

JT Ranch

24,680.46± Total Acres | \$21,000,000 | Springer, New Mexico | Colfax County
15,327± Deeded Acres | 9,353.46 New Mexico State Lease Acres



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

JT Ranch

Spanning more than 38 square miles, the JT Ranch is located east of Springer in Colfax County, New Mexico, with access provided by a well-maintained graded county road. This region of Northeastern New Mexico is widely recognized for its exceptional hunting and outstanding livestock grazing, especially across the open native grasslands.





Ranch History

Founded in 1860 by John and James Temple, the JT Ranch has remained under continuous family ownership ever since. Remarkably, it has not been offered for sale since 1901—a testament to its enduring legacy.

History runs deep on and around the JT Ranch. The famed Santa Fe Trail crosses a tract of land that lies between the northern and southern portions of the property. Point of Rocks Mesa, located within the ranch boundaries, served as a significant landmark for travelers on the Trail. Legend has it that the infamous train robber Blackjack Ketchum once hid in a canyon on this very mesa—now aptly named Blackjack Canyon. His outlaw career came to an abrupt end when his head was severed at his hanging in Clayton, New Mexico.



The ranch also borders the historic Dorsey Mansion Ranch, established in the late 1800s by Senator W. Dorsey. The stone used in the construction of his mansion was quarried directly from the JT Ranch itself.

The history here stretches far beyond pioneer days. Evidence of Native American life dating back thousands of years is scattered throughout the landscape. Petroglyphs, teepee rings, and arrowheads can be found along creeks, in draws, at canyon mouths, and near playa lakes. Some artifacts are believed to date back to the Folsom and Clovis periods—roughly 10,000 to 13,000 years ago.



Water • Ranch Infrastructure

Holkeo Creek runs through the northern section of the ranch, featuring live water that surfaces intermittently before retreating underground and reemerging downstream. Numerous springs are also found in the canyons and at the base of the mesas, contributing to a strong natural water supply.

The north portion of the ranch is exceptionally well-watered, featuring seven natural springs and four pastures with live water—a rare and valuable combination. Supplementing the natural sources are six solar-powered wells and two windmills, ensuring reliable water distribution across this section. Working facilities include two sets of pipe pens, a 25,000-pound digital scale, a 36-ton cake bin, two shipping traps, a sturdy cinder block garage, and log barn.

The south portion of the ranch is equally robust, with 11 wells in total—five electric submersible, two solar, two windmills, and two unused wells offering potential for expansion. This half supports 13 pastures and eight traps, alongside two additional sets of pipe working pens. Operational infrastructure includes a 10,000-pound livestock scale, two 36-ton cake bins, and a network of well-designed outbuildings: a 40' x 60' pole hay barn, 40' x 8' storage container, and a 36' x 80' barn featuring a loft, stalls, and partial concrete flooring. Equipment is housed in a 110' x 24' metal building with six stalls, complemented by an 11' x 24' tack room and a 23' x 24' shop, both set on solid concrete pads.

