

LANGFORD MOUNTAINS RANCH

21,595 ± TOTAL ACRES

7,760 ± Deeded Acres 11,275 ± NM State Lease Acres 2,560 ± BLM Acres

GRANT COUNTY, NM



Offered Exclusively By

Chas. S. Middleton and Son

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Nestled in the Southwest region of New Mexico, lies a high desert livestock ranch that is perfectly balanced with beautiful open rolling desert rangeland and scenic mountain terrain. Both regions of this ranch are suited to livestock grazing and home to some very large mule deer bucks and various other wildlife species including Blue and Gambel's quail.



Subject to sale, withdrawal, or error.



The Langford Mountains Ranch is located 40 miles west and north of Deming and 20 miles east and north of Lordsburg in the southern tip of Grant County. The headquarters area is located conveniently off Separ Road just 10 miles north of the Separ exit on I-10.



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The headquarters complex custom two-story owner's home is 4,000+ sq. ft. in size, was built in 1999, and was constructed on its site to allow for fantastic views of southern New Mexico Mountains stretching toward Mexico. The beautiful entry foyer with sweeping staircase, vaulted ceilings, kiva fireplaces, stainless steel appliances, Viking cooktop, exposed wood posts, and in-ground pool with pro-panel roof is perfect for living and entertaining friends and family alike. This elegant residence has a first level master bedroom suite, two upstairs Jack and Jill bedrooms, and a large office area for taking care of day to day ranch management. Adjacent to the owner's home is a detached one bedroom, one bath guest house with adjoining 3+ car garage.

The manager's home, shop, and well houses are all similar in architecture.



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Complimenting the property is a set of heavy duty steel working pens located just east of the headquarters complex. These pens include a steel loading chute and covered set of digital scales. Shipping access is very convenient, as the pens are located just off Separ Road making access easy for cattle trucks coming in from I-10.

Elevations on this ranch vary from roughly 5,000 ft. on its lower areas up to 6,000+ ft. at the top of the Langford Mountains. The ranch is comprised of 7,760 deeded acres, 2,560 BLM acres, and 11,275 New Mexico State Lease acres. The total acres in this operating unit is 21, 595 with comfortable grazing capacity of 250 AU's up to 300+ AU's in stronger rainfall years. The Langford Mountains Ranch is a four season unit with 210 +/- frost free days.



