

Oden Lake Ranch

16,528± Total Acres | \$9,894,020 | Fort Sumner, New Mexico | De Baca County
14,246± Deeded Acres • 642± NM State Lease Acres • 1,640± US Bureau of Reclamation Acres



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Oden Lake Ranch

We are privileged to announce the exclusive offering of the Oden Lake Ranch. This quality property is one of the best improved, productive Eastern New Mexico cattle ranches to come on the market in recent years. The Oden Lake Ranch has an excellent location, being approximately 8.5 miles north of Ft. Sumner in northern DeBaca County. U.S. Highway 84 splits the ranch providing excellent access to the ranch headquarters, which are east of the highway. The ranch has traditionally been operated as a cow/calf ranching unit, and the property has been conservatively stocked, and well managed. Historic stocking rates indicate a carrying capacity of 300 – 350 animal units.

Topography

The terrain of the ranch varies from open rolling plains on the pastures east of Highway 84 with some broken country along the north edge of this portion of the property. As the terrain becomes more broken, juniper outcrops are common. Across the highway to the west, the property slopes and drains to Lake Sumner.

The topography is characterized as open rolling grama grass pastures on the south and north, with the central portion having scenic breaks and juniper outcrops as the ranch nears the lake.

Overall, soils throughout the property vary from sandy loam to tighter loamy soils. Primary vegetation includes several varieties of grama, sand dropseed, needle-and-thread, New Mexico feather grass, and bluestem varieties found in the sandier areas. In addition, other cool and warm season palatable grass forage can be identified throughout the ranch. Elevations vary from a low of 4,300'± on the west portion of the ranch, near the lake, to 4,500'± on the eastern boundaries.