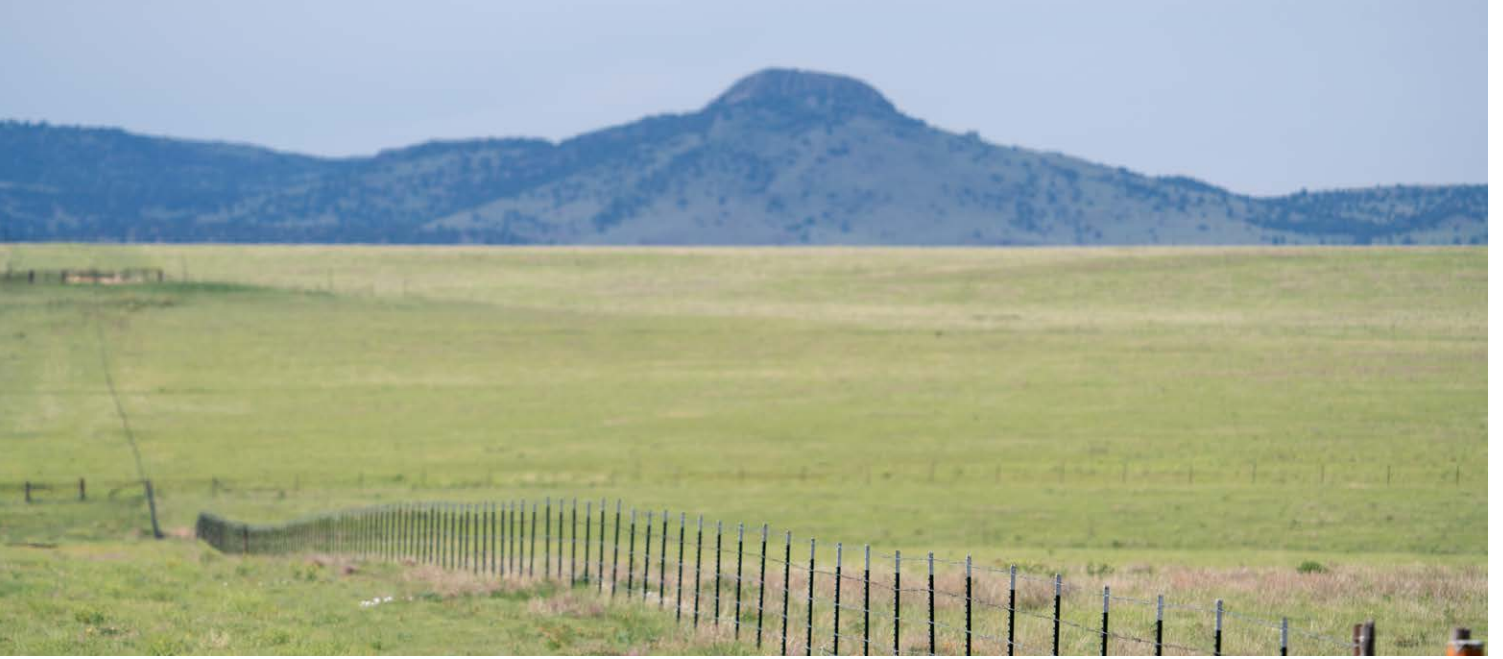












Fencing

Fencing throughout the JT Ranch is a strong point. The southern portion features well-maintained five-strand barbed wire fences with steel T-posts. Much of the northern section has received similar upgrades in recent years, while older fencing remains in other areas. Multiple metal gates across both north and south sections make it easy for even the youngest cowhands to lend a hand.



Topography

The JT Ranch is a showcase of diverse and rugged beauty, with elevations ranging from around 6,300 feet to over 7,760 feet. The northern portion features dramatic mesas and peaks, with scattered stands of Ponderosa pine, along with dominant piñon and juniper woodlands. This area offers exceptional browse, making it a prime habitat for elk and deer.

Even the mesa tops provide productive pastureland, a trait shared across much of the central and southern portions of the ranch. Several peaks rise from the northern end, with Temple Peak—reaching over 7,760 feet—standing as the highest and most prominent landmark. The more rugged slopes are marked by outcrops of limestone and sandstone, while volcanic features like craters and Malpais lava rock lend a striking and unique geological character.













The ranch's open grazing areas are covered with hardy, palatable native grasses such as grama, western wheatgrass, side oats, and bluestem varieties. In all, approximately 75% of the property is considered prime livestock grazing land, with the remaining 25% comprising scenic highlands, broad valleys, open meadows, and sweeping mesa tops.



The ranch consistently supports weight gains of 300 to 350 pounds, a testament to its productive pastures. A large portion of the property lies along the south slope of the Chico Hills, which helps accelerate snow melt after storms and blizzards—reducing the need for supplemental hay feeding.

