

Patterson Ranch

11,960± acres | \$8,141,750 | Fort Sumner, New Mexico | De Baca & Guadalupe Counties
11,230± Deeded Acres | 280± BLM Acres | 450± Private Lease Acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Patterson Ranch

We are proud to have the exclusive listing on the 11,960± acre Patterson Ranch. This outstanding cattle and hunting ranch is one of the most productive, well maintained, and improved Eastern New Mexico ranches to come on the market in recent years.

The Patterson Ranch has been owned by the same family since the early 1930's. The ranch is very well located being 21 miles north of Ft. Sumner, and 32 miles southeast of Santa Rosa in northern De Baca, and southern Guadalupe Counties. Access to the ranch is provided by graded County Road 3-23 also known as Alamo Road. The ranch is made up of 11,230± deeded acres, 280± acres of BLM, and 450± acres of long-term private lease. The ranch has traditionally been operated as a cow/calf operation and has been conservatively stocked. Historic carrying capacity of the ranch is between 200-225 animal units.







Topography

The topography on the Patterson Ranch ranges from open rolling prairie country on the south end to scattered broken country along the eastern side of the ranch, offering scenic brakes and juniper outcrops. There is also some caprock and mesa country on the very north end of the ranch. Elevations on the ranch range from 4,450 ft. in the broken country along the east side, to 5,060 ft. on the north end of the ranch in caprock/mesa country. Primary vegetation includes several varieties of grama, sand dropseed, needle-and-thread, New Mexico feather grass, and bluestem varieties. In addition, other cool and warm season palatable grass can be identified throughout the ranch. Average annual precipitation for this region is around 14.1 inches.











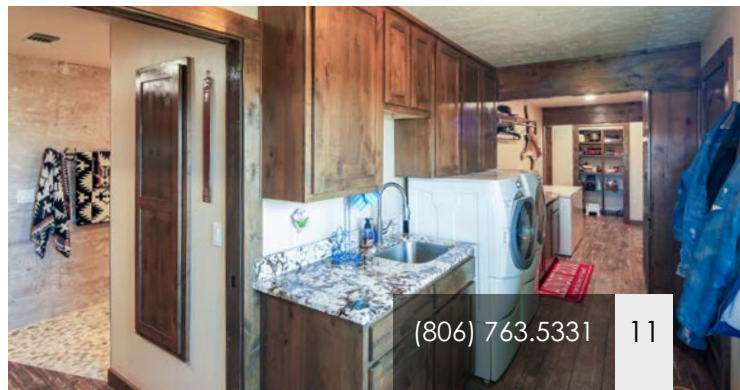


Ranch Improvements

The Patterson Ranch is considered to be very well improved. The ranch headquarters sits on the north end of the ranch and features an historic 1,900 ± sq. ft. 3 bed/ 2 bath stucco ranch style home that was originally constructed in 1925, but has been totally remodeled in the last 5 years.

There is a new large two car garage, 3 stall horse barn with tack and feed room, large shop, three overhead feed bins totaling 33 tons, and a nice set of livestock shipping pens with a covered adjustable alley way and hydraulic squeeze chute, scales, and semi load out. Along with the main set of shipping pens at the headquarters there are also two other sets of pens scattered throughout the ranch. One set is on the south end of the ranch and features an adjustable alley way, manual chute, and semi loadout, the third set is on the east portion of the ranch and has multiple sorting pens and a loadout.

The ranch is fenced and cross fenced into five pastures and five traps. The fences are considered to be in excellent condition with some of them being brand new.







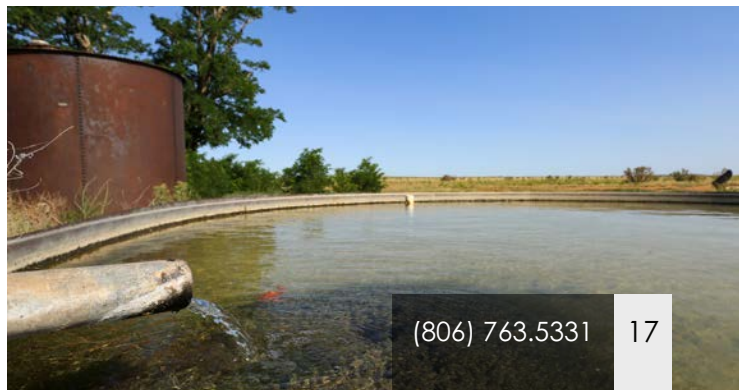




Water Features

The Patterson Ranch is considered to be well watered. There are a total of 5 water wells on the ranch consisting of two windmills, two small solar wells, and one large solar well that feeds a 12-14 mile pipeline system featuring 60,000 gallons of water storage strategically placed throughout the ranch. This system feeds the structural improvements and 10 livestock drinking troughs. Additionally, there are approximately 10 earthen stock tanks that are scattered throughout the ranch providing water for livestock. These tanks have all been recently cleaned out and are brim full.