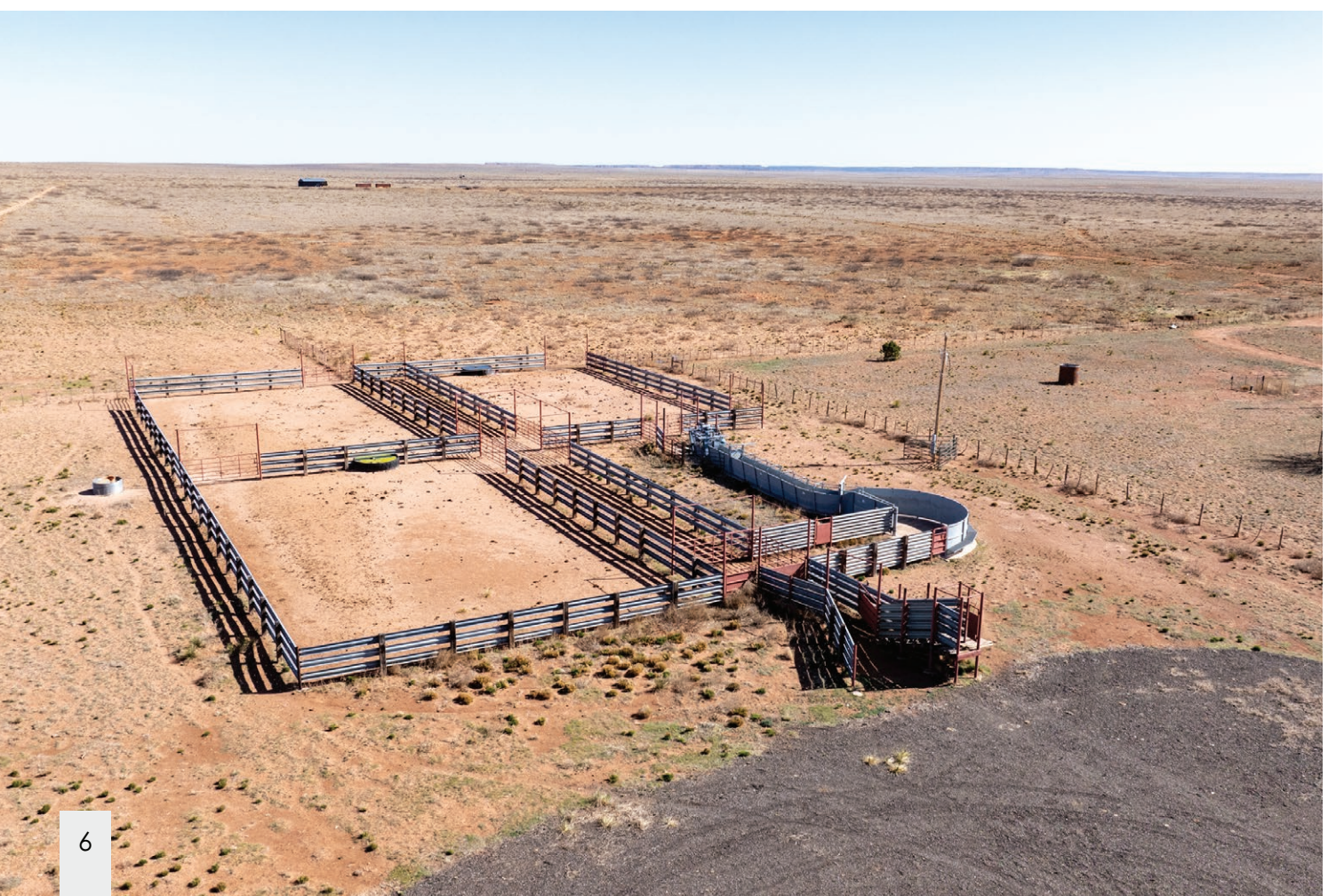
Ranch Improvements

Access to all pastures is good via Highway 84. A well-maintained improved road leads to the headquarters. Two track ranch roads access the majority of the property and a graded county road adjoins a portion of the ranch. A majority of interior and exterior fences have been replaced and now consist of 5-strand barb wire. The far eastern pasture fence has not been replaced yet, but is in good shape. Overall, fences are considered to be above average to excellent. There are 8 main pastures and 1 trap on the ranch. A total of 13 wells consisting of 4 electric, 3 solar, and 6 windmills water the ranch via pipeline and 23 total drinking troughs. Most are 12' rubber tire drinkers with a few steel rim drinking troughs. Floats are located in separate float chambers outside of the drinkers, which protects these floats from breakage.

The buried pipeline network is mostly 2" welded black poly. Wells vary in depth from 80 ft.-250 ft. There are 2 sets of working pens, one on each side of Highway 84. These pens are very well constructed with highway guardrail laterals, and both sets of pens are equipped with hydraulic chutes. There is a set of branding pens in the south pasture which is east of Highway 84. The property is well blocked and easily managed for livestock grazing.

Headquarter improvements are very well maintained and include a quality owner's home, a shop/feed storage building, and a horse/livestock barn.















New Mexico State Lease

In addition to the 14,246 ± deeded acres, the ranch has 642 acres of New Mexico State Lease. The current cost of New Mexico State Lease is \$678, being just over \$1 per acre per year. The State Lease is renewed with a first right of refusal every 5 years. This amount equates to \$4.34/AUM, based on an estimated 13 AU stocking rate for the ranch. In this region, private lease rates for an animal unit generally vary from \$25-\$35 per AUM depending on care, so the New Mexico State Lease is considered to be a valuable asset to the ranch. The Bureau of Reclamation License to Graze has a 5-year term with an annual cost of \$900.

The rental rate on the license equates to \$3.33/AUM. The Bureau of Reclamation land contains approximately 1,640 acres and is located on the west side of the ranch, adjacent to Lake Sumner.



Hunting • Wildlife • Recreation

Pronghorn antelope and Mule Deer are the big game species on the ranch. An owner can expect to generate \$2,000 per gun for antelope and \$2,500-\$3,000 for Mule Deer unguided. Should an owner decide to operate hunting on an outfitted basis, the dollars generated can be double both species. Generally, there is a good Blue or Scaled Quail population. Additional income can be generated from this hunting enterprise should an owner desire.



Regional Information

Fort Sumner, New Mexico, the county seat of DeBaca County, is roughly 8 miles south of the Oden Lake Ranch boundary. This small community has a grocery store, mini marts, modern motels, a hardware store, and one of the best school systems in New Mexico.

Access to fuel and a couple of fantastic New Mexican Food restaurants compliment this small rural community. The county is named for Ezequiel Cabeza DeBaca, the second elected Governor of New Mexico. Outlaw William Bonney, aka Billy the Kid, was shot by Sheriff Pat Garrett on July 14, 1881, in Fort Sumner, and his gravesite is an historic tourist attraction.

