

JARITAS RANCH

Colfax, Harding and Mora Counties, NM

18,232 Deeded Acres, more or less

28,005 Acres - NM State Lease

46,237 Total Acres, more or less

CF



OFFERED EXCLUSIVELY BY:

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JARITAS RANCH

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We are pleased to offer for sale the extremely well improved, very productive Jaritas Ranch. This outstanding working cattle ranch is located in the heart of Northeastern New Mexico's most productive cattle country. The ranch is approximately 12 miles east of Springer, New Mexico, with access provided by paved highway.



Subject to sale, withdrawal, or error.



The Jaritas (Spanish name for pitcher or jug) Ranch has a colorful history. The ranch was first owned by the Florshiem Family in the 1800's. They were a very successful early day ranching, mercantile and newspaper family. Their descendants continued to own and operate the Jaritas until the 1990's, when the ranch was purchased by a prominent Texas entrepreneur. The Jaritas Ranch headquarter improvements consisted of a large compound of numerous structures, most of which were built in the late 1800's. These improvements were reported to be in a run down, extremely deteriorated condition when the property was finally sold by the Florshiem Family. Barring no expense, this Texan, through a keen vision and appreciation of the past, tastefully restored the entire headquarters complex making these structural improvements some of the most impressive to be found on any ranch in the state. The current owners have continued this tradition, but also added substantial water improvements, making the Jaritas not only one of the best structurally improved ranches, but also one of, if not the best, watered ranch in the state.

The Jaritas Ranch has a historical carrying capacity of around 1,250 animal units. The current owners maintain a several hundred head cow/calf herd and supplement the operation with several thousand yearlings, depending on conditions. The ranch is well suited to an operation of this nature, or if preferred, a straight cow/calf ranching unit or summer yearling operation.





The terrain of the ranch is diverse, ranging from open rolling upland prairies, which encompass approximately 80% of the property, to several major drainage areas and low lying valleys that descend into rough escarpments and rocky canyons. The Canadian River, which is a scenic deep canyon area, generally borders the entire west boundary of the ranch for approximately 8 miles. Elevations range from approximately 6,150 feet to 5,800 feet on the rolling uplands, dramatically descending to 5,400 to 5,500 feet in the rugged Canadian River Canyon. Until recently, the only access to the Canadian River Canyon was by foot or possibly by horseback. The current owners have just completed a well designed, switchback road into the deep river canyon.



Soils are productive throughout most of the upland prairie country, with principal grasses being grama and buffalo. This area of the ranch has an open appearance and the native grass turf is solid. Towards the river canyon, numerous draws and header tributaries drain to the river. Live spring water is found in several of the major drainage areas. These areas of the ranch have beautiful exposed rock outcroppings with juniper, piñon, oak, and scattered ponderosa pine being common throughout the canyon areas. Native Indian pictographs are located on several of the massive rock ledges found in the canyon country.



The Jaritas Ranch is fenced and crossfenced into approximately 15 pastures and a shipping trap. The fences range from above average to excellent condition, with some fences being new. Canyon rimrocks serve as pasture boundaries in the rougher areas of the ranch. The pastures are well arranged, with several of the largest pastures being just under 4,000 acres each.



Live spring water is located in Jaritas and Sauz Creeks, with the Canadian River always having a substantial river flow. There are also several natural lake areas that hold water after good rains. Numerous dependable earthen ponds are scattered throughout the ranch, and several of these ponds are unusually large.



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Last year, the owners of the Jaritas completed a very extensive waterline expansion project. With this massive project now completed, the Jaritas can truly be said to be one of, if not the best watered ranch in New Mexico. Cattle now have access to water within a distance of one mile throughout nearly the entire ranch. In an effort to lower maintenance cost on the many existing windmills on the ranch, the owners installed approximately 46 miles of new waterlines (in addition to older waterlines already in place). All of these new black poly waterlines are 2", with the exception of a small amount of 1¼" at the ends of various major lines. These new waterlines are buried to a depth of approximately 30 inches and 10 electric submersible wells serve as the water source. Pressure tanks are used to force water through the extensive pipeline network, which covers the entire ranch. These new waterlines are now connected to drinking troughs at many of the historically used ranch windmill locations. With the new waterline system in place, many of the historically used windmills have now been abandoned, which has lowered the maintenance cost substantially. There are still several working windmills in place, but for the most part, the new waterline system serves as the major water source throughout the ranch. Approximately 11 drinking troughs at the now abandoned windmills are currently served by the new waterline, but in addition, 41 new 25 foot fiberglass drinking troughs have been installed along the waterline network. These new, very well designed drinkers hold approximately 5,000 gallons each, with all having protected pressure floats designed for quick recovery when a large volume of cattle come to water. Water quality is good and most of the wells are only 20-30 feet deep, but a few of the wells are deeper, being close to 200 feet in depth. The Jaritas is now considered to be extremely well watered, and the waterline system is in excellent condition.





