

# MIDDLE ARROYO RANCH

4,373 ± Deeded Acres    15,161.75 ± BLM Acres    1,591.69 ± NM State Lease Acres

21,126.44 ± Total Acres

Lincoln County, New Mexico



Offered Exclusively By

*Chas. S. Middleton and Son*

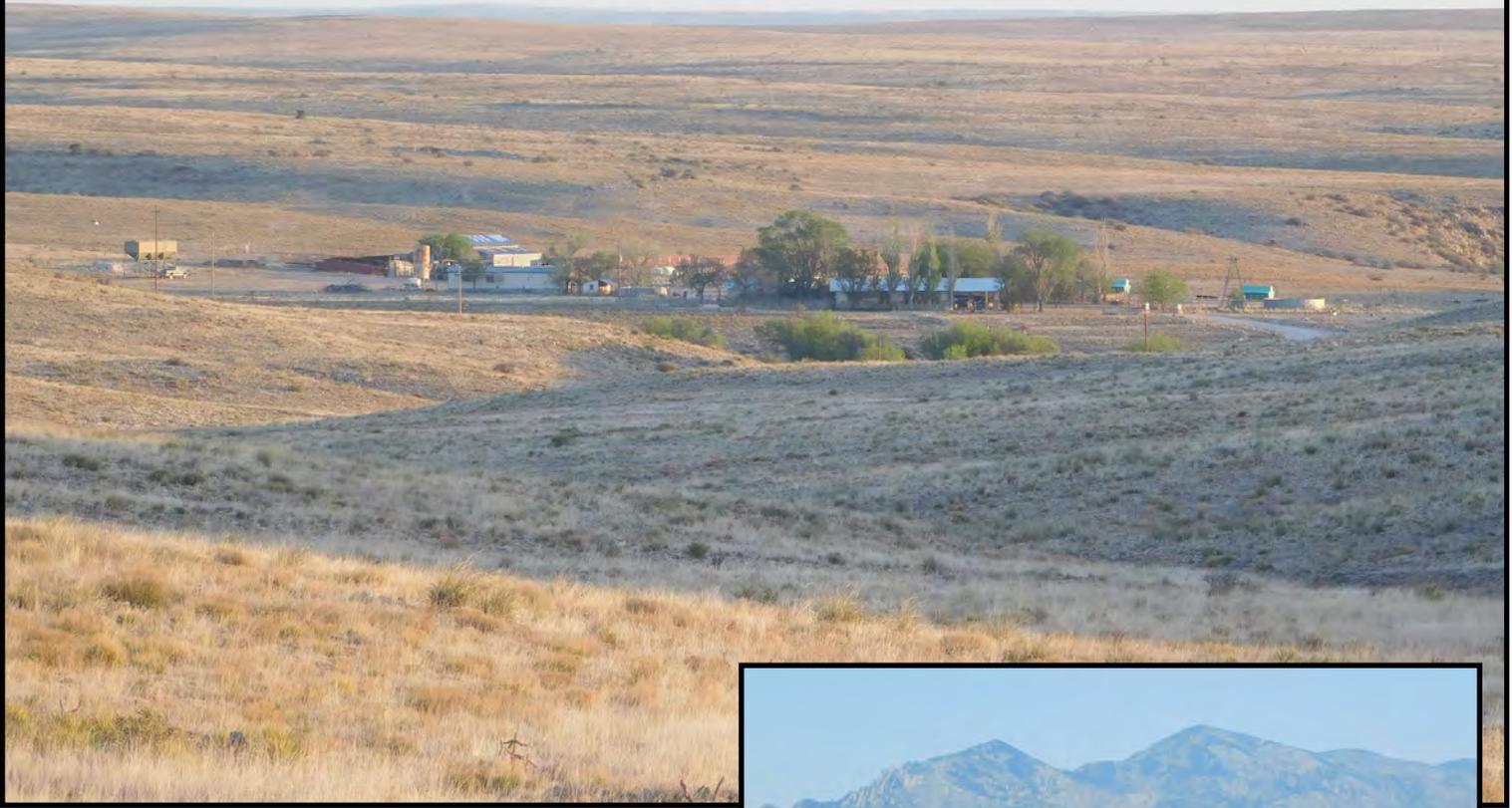
[www.chasmiddleton.com](http://www.chasmiddleton.com) (806) 763-5331

