.

The highest elevations in Catron County, New Mexico, include 3 mountains that are roughly 10,600± feet each. The County Seat is in Reserve, New Mexico. The population of Catron County was 3,731 in 2021.

Yes, that means there are more elk in the county than people. Catron County is the largest county in square miles and has the least population per square mile in the entire state.

The climate can be summed up as follows:

January: Avg high 42 degrees. Avg Low 20 degrees.

June: Avg high 81 degrees. Avg Low is 51 degrees.

Rain: Avg 17 inches of rain a year.

Snow: Avg 23 inches of snow a year.



Price • Remarks

The Bull Run Ranch is market priced at \$9,250,000 or \$1,393.49 per deeded acre. All owned minerals, and all water rights, wind energy, and solar rights will be conveyed with the sale of the ranch.

Property taxes in 2022 were only \$1,856 or \$.28 per deeded acre. The New Mexico State Lease and BLM Permit will be transferred and assigned to the purchaser at closing. The current cost of the New Mexico State Lease is \$2,900 per year or \$1.00 per acre. The current cost of the BLM lease is \$1.35/AUM.

Ranches of this size and quality are seldom offered for sale in Catron County. The Bull Run Ranch represents one of the most desirable offerings and best locations we have been privileged to handle in recent years. We are honored to have been selected to represent the sellers of this exceptional ranch property.

To schedule a showing, please contact Jim Welles (505) 967-6562 or Dwain Nunez (505) 263-7868.



Bull Run Ranch

\$9,250,000 | Datil, New Mexico | Catron County

6,628.91±	Deeded acres
2,882.35±	New Mexico State Lease acres
360.00±	BLM acres
9,871.26±	Total acres

Improvements

- 2,615 sq. ft. Owner's Home w/ Rock Facia
- 5,000 sq. ft. Steel Framed Barn w/ Living Quarters
- 1,200 sq. ft. Steel Framed Metal Shop
- 3,200 sq. ft. Livestock Barn w/ electricity, water
- 1,200 sq. ft. Hay Barn
- Stone Workshop
- Livestock Pens w/ Squeeze Chute & Certified Livestock Scales
- Chicken Coops
- Garden Shed
- Greenhouse

Water Features

- Four (4) Solar Wells
- Three (3) Electric Sumbersible Wells (1 Shared)
- Fourteen (14) Dirt Tanks
- 2-acre Fishing Pond (Spring-Fed)
- Nineteen (19) Range Drinkers
- Nine (9) Storage Tanks

Wildlife

- Elk
- Mule Deer
- Bear
- Mountain Lion
- Turkey
- Antelope

Property Features

- Extensive, Well-maintained Road System
- Small Plane Landing Strips
- Elevations: 7,100-7,725± feet

Property Taxes: \$1,856 or \$.28 per deeded acre

New Mexico State Lease Fee: \$2,900 per year or \$1.00 per acre

BLM lease: \$1.35/AUM.