BLM • Private Lease

In addition to the 11,230 ± deeded acres, the ranch has 280 acres of BLM Lease. The current cost of the BLM Lease is \$64.80 annually with a stocking rate of 48 AUM which equates to \$1.35 per AUM.

There are 400± acres of private lease that is fenced into the ranch. This property has been leased for \$240 per year from the neighboring landowner for many years.



Hunting • Wildlife

Hunting on the ranch is considered to be outstanding with the big game species being Mule Deer and Pronghorn Antelope. There is also an outstanding population of Scaled Quail throughout the ranch as well as turkey, coyotes, and bobcats.



Regional Information

Fort Sumner, New Mexico, the county seat of De Baca County, is roughly 21 miles from the ranch headquarters. 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 New Mexican Food restaurants compliment this small rural community. Outlaw William H. Bonney, aka Billy the Kid, was shot by Sheriff Pat Garret on July 14, 1881, in Fort Sumner, and his grave site is a historic tourist attraction.



Broker Remarks • Pricing

If you are looking for an Eastern New Mexico cattle and hunting ranch please give the Patter-son Ranch your full consideration. The ranch is realistically priced at \$725 per deeded acre or \$8,141,750. All leases will be transferred and assigned to the new buyer. If you have been searching for an operating production livestock ranch, this offering deserves your attention.

For more information or to schedule a showing please contact
Brendan Garrison (806) 790-5900 or Dane Mount (940) 839-6247.