OWNER'S HOME



OWNER'S HOME

The Jaritas Ranch Headquarters Complex is well positioned near the center of the property. The structural improvements are located in a compound area and these buildings typically have matching stucco exteriors and metal roofs. These improvements are extensive and very well maintained.



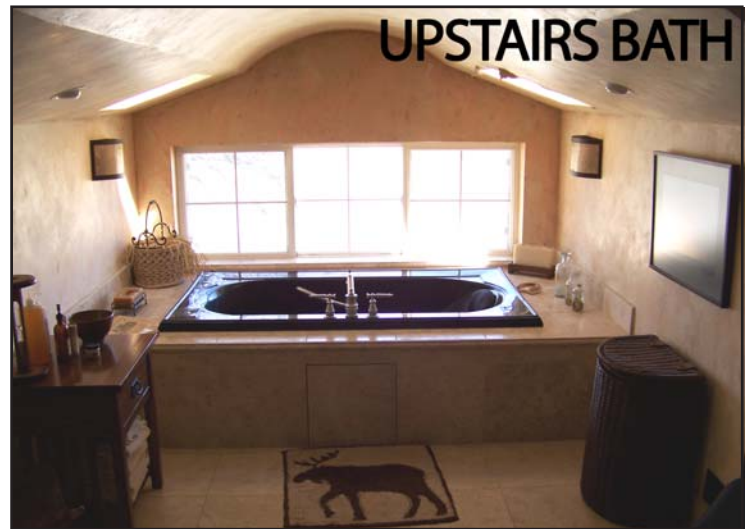
KITCHEN



KITCHEN



The owner's home is a beautiful, fully restored partial two story home containing nearly 7,000 square feet. This outstanding residence features three downstairs bedrooms with three baths, an upstairs bedroom and bath, and three additional bed areas located in coves adjacent to the recreation room. This elaborate home has a large, very attractive and functional kitchen with nearby commissary, living/dining area, attractive sunroom and porch. The paneling in the living area is very ornate and over 100 year's old.



The guest house, which is also a partial two-story structure, has three bedrooms and two baths. The cook house/bunk house features a commercial kitchen and has three bedrooms and one bath. It also has an attached apartment with separate bath. The nearby manager's home also has three bedrooms and two baths.



Other improvements include an office, water storage barn, garage/storage building, enclosed horse stalls and tack room, several shop buildings and above ground fuel storage house. Original hand painted murals are found in the office, and cook house/bunk house.

The main shipping pens are well designed and are in very good condition. They are of pipe and welded panel construction and feature complete working facilities including a covered squeeze chute, enclosed scale house, loading chute and attached round pen.





OFFICE



OFFICE



OFFICE



OFFICE



EQUIPMENT SHED



MANAGER'S HOUSE



GARAGE/STORAGE BUILDING



TACK ROOM

STORAGE BARN



HAY SHED/FEED BINS

ABOVE GROUND FUEL BARN



GARAGE

SHOP



WATER STORAGE BARN

SHIPPING PENS



SHIPPING PENS



The focus of the Jaritas Ranch has always been cattle ranching, but the property also has good recreational features. The hunting, coupled with the outstanding structural improvements, makes the Jaritas Ranch a great place to live, entertain friends, family, or clients/hunters.

The Jaritas Ranch is located in the New Mexico Department of Game and Fish Hunting Unit 47. In this unit, the landowner has the right to choose the number of elk harvested. The ranch generally receives nine antelope permits. In addition to the above, mule deer are common, and Canadian geese and ducks seasonally frequent the larger ponds. Turkey are found in the canyon country, and bear and lion have also been sighted on the property. Fishing is reported to be good in the Canadian River.





The Jaritas Ranch is realistically priced at \$650 per deeded acre. The New Mexico State Lease (28,005 acres, more or less) will be transferred and assigned to the purchaser. This lease is considered to be a very attractive, secure lease, and the annual lease payment is currently only approximately \$1.17 per acre, which is well below the cost of similar private leases. Giving consideration to the transfer of the New Mexico State Lease, the blended price for this ranch is only approximately \$256 per gross acre.

The owners of the Jaritas Ranch have been approached to lease the wind rights. A transmission line runs through the northern portion of the property. They have not executed a wind lease, and all wind rights are offered with the ranch.

It would be difficult, if not impossible, to locate a better improved, more productive ranch in this area of New Mexico. The Jaritas has an outstanding reputation, and the ranch is ready to operate and enjoy. The many improvements offer a substantial depreciation schedule.