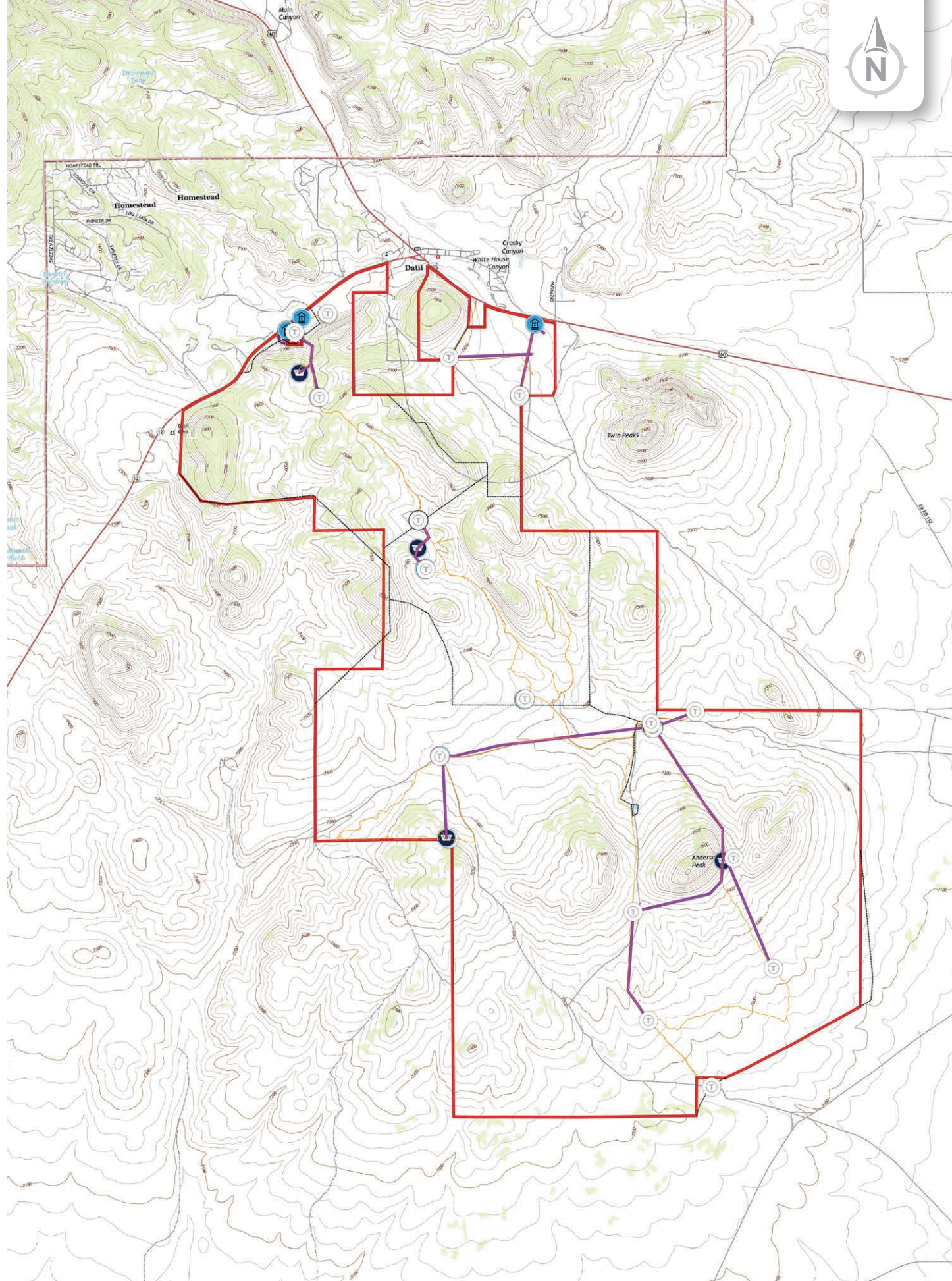
Gila National Forest

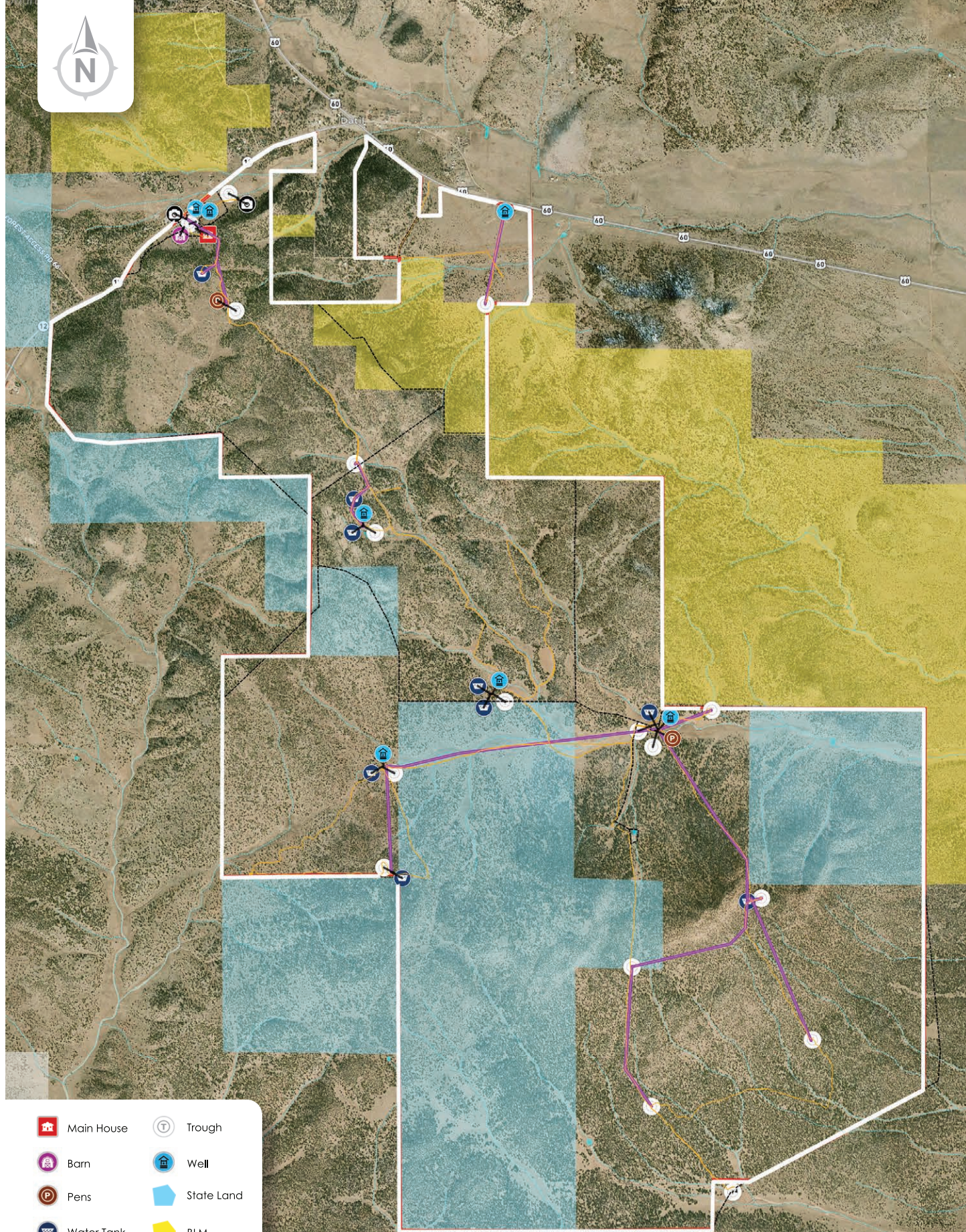
Albuquerque

Socorro

