

MORA & HARDING COUNTIES NEW MEXICO RANCH

10,005.22 Deeded Acres, +/-
1,320.00 Leased Acres, +/-
11,325.22 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

E-Mail - sam_middleton@chassmiddleton.com

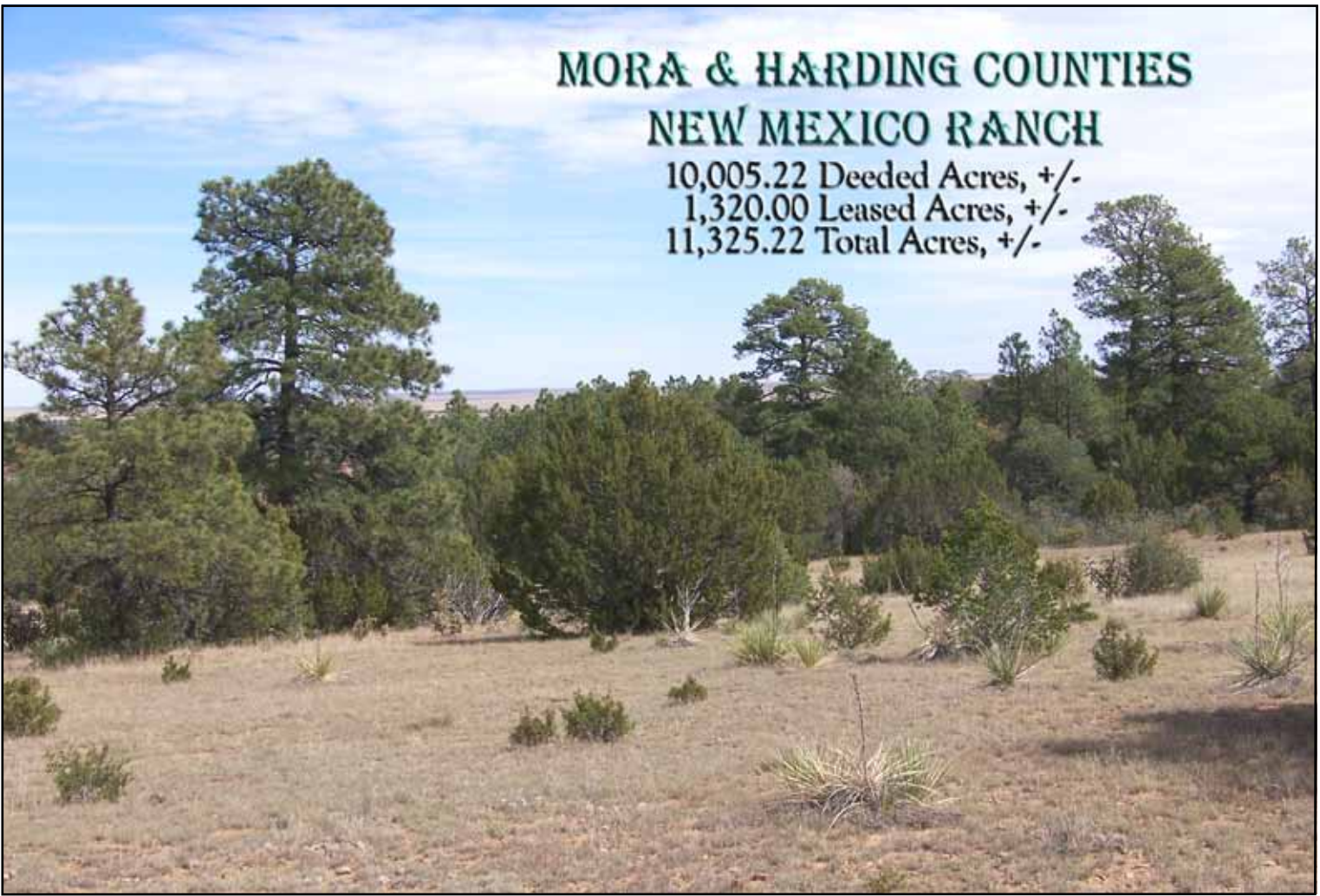
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We have recently obtained an exclusive listing on what possibly may be one of the most uniquely improved river canyon ranch properties in New Mexico. With the exception of canyon rimrock boundaries, the entire exterior of the property is high game fenced, as well as many interior fences.

The ranch is located in the northeastern portion of New Mexico, approximately 20 miles east of the small ranching community of Wagon Mound. Elevations on the upland portions of the ranch range from approximately 5,900 feet to around 6,200 feet. The eastern edge of the property dramatically descends into the scenic Canadian River Canyon, with elevations in the canyon bottom ranging from 5,100-5,300 feet.