Historical operation of this ranch has been to graze livestock year long. Range infrastructure on the ranch is well suited to provide an owner with ample working facilities to operate efficiently. The deeded ownership configuration limits public access.





Minerals

The owner will convey any minerals owned.

Broker Remarks • Price

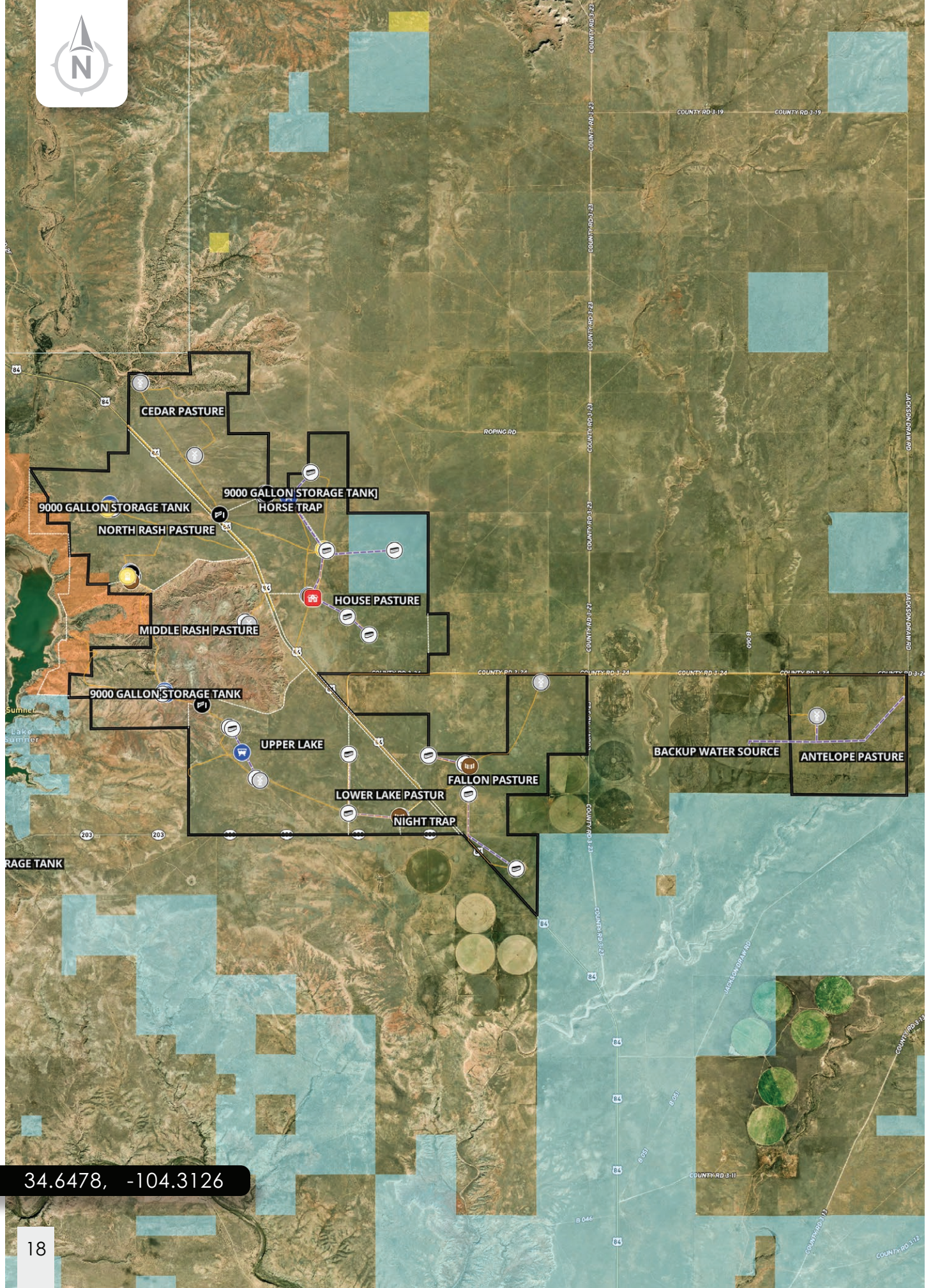
In summary, the Oden Lake Ranch has everything needed for the rancher looking for an excellent low operating cost livestock ranch with the added bonus of hunting. This nicely improved and efficient working livestock ranch is priced to sell on today's market at \$695/ deeded acre or \$9,894,020. The leases will be transferred and assigned to the buyer. If you have been searching for an operating production livestock ranch, this offering deserves your attention.