A strong characteristic of the livestock capability of the JT lies in the ability to operate the ranch with cows and calves, yearlings, or a combination thereof. The owner indicates the ranch can run 1,650-1,700 yearlings, 550-575 cows and calves, or a combination of yearlings and cows depending on rainfall. Yearlings are typically stocked in April and shipped in late September, early October.





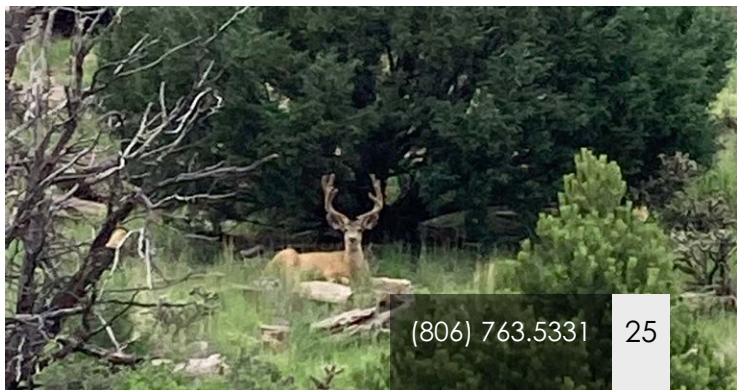


Wildlife • Hunting • Recreation

The JT Ranch stands out as a premier working cattle operation, bolstered by its exceptional and diverse hunting opportunities. Its location in Unit 56 offers a rare advantage: the landowner manages wildlife harvest rates rather than the state, giving greater flexibility for sustaining trophy-class populations of elk and mule deer. With additional species like pronghorn, turkey, black bear, and mountain lion—all regulated by over-the-counter licenses—the ranch presents a hunter's paradise.

In addition to a robust population of elk and pronghorn, the ranch supports diverse wildlife including mule deer, bear, quail, and the occasional mountain lion. Although commercial hunting is permitted, pressure remains minimal. An outfitter is typically allowed to harvest 4 mature bull elk and 4 cow elk annually, with a couple of pronghorns taken as well. As a result, wildlife continues to thrive.





Improvements

The south portion of the ranch is where the owner's home is located, along with 2 others. The owner's home was remodeled in 2021 and has 3 bedrooms and 2 bathrooms, new windows, an unfinished basement, a covered carport, Central heat and air, and HVAC systems in the new addition, which consists of a large office and a large utility room.

The employees' home was remodeled in 2020 and has 2 bedrooms downstairs and 3 upstairs, an upstairs balcony with stairs, and an unfinished basement. There is also a double-wide that is 3 bedrooms and 2 bathrooms. The north portion of the ranch has a home that has 3 bedrooms and 2 bathrooms with a basement.