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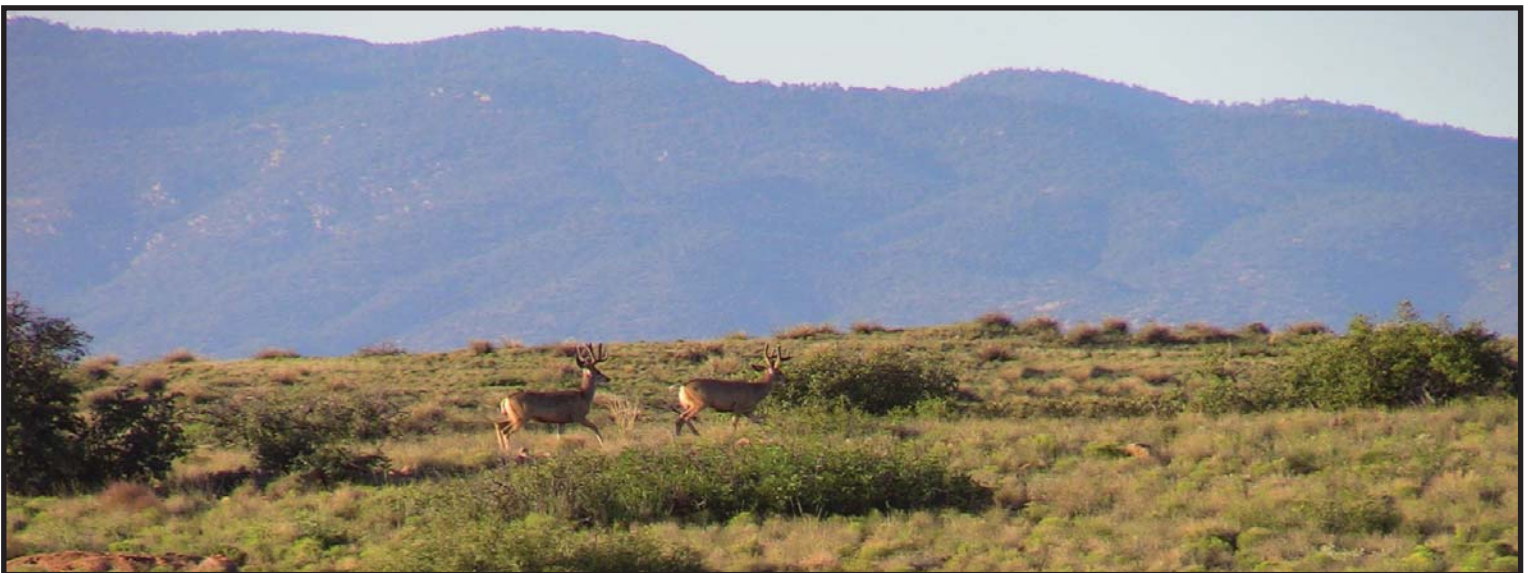
The ranch is watered with 11 total wells. There are five wells with submersible pumps powered with solar equipment with three wired for generators, if needed. One new well is to be topped with solar equipment in the immediate future. Bounds and East wells are pumped by 8 ft. windmills. There are two electric wells servicing the headquarters area and working pens. An additional new well is cased and ready to go at the headquarters, if needed. Well depths vary from 100' to 400' in depth. There are approximately two and one-half miles of buried pipeline servicing 4 drinkers in pastures. Ten plus earth stock tanks are located at strategic locations within the ranch's eight pastures and two traps.

Primary grass forage on the ranch is grama varieties and tabosa. Many other palatable annuals dot the landscape throughout the year depending on season. Upper elevations and canyons provide browse forage plants such as Apache Plume, Chamisa, Yucca flower tops, mesquite and many others. Weaning weights on this ranch average 500-550 lbs. with 2016's calf crop being at 88%. Syrup is provided year round with minor amounts of hay fed when needed.





There are many species of wildlife calling the Langford Mountains Ranch home. The primary big game species is mule deer. The gene pool in the mule deer population inhabiting this ranch produces a very a very good quality buck. Allowed to age properly, a buck can reach 180+ Boone and Crockett points during his lifetime. The ranch is located in Game Management Unit 23. New Mexico's Coues deer inhabit this Game Management Unit and there are prescribed seasons for this species in November and December in Unit 23. Ranch owners believe this "grey ghost" of a deer is on the place from time to time, as they have noticed very small deer tracks at various watering locations. Hunters that know this deer species know that they are very shy and very hard to find. Many other species of wildlife inhabit the Langford Mountains Ranch with good populations of Blue and Gambel's quail spotted frequently. Approximately 10 sections of this property are located in the immediate Langford Mountains terrain. The configuration of the deeded lands in the Langford Mountains allow control over access to hunting making the western portion of this ranch its own private wildlife sanctuary.



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Owners of the Langford Mountains Ranch have noted that Native American artifacts have been found over the years. Cochise and Geronimo and their respective Apache Tribes lived in this region of New Mexico. The historic Butterfield Trail bisects the lower pastures of the ranch just north of the headquarters adding to the history of this beautiful south-western New Mexico ranch property.

Priced at \$3,650,000 or \$470/deeded acre (BLM and NM State lands included), this well improved and watered mild climate ranch is a “must see” for the owner searching for a great combination livestock grazing and hunting property for the family.