Ranches of this size (over 1,000 animal units) are hard to find, especially ranches improved to this degree. In addition to the outstanding improvements, the Jaritas offers the added bonus of the substantial New Mexico State Lease. If you are in the market for an outstanding extremely well improved working cattle ranch, you will look long and hard before you will find a property equivalent to the Jaritas.

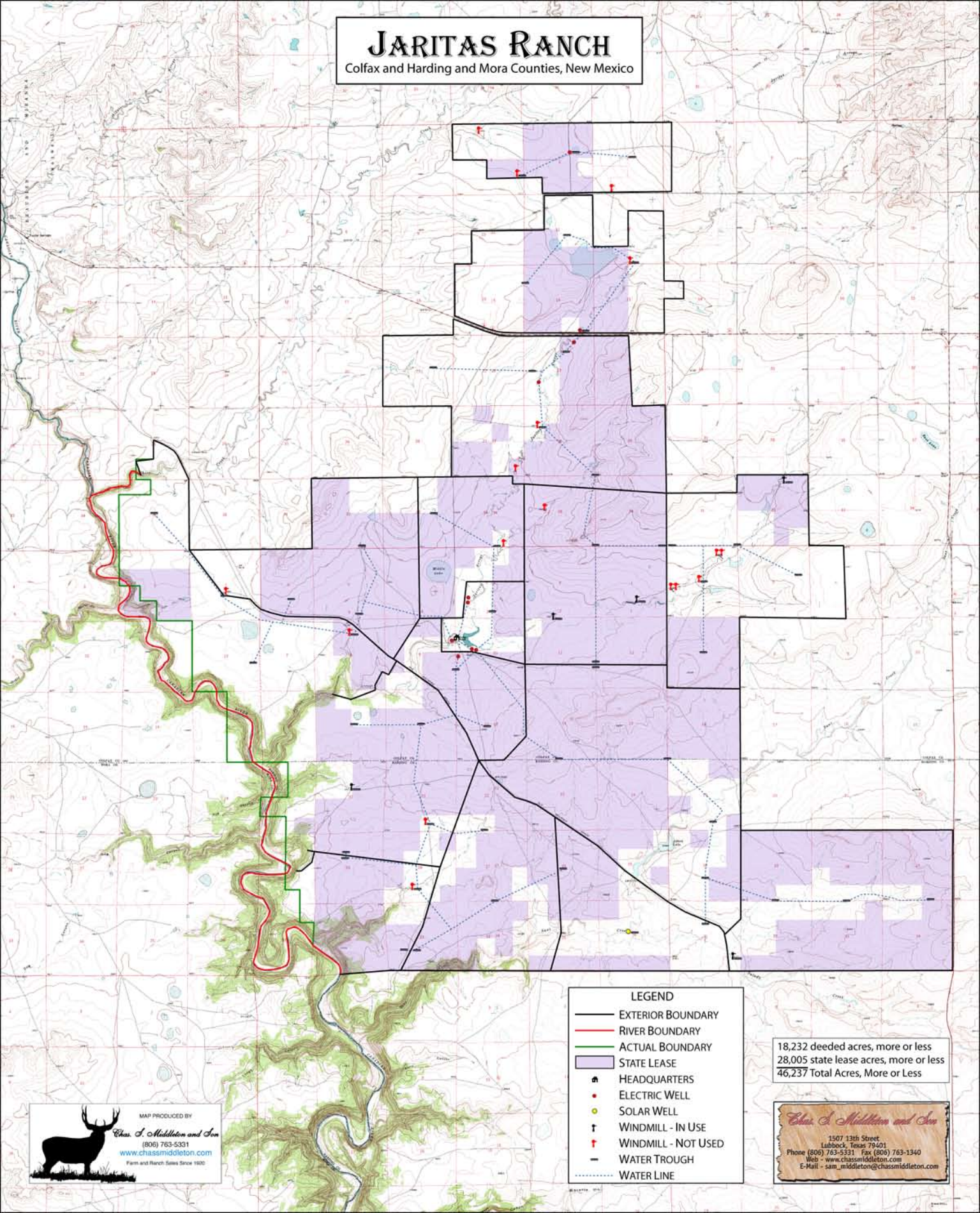
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LEGEND

- EXTERIOR BOUNDARY
- RIVER BOUNDARY
- ACTUAL BOUNDARY
- STATE LEASE
- HEADQUARTERS
- ELECTRIC WELL
- SOLAR WELL
- WINDMILL - IN USE
- WINDMILL - NOT USED
- WATER TROUGH
- WATER LINE

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