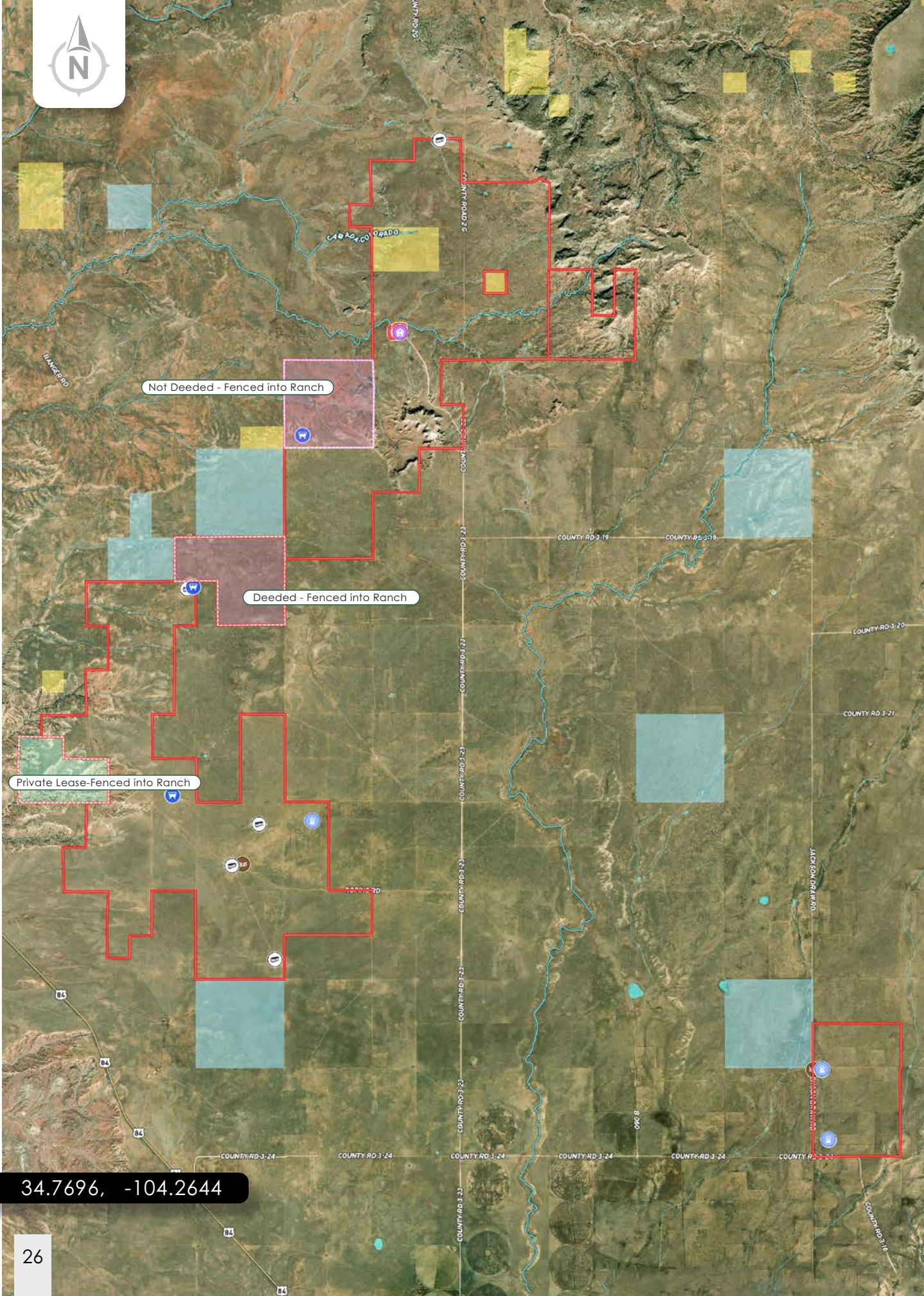








Patterson Ranch

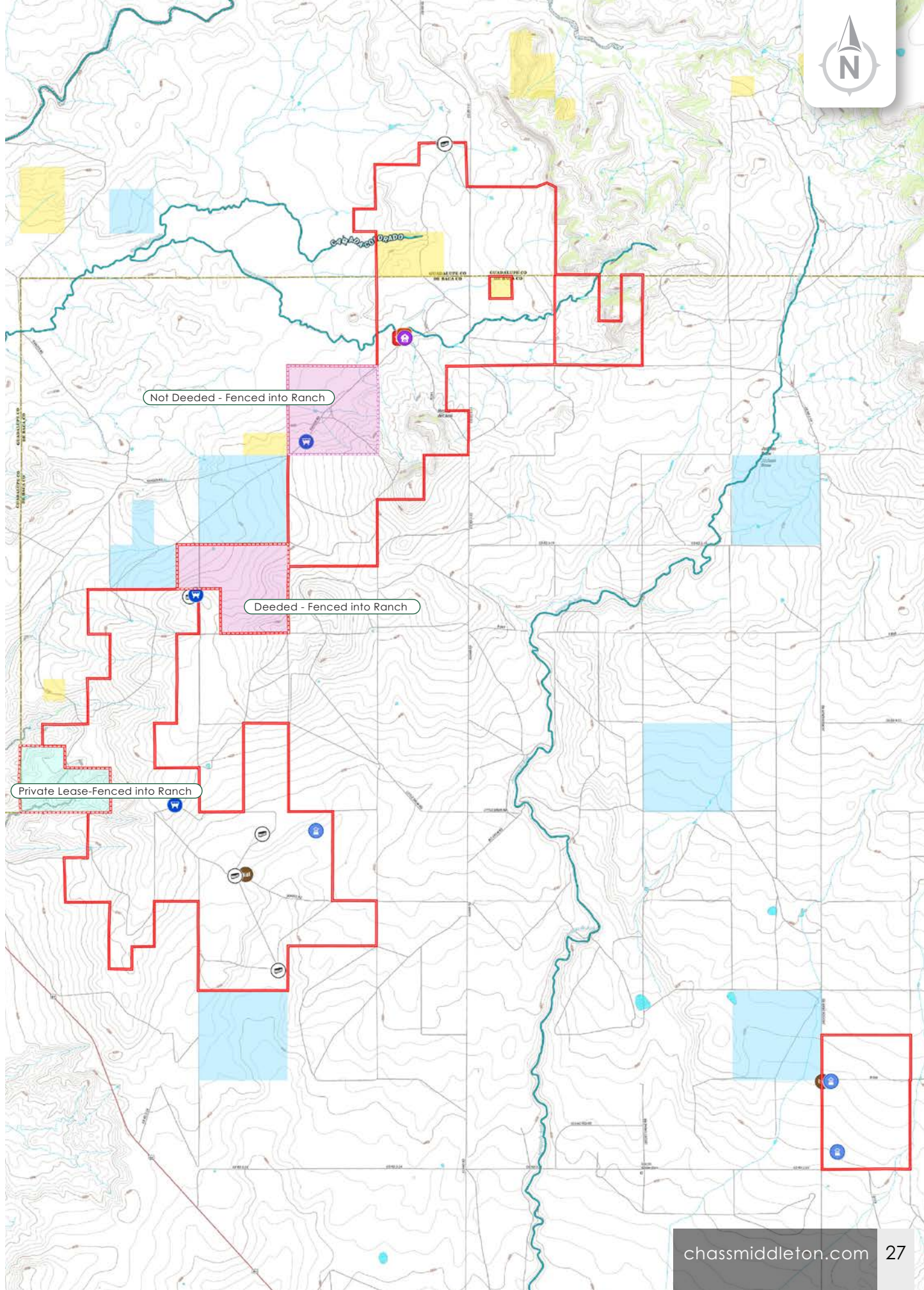


Not Deeded - Fenced into Ranch

Deeded - Fenced into Ranch

Private Lease-Fenced into Ranch

34.7696, -104.2644



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