

THE BORDER RANCH

BLM Rated at 1,103 CYL

Dona Ana and Luna Counties, NM

1,359 +/- Deeded Acres
18,080 +/- NM State Lease Acres
127,400 +/- BLM Acres
146,839 +/- Total Acres



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

1507 13th Street

Lubbock, Texas 79401

Phone (806) 763-5331 Fax (806) 763-1340

Web - www.chassmiddleton.com

THE BORDER RANCH

BLM Rated at 1,103 CYL
Dona Ana and Luna Counties, NM



We are fortunate to have just secured the exclusive listing on a large cattle ranch, 1,100 AU year round at the price of \$2,000/AU! The Border Ranch's headquarters is located just 30 minutes west of El Paso, Texas, and its south boundary is in fact, the US-Mexico border. But security is not a problem because the Santa Teresa Regional Border Patrol headquarters is just a few minutes east of the ranch. The patrol's presence is very strong in the immediate area and the ranch manager has never had any issue in his 25 year history working on the ranch. This leasehold ranch is very easy to manage and offers the savvy operator an affordable and economical livestock grazing unit from which to profit.



Subject to Sale, Withdrawal, or Error



The Border Ranch is a desert grass grazing unit. Historically, the ranch has been a mother cow operation. Terrain on Border Ranch varies from rolling to steep range sites on the east Mt. Reilly area to medium rolling on the west area toward Columbus, NM. Elevations on the ranch are generally 4,600 to 4,900ft. +/- .

The Border Ranch is fenced into 7 pastures and 2 traps. State Road 9 bisects the ranch east to west. Cattle guards and wire gates provide direct access to pastures. Fencing is functional and is considered in fair to good condition. The southern boundary fence separating the US from Mexico is of Normandy Beach style steel barricade construction. Complimenting this boundary is a very well maintained road running along the entire border line.



The primary water sources on Border Ranch consist of two electric submersible pump wells at the headquarters, one pumping 40 gpm and the other 20 gpm. In addition there are five windmills and two solar powered wells located around the ranch. These wells provide water to 13 pasture drinkers via 35 +/- miles of underground pipeline. Also, a new well in the southeast area of the ranch provides up to 20 gpm. Secondary to the permanent water sources are 9 seasonal earth stock tanks serving both livestock and wildlife. The water system on this ranch is functional and allows the cattle to graze over a wide area.

Schools, market centers, urgent care, hospitals, higher education, and an international airport are located 30 minutes east in El Paso.

Subject to Sale, Withdrawal, or Error



Subject to Sale, Withdrawal, or Error



Subject to Sale, Withdrawal, or Error



Subject to Sale, Withdrawal, or Error



The Border Ranch is improved with an easily accessed headquarters area just off NM State Road #9 consisting of an older home, an open pole shed/shop area with concrete floor and tack room, and an enclosed feed/tack storage area. There is also a large liquid food storage tank and feed dispenser trailer and three gasoline and diesel storage tanks. The home is not currently lived in and will require updating.

Working pens at the headquarters are constructed of a combination of commercial grade pipe, guard rail and cross ties. Pipe posts are set in concrete and are on 10-14ft centers. The pens include floating bar feed lanes in areas, float drinkers, and 3000+ feet of dirt packed feed lanes. The pens include a squeeze chute, loading chute, and scales. The pens will handle up to 8,000 head for pre-conditioning or shipment, either domestically or from Mexico. These pens are in excellent condition and provide an efficient system for cattle management.





Subject to Sale, Withdrawal, or Error



The 2014 real estate taxes on The Border were under \$1,100. Bureau of Land Management lease fees totaled \$14,741.75 in 2014. New Mexico State Lease fees were \$4,912.45 in 2014.

About one-third of the Border Ranch lies within the recently created Organ Mountain-Desert Peaks Monument area. However, this designation specifically preserves all grazing rights without any change or limitation.



To sum it up, the Border Ranch offers the profit minded livestock producer a rare opportunity. This ranch is an economically priced grazing unit without the large capital investment risk required in deeded ranch operations. The convenient location near El Paso and Las Cruces are positive amenities. This working cattle ranch is priced to sell at \$2,200,000, just \$2,000 per AU for 1,100 AU approved for year round grazing. Any and all minerals owned are to be transferred to a new owner. If you have been searching for a ranch that will provide you the opportunity to make money in today's cattle market, you need to seriously consider the Border Ranch.

Offered Exclusively By

