

Lake Sumner Ranch

19,917± total acres | \$12,643,440 | Fort Sumner, New Mexico | Guadalupe and De Baca Counties
18,192± deeded acres | 826± BOR Lease acres | 819± NM State Lease acres | 80± BLM Acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lake Sumner Ranch

Lake Sumner Ranch is a rare and remarkable offering that combines the operational strength of a working cattle ranch with the scenic beauty and recreational richness of waterfront living. Spanning over 19,900 acres, the ranch offers access to 7± miles of the Pecos River and the shores of Lake Sumner.

Situated just 17 miles from Fort Sumner and 40 miles from Santa Rosa, this property is not only well located but also highly accessible. With over 18,000 deeded acres and additional leasehold interests, Lake Sumner Ranch is truly one of the most unique and desirable ranches in New Mexico.



Property Highlights

Acreage

19,917± total acres
18,192± deeded acres
819± NM State Lease Acres
826± Bureau of Land Reclamation Lease acres
80± BLM acres (two 40-acre inholdings)

Location

Between Fort Sumner and Santa Rosa, NM

Topography

Rolling uplands, scenic breaks, and productive bottoms

Water

6 water wells, 15± drinkers, 11.5± miles of pipeline, 2 springs, and 2 ponds

Waterfront Access

7± miles of Pecos River frontage • Lake Sumner shoreline access

Recreation

Big game hunting, waterfowl, upland birds, bass and catfish fishing

Improvements

Main home, guest houses, bunkhouse, shop, barns, pens, and sheds

Conservation and Grazing Income

\$320,000-\$360,000 annually from GRP/CRP and grazing leases

Property Taxes

\$4,240 • 2024 tax year

All owned minerals, water rights, solar and wind energy rights will convey

Land • Vegetation

This landscape offers an extraordinary blend of function and beauty. From the rolling uplands at 4,700 feet to the rich Pecos River bottoms at 4,280 feet, the terrain includes dramatic draws, native grasslands, and hardwood-lined valleys. Major features like Borica Draw and Salado Creek cross the ranch, and rock outcroppings provide stunning vistas and opportunities to explore the area's cultural history, including Indian artifacts.

Vegetation includes blue grama, black grama, sideoats grama, tobosa, galleta, and other native species. Shrub cover includes juniper, mesquite, cholla, and cottonwoods along the drainages.











Water Features

The Pecos River forms the eastern operational boundary of the ranch, creating a 7± mile corridor of riparian habitat that is both visually stunning and agriculturally advantageous. Seasonal access to river and lake beds when water levels recede offers a unique grazing opportunity. This deferred bottomland grazing supports rest-rotation management on upland pastures during the growing season, enhancing long-term productivity.







Wildlife • Hunting • Recreation

Lake Sumner Ranch is located in Game Management Unit 39, supporting mule deer, white-tailed deer, antelope, turkey, blue quail, ducks, geese, and other wildlife. Lake Sumner offers fishing for bass and catfish, crappie and walleye.









Ranch Operations • Income

The ranch is designed for ease of management, divided into 13 main pastures, all fenced with barbed wire on steel or wood posts. The topography allows for efficient grazing and low-stress livestock handling.

This property offers one of the most robust income portfolios in the region:

Grassland Reserve Program (GRP)

Through September 2033

Two Conservation Reserve Program (CRP) contracts

Through September 2037 and 2039

Supplemental income from GRP/CRP

Approx. \$150,000 annually

Grazing Lease

Currently leased at \$35 per AUM, with capacity to generate \$210,000 annually when fully stocked. The lease is flexible and can be terminated with 45 days written notice if a buyer wishes to operate the ranch directly.







Ranch Headquarters • Improvements

The headquarters is located off CR 3C and includes well-maintained residential and working infrastructure.

Main House

2,600± sq. ft. • 3 bed, 3 bath, kitchen, office, utility room

Guest House

1,200 sq ft – 2 bed, 2 bath

Bunkhouse

448 sq ft – 1 bed, 1 bath

Hand House

Approx. 1,860 sq ft – 3 bed, 2 bath

Shop

2,700 sq ft

Shed

800 sq ft

Pens

Functional shipping and working pens

Loading Shed

All improvements are functional, clean, and suited to an operating ranch of this scale.