Remarks • Price

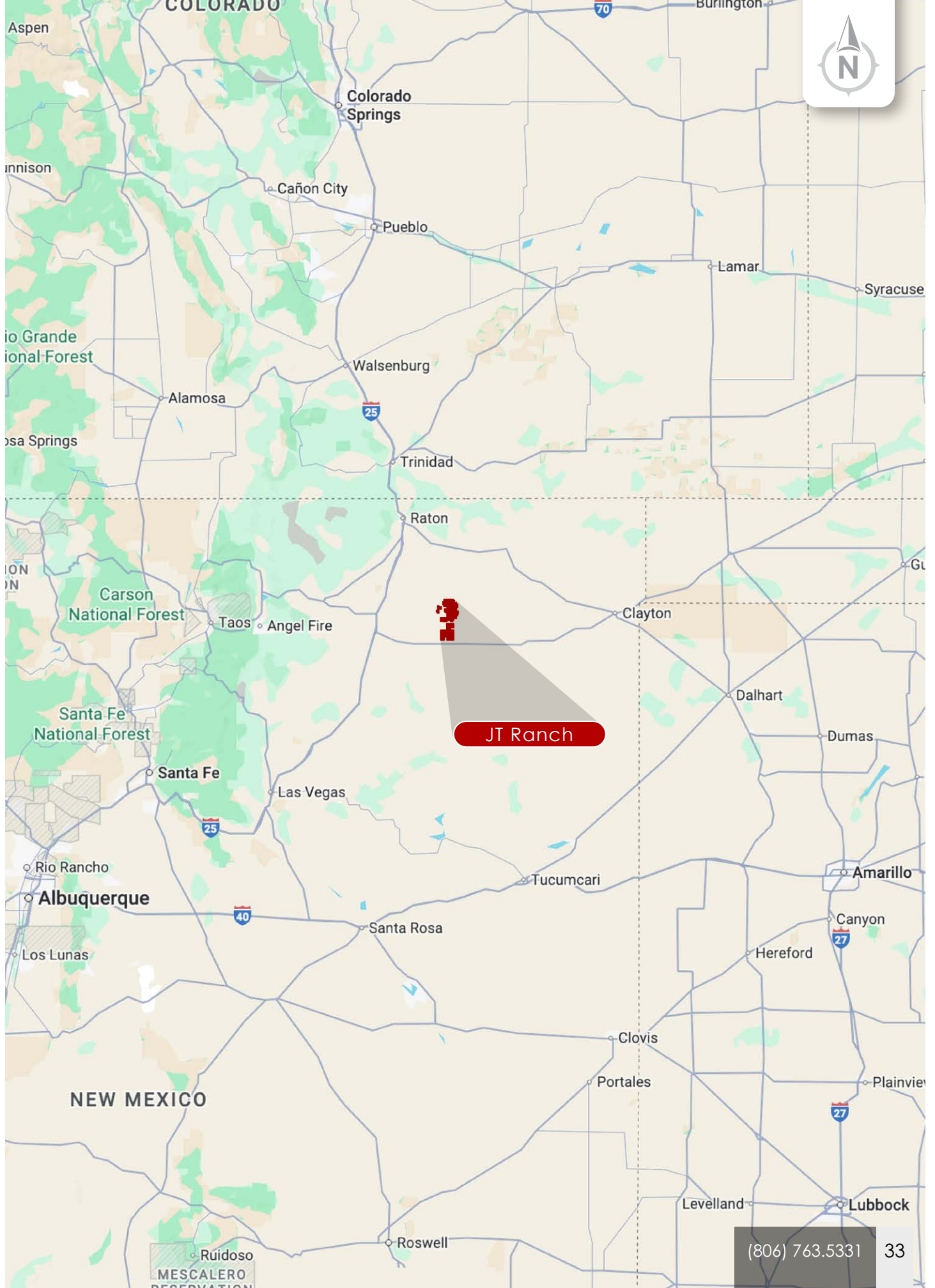
Geographically, the ranch spans a highly desirable elevation range in Colfax County, which contributes to both its rich biodiversity and its consistent precipitation, including some annual snowfall. All of this adds substantial value to the property—not just for practical ranching, but for investment appeal, conservation potential, and recreational use.

We are extremely proud to offer the JT Ranch for sale. This ranch is quality throughout and pride of ownership along with careful management practices, make this ranch a property that anyone would be proud to own. Views from the higher elevations are spectacular from any direction. The JT Ranch is competitively priced at \$1,370 per deeded acre or \$21,000,000. All owned minerals, water rights, wind energy, and solar energy rights will convey with the sale of the ranch. Property taxes in 2024 were \$4,186. The 9,353 acres of New Mexico State Lease will be transferred and assigned to the purchaser at closing. The current cost of this lease is approximately \$10,235.97 per year, or \$1.09 per acre.