# MIDDLE ARROYO RANCH

4,373 ± Deeded Acres 15,161.75 ± BLM Acres 1,591.69 ± NM State Lease Acres

21,126.44 ± Total Acres

Lincoln County, New Mexico



We are privileged to have obtained an exclusive listing on a well maintained, ready to operate, highly desired ranch located in the Roswell, New Mexico area. This quality grazing ranch contains 33+/- sections, is located in Lincoln County (80 acres Chaves County), and has an historic estimated maximum grazing potential of 450 Animal Units. The ranch is perfectly balanced with beautiful open rolling productive rangeland, excellent headquarter improvements, and highly functional range infrastructure.

The Middle Arroyo Ranch is located approximately 41 miles northwest of Roswell with access provided by Seven Rivers and Miller Crossing Roads off State Road #246 (West Pine Lodge Road).

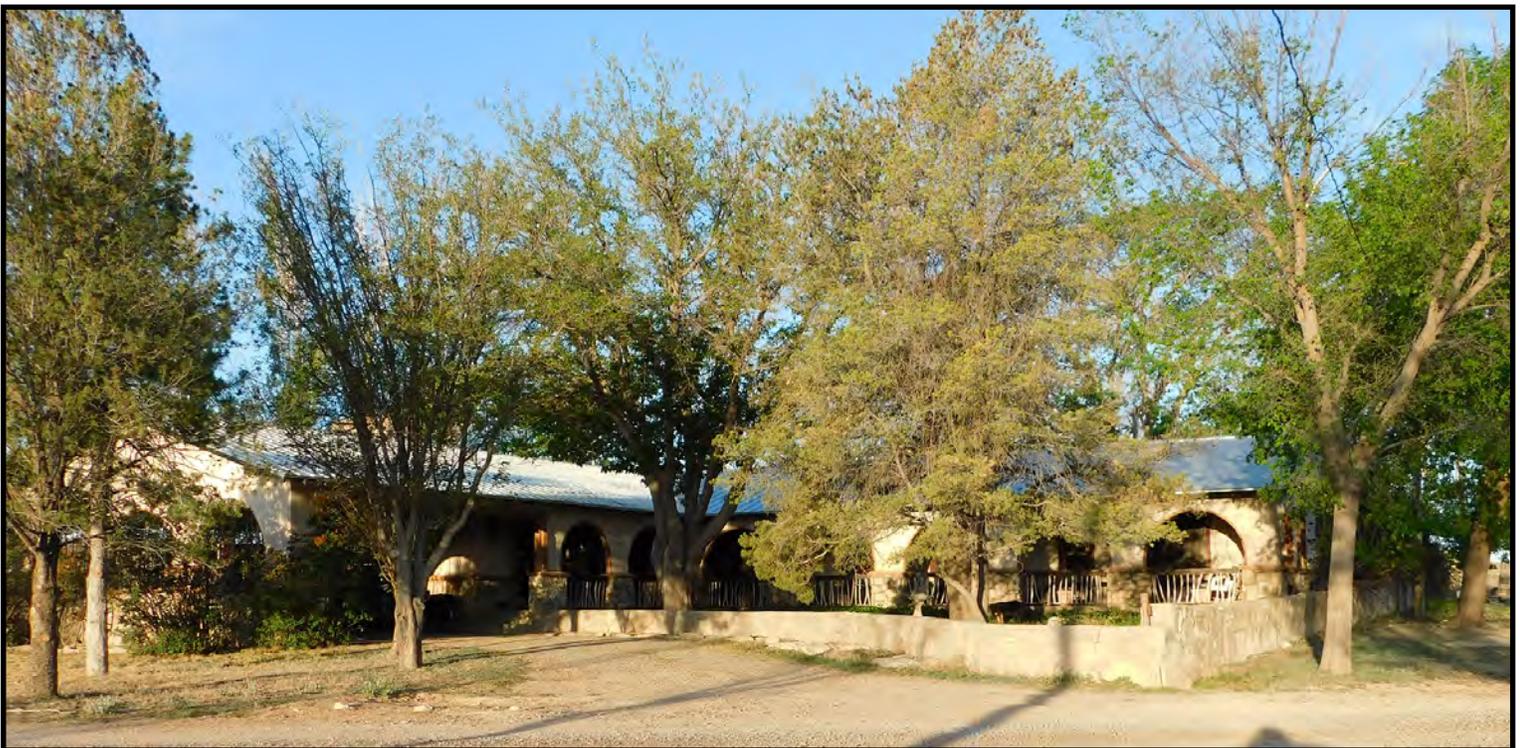


Subject to sale, withdrawal, or error.



The ranch headquarters includes a beautiful owner's home, guest house, manager's home, shop/feed barn, livestock shed and an efficient heavy duty set of pipe shipping pens with scales.

The hacienda style one-story owner's home contains 2,100 +/- sq. ft. and features beautiful wood floors and an open floorplan. This three-bedroom, two-bath home includes a 650+/- sq. ft. open carport. In addition, a 700+/- sq. ft. two-bedroom, one-bath guesthouse is located across the back porch of the main house. Covered front and rear porches complete this well-built stylish New Mexico home. The 1,450 +/- sq. ft. manager's home features three-bedroom with two-full baths and an open carport. The shop includes a small attached equipment shed. The large barn has an attached tack room. A single wide mobile home is on site for an additional laborer or hunters. The Headquarter structures are well maintained and in great operating/living condition.



Subject to sale, withdrawal, or error.



Subject to sale, withdrawal, or error.