Access

Lake Sumner Ranch benefits from excellent access via paved State Road 203 and gravel County Road 3C, which runs through the ranch for over 8 miles.

Broker's Comments

Lake Sumner Ranch is a standout property in today's market, offering a powerful mix of productive grazing, rich water resources, and significant income potential. Few ranches in New Mexico can match the combination of sub-irrigated bottomland, along with access to lake frontage and river frontage. Whether you're looking for a hunting/recreational holding, a productive cattle operation, or a long-term investment, Lake Sumner Ranch checks every box. This ranch is priced at \$12,643,440, or \$695 per deeded acre.

Contact Information

For more information or to schedule a private showing, please contact:

Dwain Nunez

(505) 263-7868

dwain@csmanson.com

Jim Welles

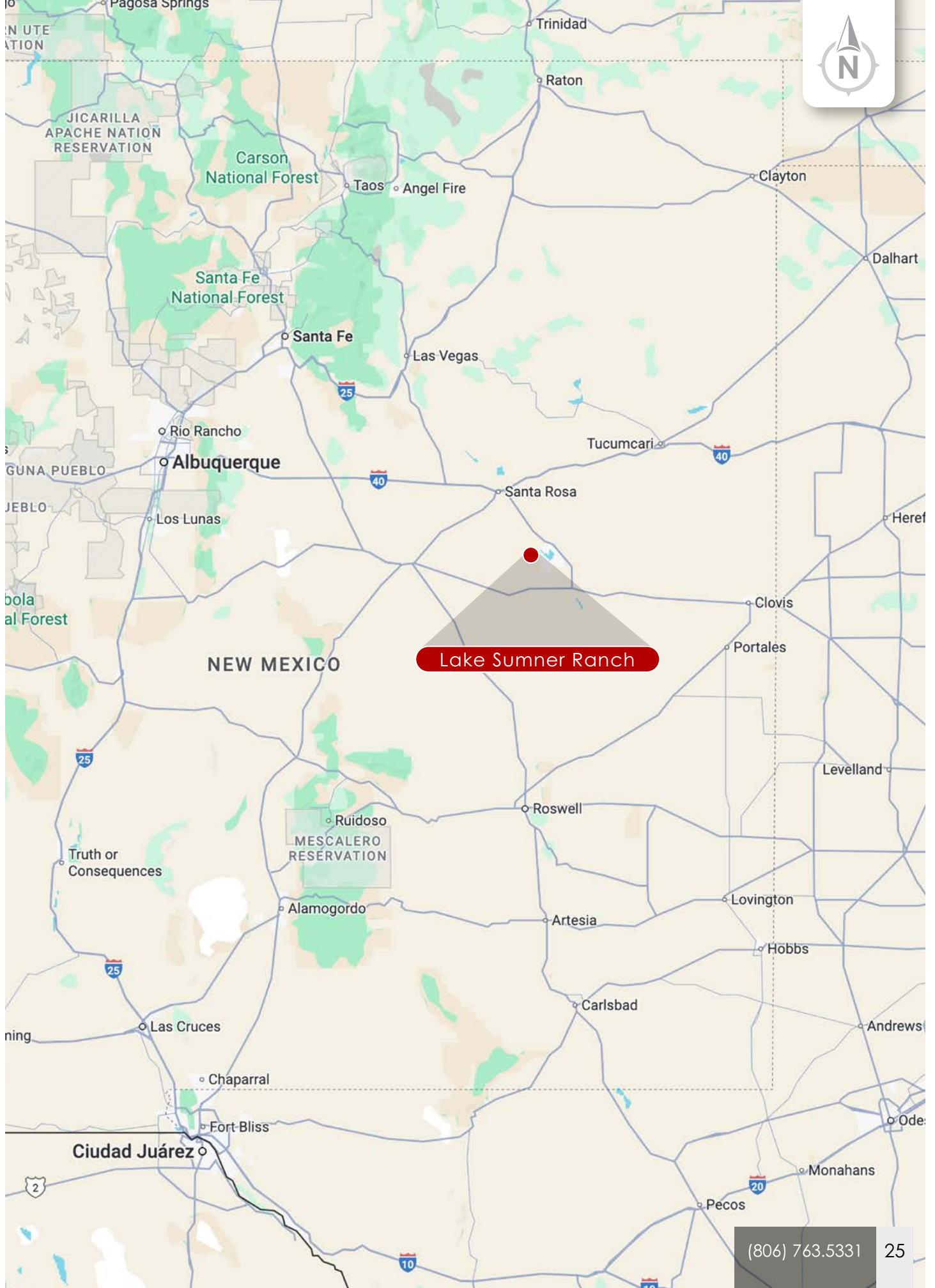
(505) 967-6562

jim@csmanson.com

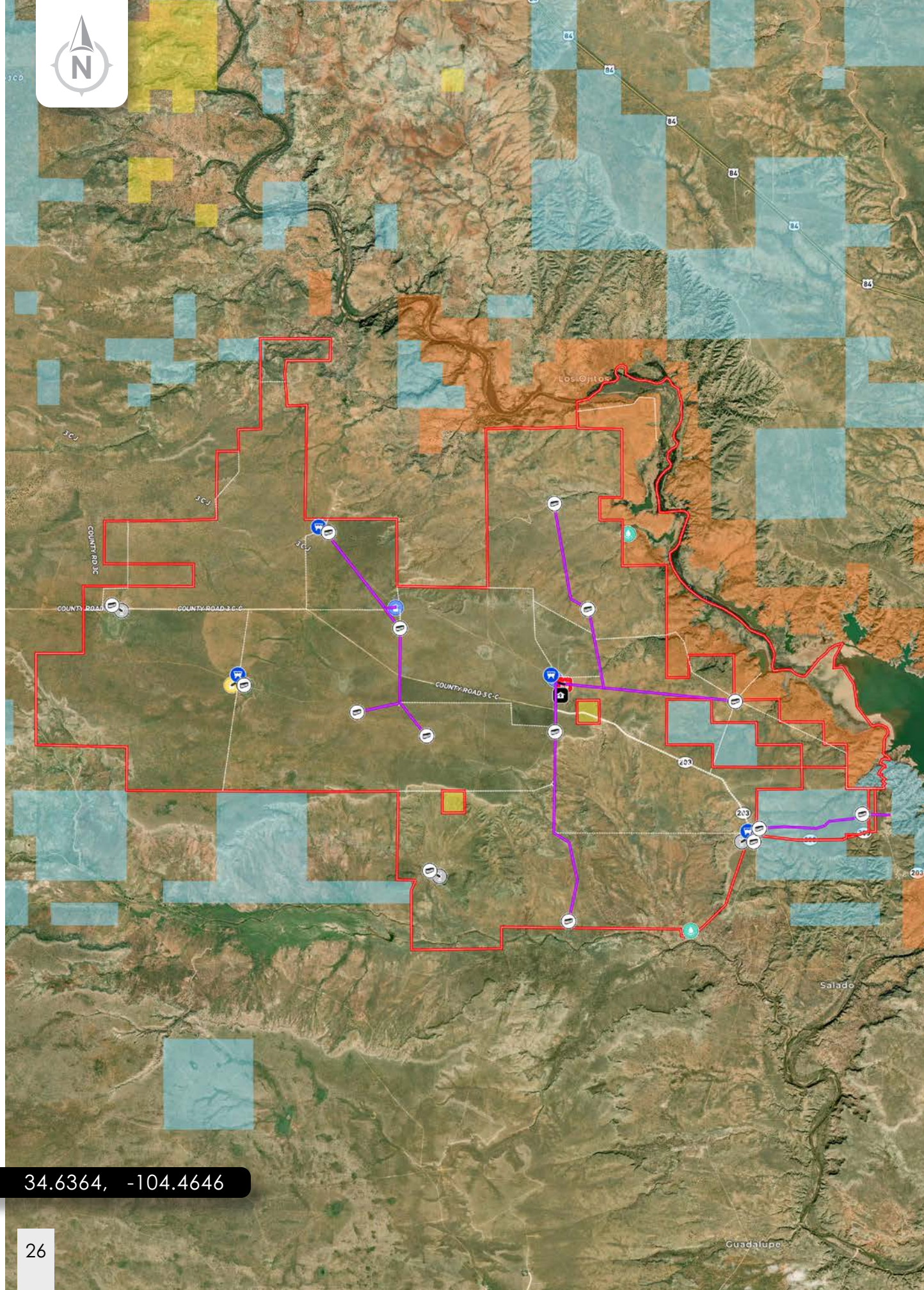




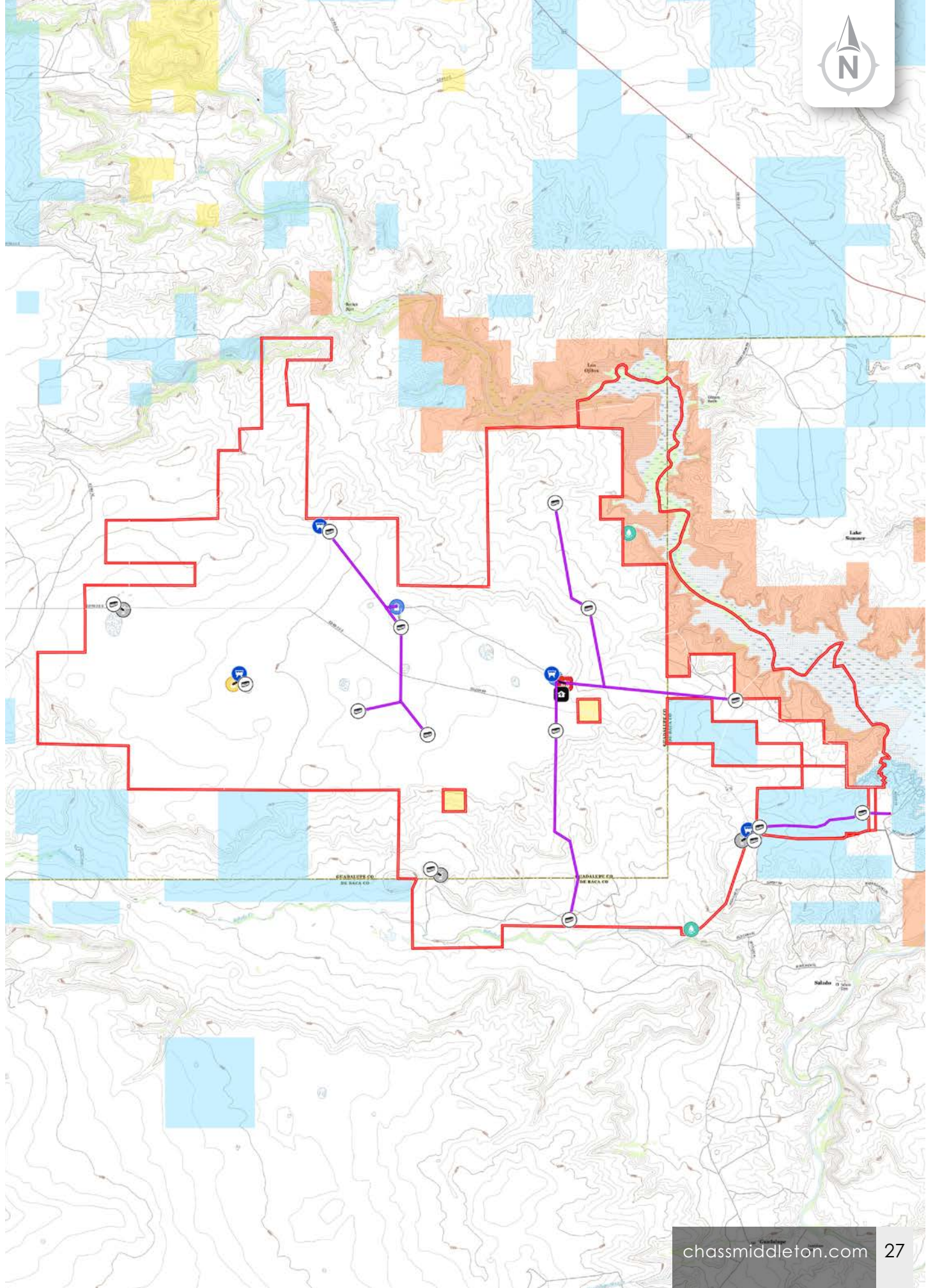




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Dwain Nunez

Real Estate Associate Broker • NM

(505) 263.7868

dwain@csmansion.com

James (Jim) Welles

Real Estate Associate Broker • NM

(505) 967.6562

jim@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