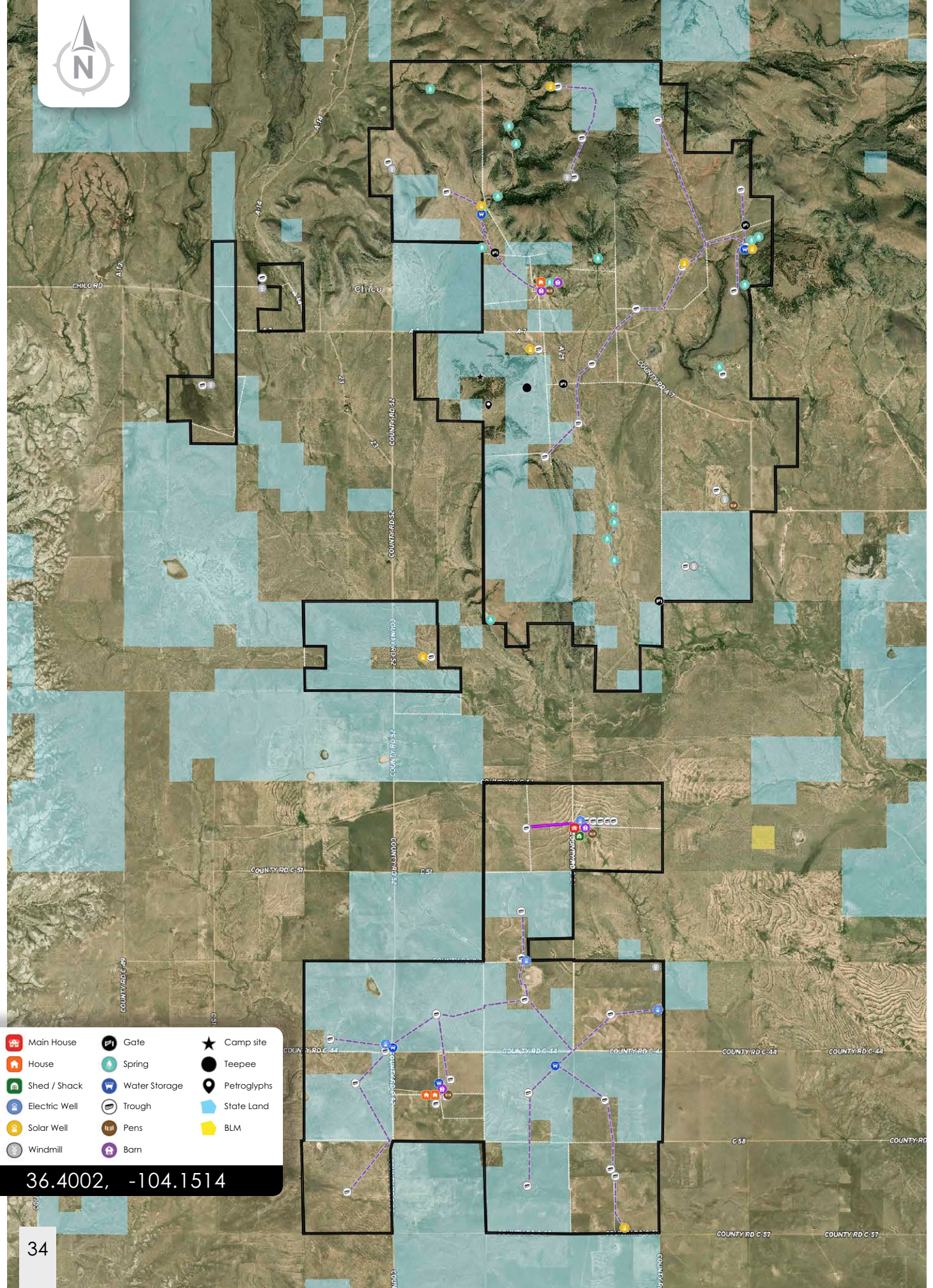
Ranches of this size and quality are seldom offered for sale. The JT Ranch represents one of the most desirable ranch offerings we have been privileged to handle in recent years. We are honored to have been selected to represent the seller in the sale of this exceptional offering.