To schedule a showing, please contact Sam Middleton at (817) 304.0504, Jim Welles at (505) 967.6562, or Dwain Nunuz at (505) 263.7868.

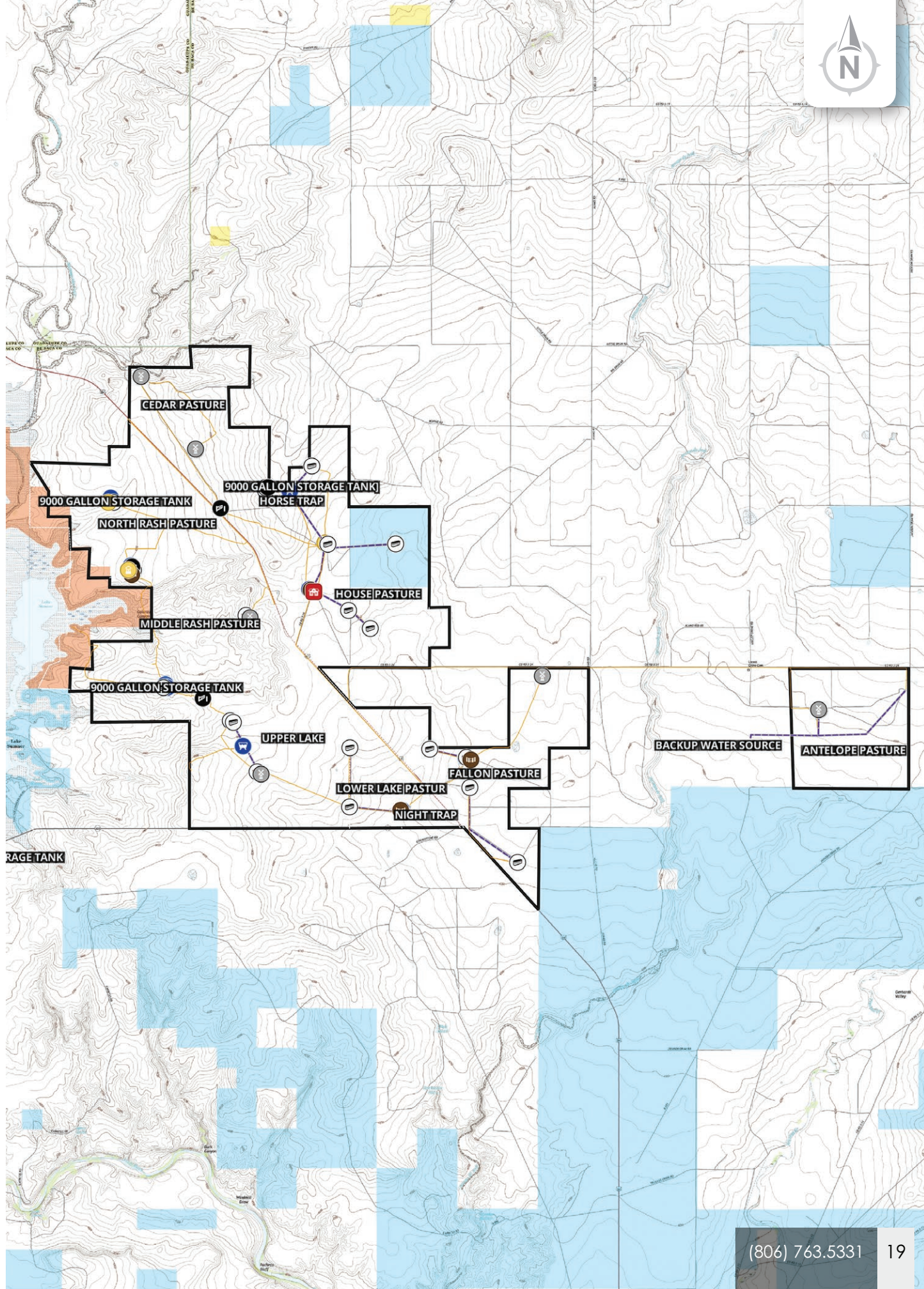




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34.6478, -104.3126



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FARM - RANCH SALES AND APPRAISALS

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