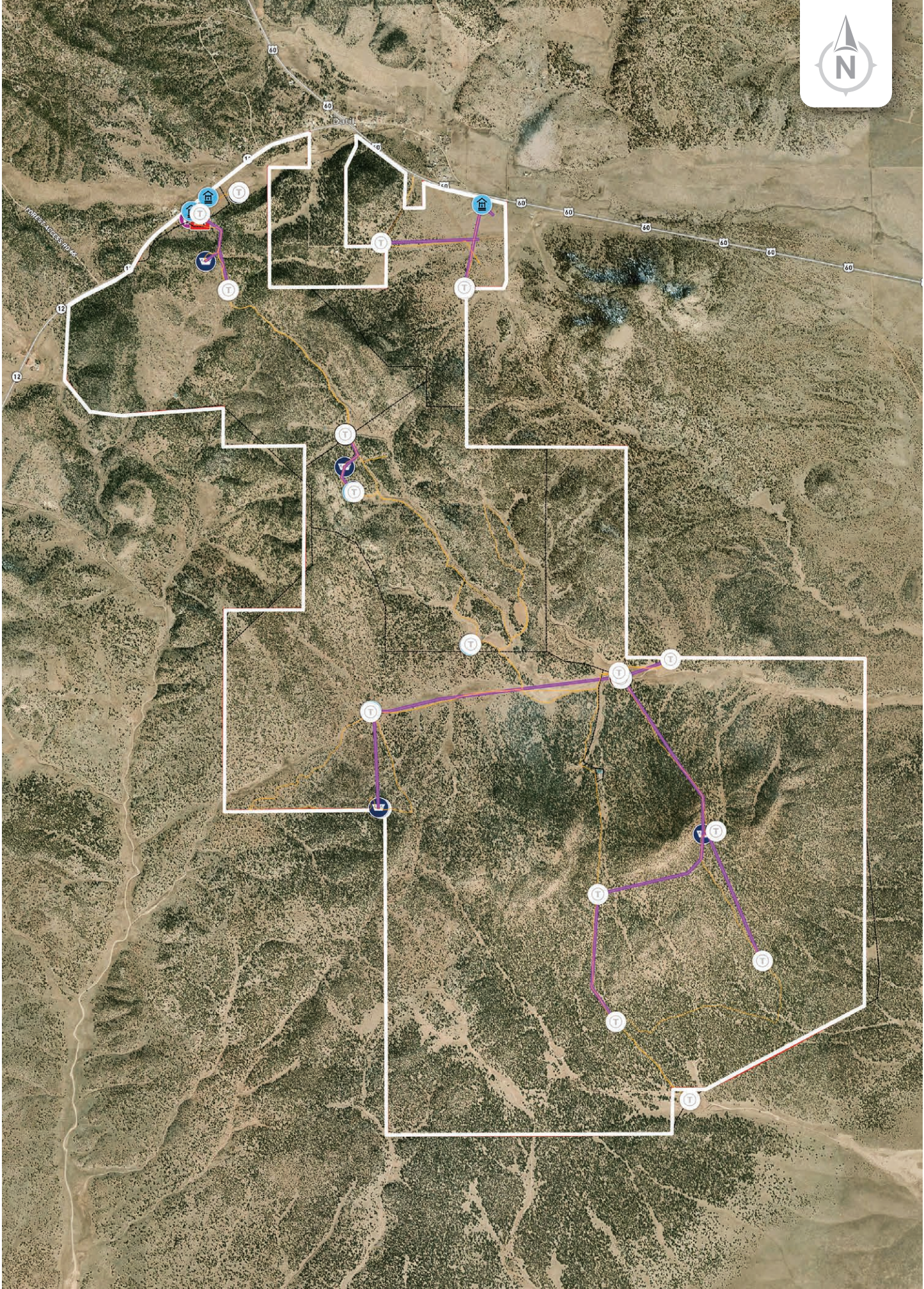
Lordsburg

Las Cruces





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