

# Spike Box Ranch

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70,209± Deeded acres | \$20,711,655 | Roswell, New Mexico | Chaves and De Baca Counties



*Chas. S. Middleton*

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AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Spike Box Ranch

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We are proud to announce the exclusive listing on a low overhead working cattle ranch located north of Roswell, New Mexico.

## Location

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The Spike Box Ranch is located in Chaves and De Baca Counties, approximately 41 miles north of Roswell, NM. The property has paved highway frontage on State Highway 20. Also, located approximately 43 miles north of the ranch entrance is the small agricultural community of Ft. Sumner, NM.

Roswell has a 2023 census population of 48,000 people, along with higher education via NMMI (New Mexico Military Institute) and a branch of Eastern NM University Roswell Campus. To the south of town is Roswell Industrial Air Center. American Airlines provides daily flights in and out of Roswell.

Ft. Sumner is north of the ranch and also is a trading center for ranchers in the area. This town is known for its strong family values and its excellent school system.

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## Land Description

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The Spike Box Ranch is set up for a cow/calf or yearling operation. The terrain is described as gently rolling hills and side slopes draining to several draws and low-lying flat bottom lands. Elevations are approximately 3,900 feet in the flats, elevating to over 4,500 feet on the upland country. A prominent feature on the ranch is Wylie Draw, which runs through the north-half of the ranch. Wylie Draw typically has multiple holes of water, many of which are permanent under normal conditions. There are other draws that all drain to the east into the Pecos River, which is immediately east of the ranch.

The Spike Box Ranch supports a good mixture of native grasses, which are especially plentiful in the low-lying flats. Low bush mesquite is common over much of the property and shin oak is found in the sandier areas of the property.

As mentioned above, the Spike Box Ranch fronts NM State Highway 20. This allows excellent controlled access to the ranch on both sides of the highway. Interior roads are in decent shape and graded when moisture levels allow.

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## Water Features

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Numerous man-made earthen ponds are found throughout the ranch. Many of these ponds are considered generally dependable, as they receive substantial runoff from the higher elevations of the ranch. Additionally, there are numerous solar, electric wells, and windmills developed on the property. There is an extensive pipeline network with approximately 45± livestock drinkers and 15± storage reservoirs. Serious inquiries can be provided detailed maps with GPS locations of water facilities.

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## Improvements

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The Spike Box Ranch has a foreman's home that is frame construction, stucco exterior, shingle roof and is 3 bedrooms and 2 bathrooms. The guest house is frame construction, stucco exterior, metal roof and has been remodeled and upgraded (2 bed and 1 bath). The ranch also has a manufactured home on a permanent foundation that is 3 bedrooms and 2 bathrooms. There is also a small bunk house. Other improvements include a large metal hay shed and a masonry block barn with a metal roof for storage and enclosed tack room.

The ranch is fenced and cross-fenced into approximately 30 pastures and much of the fencing is in good overall condition. The ranch is also improved by 2 large sets of livestock pens with scales and 3 smaller sets of pens, along with usable outbuildings. It should be mentioned that the livestock pens incorporate Temple Grandin's design which is proven to reduce stress on cattle and improve handling efficiency.

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## Wildlife

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The ranch also provides hunting opportunities including antelope, deer, and other wildlife. The ranch is currently leased for the 2023 Antelope Season. The owners indicate in 2023 there were 12 antelope tags available.



## Minerals

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100% of all owned minerals are offered with the Spike Box Ranch. Additionally, all wind and solar energy rights will convey.

## Price • Taxes

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Large all deeded ranches are generally rare in New Mexico. The Spike Box Ranch is priced to sell at \$20,711,655 or \$295 per deeded acre. We know of no other all-deeded ranch that compares to the Spike Box at this price. In today's ranch market, the Spike Box may be the most reasonably priced all-deeded ranch available.

Chaves County and De Baca County – \$11,200 Estimated Taxes

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For more information or to schedule a showing,  
please contact Dwain Nunez at (505) 263.7868 or Jim Welles at (505) 967.6562.











