

S.O. MOUNTAIN RANCH

Socorro County, New Mexico



4,531.04 +/- Deeded Acres
6,400 +/- Acres NM State Lease
8,273 +/- Acres BLM
25,600 +/- Acres USFS

OFFERED EXCLUSIVELY BY:

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We have the privilege of offering for sale an exclusive listing on a very scenic and historic ranch in the beautiful Magdalena Mountains of central New Mexico. This ranch continuously served as the headquarters of the historic SO Ranch, which stretched for over 400 square miles in the early 1900s. Now, this ranch encompasses an approximate total of 44,800 acres of the western and southern slopes of this piñon, juniper and ponderosa pine covered mountain range and is operated as a 650 animal unit year long cattle and hunting ranch. A spectacular new owner's home sits atop a hill overlooking the original headquarters and also provides a stunning view of the ranch and the beautiful scenery for 60 miles or more. Mule deer, trophy elk, big buck pronghorn antelope, bear, and lion, call the SO Mountain Ranch their home.



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Terrain on the ranch varies from undulating open grama grass plains on the south to rolling piñon and juniper hillsides in the central and northwest with ponderosa pine on the east, taking you to the centerline of Magdalena Mountain Range. Elevations on the ranch vary from 5,500' on the south to 7,500' in central portions to 10,000' at South Baldy.



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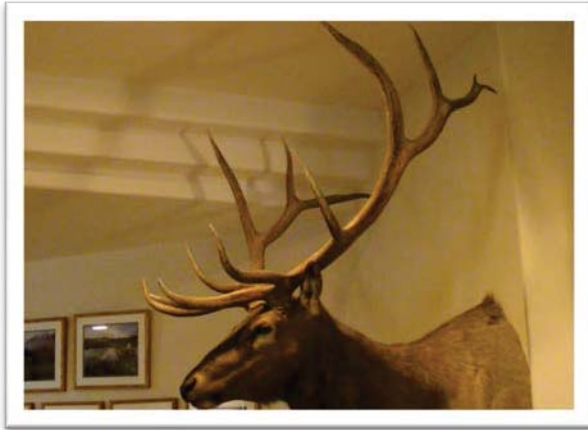
Historical operation of this ranch has been to graze approximately 650 animal unit cattle year long and provide big game hunting opportunity in the fall, either by the owner and his guests or by lease to an outfitter.

Primary wildlife on the SO Mountain Ranch consists of elk, mule deer, and pronghorn antelope. The ranch is located in the heart of New Mexico's famous Unit 17. Year in and year out, this area produces tremendous bull elk. Unit 17 is considered to be one of the top trophy producing units for bull elk in the state, and the SO Mountain Ranch is located in the middle of it all. Free range bulls harvested in this unit have exceeded the magical 400 Boone and Crockett point mark making this unit a very highly sought after destination for elk hunters worldwide. Other game calling the SO Mountain Ranch home are bear, lion, bobcat, fox, coyote, and numerous small game species and birds. With proper management and development, a recreational hunting operation is a viable supplemental income generation source on this ranch. The deeded ownership configuration limits public vehicle access to some very desirable hunting lands on the southeastern portion of the ranch.





SO Mountain Ranch

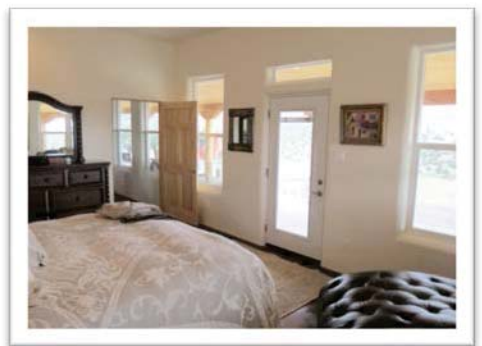




Photos of the Newly Completed 1,750 sf +/- Owner's Home - Located Above The SO Ranch Headquarters



The SO Mountain Ranch is improved with a headquarters area consisting of a new, very modern two bedroom, two bath owner's home, a historic lodge, ranch manager's home, hunter's quarters, metal insulated shop, storage and tack room and livestock sheds, and corrals with scales. As mentioned previously, the location of the owner's home provides unsurpassed views of the ranch and the majestic New Mexico landscape. This home was built specifically to allow views in every direction with a complete wrap around concrete porch setting and fire pit sitting area.





Structures on the ranch are well suited to provide an owner with both livestock grazing, employee and hunting guests or patrons housing on an as needed basis. The 5 bedroom main headquarters lodge has been well maintained over the years and is considered to be a unique asset to the ranch. While upkeep has been a priority, the historical aspects of the lodge have not been compromised, thus, the lodge is heated by wood burning stoves which were initially installed over 100 years ago.





Photos of the Historic and Well Maintained

SO Ranch Headquarters



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Land tenure on the ranch is comprised on fee surface estate, New Mexico State Lease leasehold, Bureau of Land Management leasehold, and United State Forest Service leaseholds. The fee simple surface estate lands are more commonly known as “deeded” subject to easements of record. This is the highest form of ownership on the ranch. The grazing leaseholds on this ranch provide an owner with an economical means of providing grass feed to livestock while avoiding the high cost of capital outlay on fee surface land ownership. Generally, private lease rates for an animal unit vary from \$15-30 per month where USFS and BLM leaseholds generally cost \$1.35-1.50 per month. NM State Lease lands generally run \$4-5 per month. Livestock operators have long known that leasehold interests for grazing allow for a larger bottom line profit.





The ranch is fenced into eight pastures and traps on the south and seven pastures and traps on the northern USFS land. Interior and exterior fencing is comprised generally of four and five strand barbed wire. Aluminum and wire gates or cattle guards and two track roads provide access to all major pastures on the ranch. Fencing is functional and is considered to be in good to fair condition.

The water system is charged by seven wells which are strategically located on the ranch and which service all of the drinkers through an interconnected pipeline system. The three major wells, 60 gpm in the north, 25 gpm in the center at the headquarters and 45 gpm in the south assure that water will always be available. In addition, the ranch has approximately 14 springs, some of which are also connected to the pipeline system. Finally, there are also several large stock tanks scattered throughout the ranch.





Not to be overlooked are the aesthetics of the SO Mountain Ranch. The Magdalena and the San Mateo Mountain Ranges both have peaks over 10,000' in altitude. Their snowcapped peaks are spectacular in winter months. To the south lie the desert mountain ranges of the Fra Cristobal and the rugged Caballos both near Truth or Consequences, NM. More commonly known as T or C, this small community is home to New Mexico's largest lake providing recreation in many forms.

Magdalena, New Mexico is located 14 miles north of the SO Mountain Ranch headquarters. This quaint community has a small grocery and hardware store. It has access to fuel and a couple of awesome New Mexican Food restaurants as well as an active school district for families with smaller children. The ranch has excellent access by the SO Ranch County Road (Forest Rd 234) which dead ends at the headquarters.

In summary, the SO Mountain Ranch has it all for the owner looking for a scenic livestock ranch. This working livestock ranch is priced to sell on today's market at \$5,650,000. Also available, at the owner's cost, are the high quality herd of +/- 500 Angus and Black Baldy cattle with Bulls and all ranch equipment.

If you have been searching for a beautiful legacy ranch of a reasonable price for you and your family, which has significant cattle and hunting income potential, this offering deserves your attention.

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