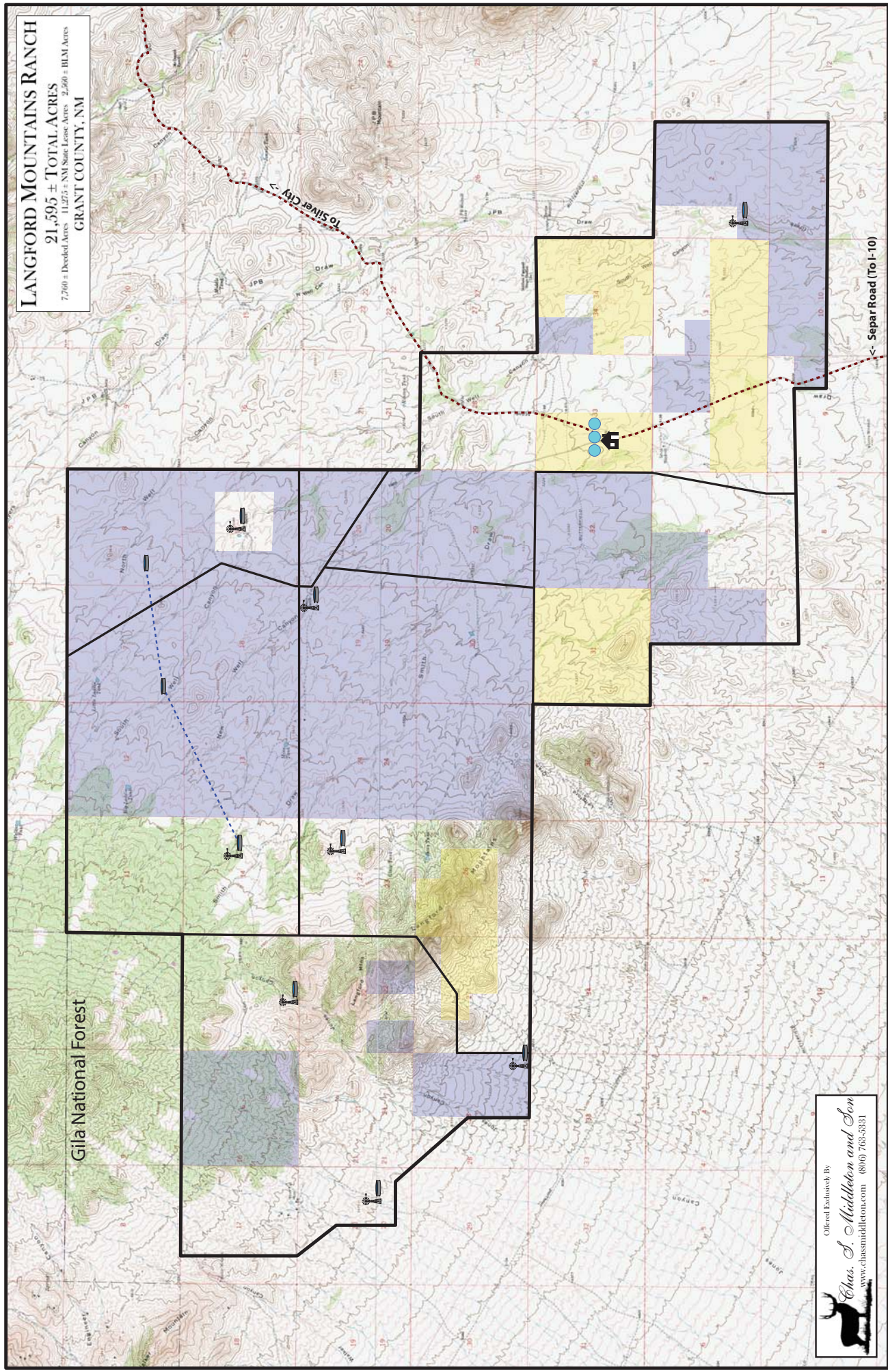


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