GEM RD

Dunlap

ROCK LAKE RD

ARROYO MORA

ARROYO MORA

COUNTY RD 1-63

ARROYO MORA

COUNTY RD 1-63

COWCHIP RD

ARROYO MORA

COWCHIP RD

COWCHIP RD

COLFAX RD

COLFAX RD

COLFAX RD

WILLOW RD

DONA ANA RD

DONA ANA RD

DONA ANA RD

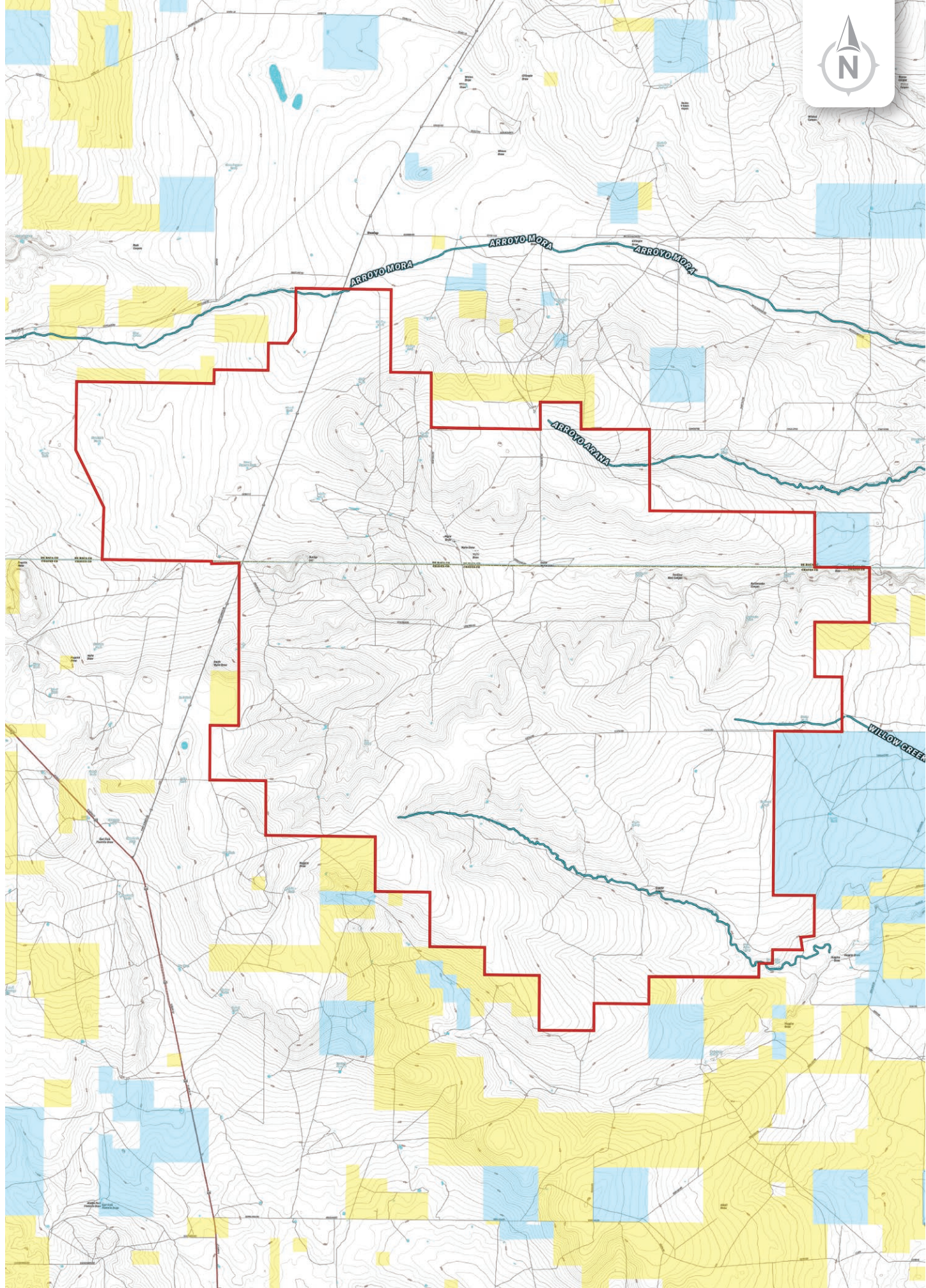
DONA ANA RD

DONA ANA RD

SIERRA RD

33.9714, -104.4816







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Scan QR Code for more details on the Spike Box Ranch.

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