

MITCHELL QUAY COUNTY RANCH

25,402 +/- Deeded Acres

3,099.49 +/- Acres NM State Lease



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale an exclusive listing on this very well located and scenic long term ownership ranch. The property is situated north of Interstate 40 east of Logan. Access to the ranch is provided by maintained, graded county roads that dead end into the property. The east boundary is the New Mexico/Texas State Line.

The Mitchell Ranch has been owned by the same family for over 30 years, and this is the first time the ranch has ever been offered for sale. It is uncommon for large ownerships to be offered for sale in this part of Northeastern New Mexico.

The ranch has a very desirable topography that offers excellent winter protection for livestock as well as superb habitat for wildlife. Overall, the ranch has an excellent turf of native grasses and the property is well suited for a cow/calf operation or yearling production. Generally, this area will average approximately 14-15" of precipitation.



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The Mitchell Ranch is divided into approximately five main pastures, with traps generally located on the southern portion of the ranch near the shipping/working pens. Fences on the ranch range from fair to good condition. The northern portions of the property are basically fenced along the southern side of the Canadian River. There are some areas where the ranch ownership actually crosses the river, but from a convenience standpoint the river is fenced out of the property.





As previously stated, access to the ranch is considered to be good, and there are several well maintained roads on the property that allow access through the majority of the ranch. There has been some development of a gravel pit located on the northeastern portion of the ranch, and this gravel could be utilized to enhance the existing roads, or possibly sell commercially.



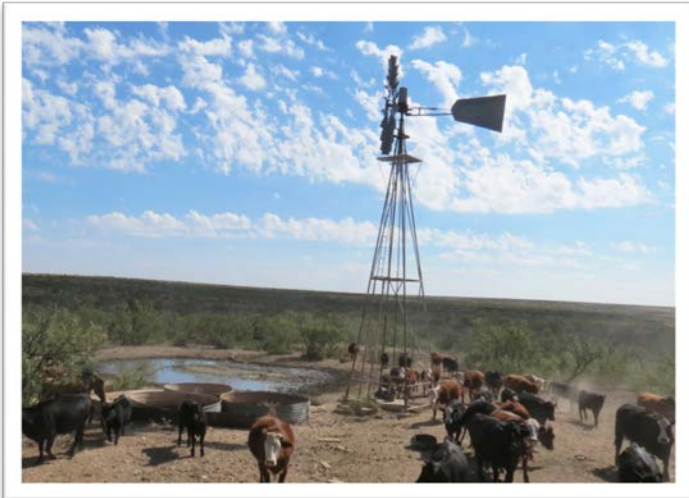
The generally rolling topography is broken up by two canyons that run through the property, being Rana Canyon on the western side of the ranch and Martin Draw on the east. These two arroyos generally drain towards the Canadian River. Both of these will seasonally have holes of water and it is reported that there are some active springs in each.



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Livestock and wildlife water is generally provided by wells and dirt tanks, with some waterline in the southern portion of the property fed by electric water wells. The two main wells are located at the headquarters and the shipping pens. In addition to the main electric water wells, several dirt tanks are located on the property.





The ranch is owned by a non-resident family and has been leased out for many years. Due to this situation, several important waterings are currently in need of repair. There are several windmills scattered throughout the property. Some of these wells have been abandoned through the years, either due to lack of maintenance of the windmills themselves, or because of problems with the wells. Overall, it is our opinion the ranch is currently not very well watered, but this could potentially be cured with windmill work or by installing new solar pumps in place of the existing windmills.





The ranch headquarters improvements are located on the southern portion of the property. The headquarters consists of a modest ranch home, horse barn, equipment shed and a panel roping arena. Just south of the headquarters are the shipping/working pens. There are several small traps around the shipping pens, generally watered by pipeline supplied by the electric water well located at the pens.





Wildlife on the property generally consists of mule deer through the two main arroyos and whitetail deer along the ranch's northern boundary along the Canadian River. Antelope are fairly common throughout the more rolling country as well as bobwhite quail and dove. With some management practices and correction of some of the water problems, the Mitchell Ranch could offer outstanding hunting potential.

Overall, the Mitchell Quay County Ranch is a fantastic offering. We feel the ranch is competitively priced at \$365 per deeded acre. Property taxes are very reasonable, being approximately \$2,000 per year and the New Mexico State Lease is approximately \$3,050 per year. One-half of the seller's mineral interest is offered with the sale of the ranch.

If you are in the market for a good cattle ranch with the potential of fantastic wildlife, the Mitchell Quay County Ranch deserves your attention.

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