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



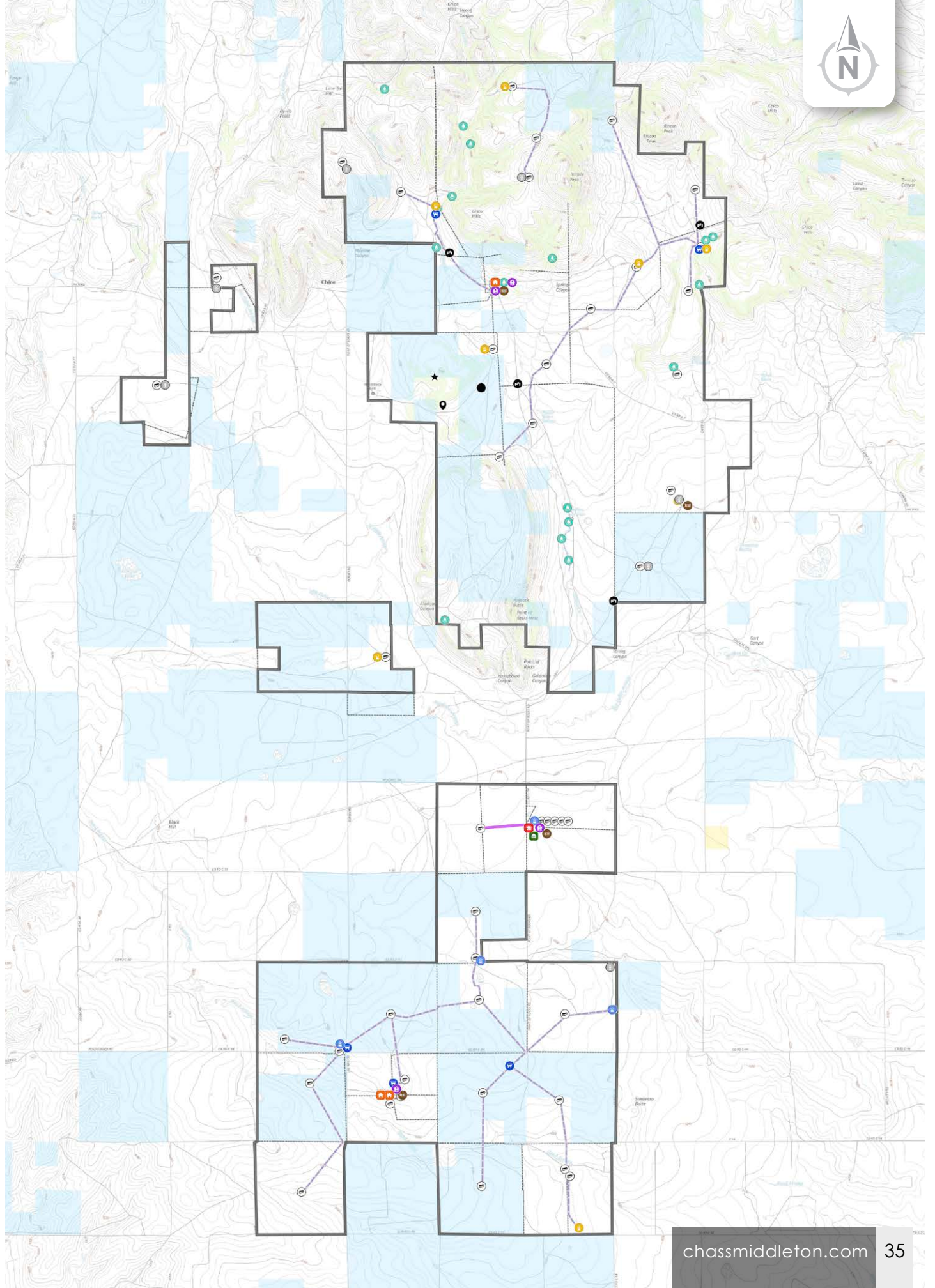


JT Ranch



- | | | |
|---------------|---------------|-------------|
| Main House | Gate | Camp site |
| House | Spring | Teepee |
| Shed / Shack | Water Storage | Petroglyphs |
| Electric Well | Trough | State Land |
| Solar Well | Pens | BLM |
| Windmill | Barn | |

36.4002, -104.1514



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