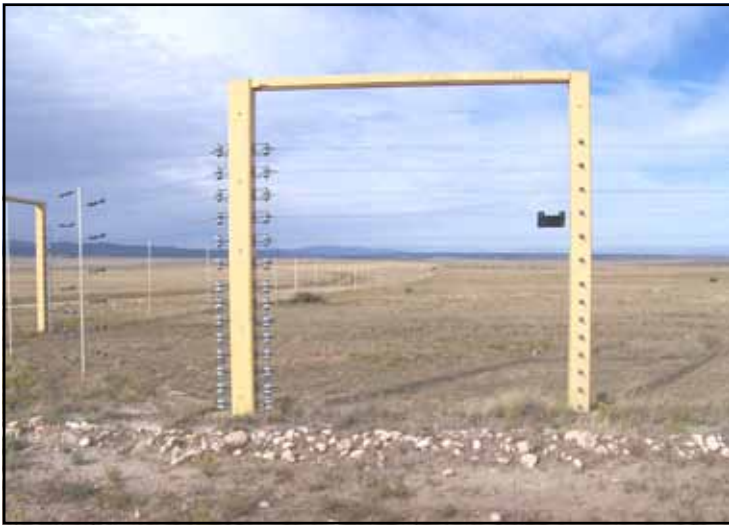
Subject to sale, withdrawal, or error.



The terrain of the property is described as a combination of open rolling upland hills and plains country that descends to several broken canyons, ultimately draining to the deep and very rugged Canadian River Canyon. The colorful Canadian River Canyon runs through the eastern portion of the ranch for a distance of 6-7 miles. Live water is found throughout the canyon bottom. The ownership boundary in the river canyon and other side canyons is actually controlled by the rugged rimrock escarpments. The gently rolling plains country has a fairly open appearance, with scattered juniper on hillside slopes. Cottonwoods are scattered through the draws. Juniper, piñon and scattered ponderosa pine are common throughout the rugged canyon side slopes.



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The ranch is fenced and crossfenced into approximately 12 main pastures, with numerous smaller traps and paddock areas. Natural canyon rims form some of the pasture boundaries, but with the exception of one standard interior ranch fence, all remaining fences are 8 feet high. Approximately 15 miles of the game proof fencing is constructed of 3-inch square steel tubular posts set in concrete at depths of approximately 4 feet. The fencing itself is comprised of 14 strands of heavy gauge high tinsel electrified wire. The remainder of the game proof fencing, approximately 16 miles, is a combination of V-mesh bull wire or 9 gauge chain link fencing attached to 2 ³/₈ inch steel pipe posts, also set in concrete.





In addition to the many miles of high game fencing, the ranch is considered to be very highly improved with many additional structural improvements. The improvements are too extensive to list in their entirety, but major improvements are briefly described as follows:

Landing Strip: 8 inch base. North-south approach approximately 5,100 feet in length (lighted). East-west approach approximately 4,200 feet in length.

Office/Hanger Complex: This is a steel frame building containing approximately 15,360 square feet. This structure includes a huge enclosed airplane hanger, multiple offices, restroom facilities, pilot's quarters and animal observation stalls.



Double Wide Modular Home: Frame construction on concrete footing. Contains approximately 2,000 square feet.

Double Wide Modular Home: Frame construction. Contains approximately 2,132 square feet.

Mobile Homes (2): Each contains about 1,200 square feet.

Storage Building: Pre-manufactured Butler Building of steel frame construction with metal siding and roof. Concrete floor. Insulated. Approximately 4,800 square feet.

Port-A-Stall: Pre-manufactured building with six enclosed box stalls, kitchen and restroom. Approximately 2,132 square feet.



In addition to the above described major improvements, the ranch has multiple animal shed areas, a backup generator, water wells, pump houses, kennels, storage containers, grain storage, and numerous other improvements.



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This productive ranch is watered by the Canadian River, wells, earthen ponds and live spring water.



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This unusual, highly improved property is priced for a quick sale at only \$495 per deeded acre. The New Mexico State Lease and Kiowa National Grassland Lease will transfer to the buyer. Based on recent sales in the general area, this ranch is offered at basically raw land prices, with all of the many improvements thrown in with the deal.

As the broker selected to market this unique ranch property, in my opinion, this ranch should be considered by the rancher, the sportsman, the investor, or the high income individual looking for a place to park money and enjoy the benefit of depreciable structural assets that virtually match or exceeds the price paid for the real estate itself. There is no doubt the replacement cost of the structural improvements exceed the asking price of the entire property. That being the case, the rancher should consider this property for cattle production, the sportsman should be interested because of the hunting and the potential of an exotic game ranch with high fencing already in place, and the investor should give strong consideration regarding the benefits and tax advantages offered because of the numerous depreciable assets located on the property.

The ranch has antelope throughout the plains country, and mule deer and some elk are found in the rougher more protected portions of the ranch.

Whether your interest focuses on ranching, hunting/recreation, or advantages of land ownership and related tax advantages, this outstanding offering deserves your immediate attention.

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