Well-constructed pipe shipping/working pens at the headquarters are equipped with a loading chute and set of livestock scales. These pens are equipped with working/sorting alleys and a squeeze chute allowing for easy working/processing cattle. The pens offer convenient access for cattle trucks coming in to load/unload livestock. A panel arena is located off the working pens for those times when you want to practice your roping.





Elevations on the Middle Arroyo Ranch vary from 4,450 ft. to 5,000 +/- ft. The headquarters is located at 4,712 ft. This is a four season ranch unit with 9 pastures and 3 traps.

Fencing is in average condition with a majority being net wire and 5 strand barb wire on steel posts. Access to all pastures is convenient via the maintained ranch roads traversing the unit. Rainfall average in this area is 12-14 inches.





The Middle Arroyo Ranch is very well watered with eight total wells. Six of the wells are on electricity with submersible pumps. Two wells are equipped solar pumps. There are eight storage reservoirs that assist in supplying water to the numerous pipeline drinkers located throughout the ranch. A majority of the livestock waterings on the Middle Arroyo Ranch are large black rubber tire drinkers, which are generally very long lasting and durable. Well depth averages 500 ft. One of the headquarters' wells reportedly pumps 30 gallons per minute and water quality is very good.

Primary grass forages on the ranch are gramma varieties and tabosa. Many other palatable annuals dot the landscape throughout the year depending on season. Walnut Draw bisects the ranch and small canyon drainages provide many varieties of desirable browse forage plants. These draws provide livestock protection from the occasional winter snow storm.





Subject to sale, withdrawal, or error.



There are many species of wildlife calling the Middle Arroyo Ranch home. The primary big game species are mule deer and Barbary sheep (aoudad). There are lots of quail on this ranch. Other wildlife species include pronghorn antelope, bobcat, fox and of course the pesky coyote.

The Middle Arroyo Ranch is market priced at \$3,750,000 (BLM and NM State lands included). This well improved, well-watered, mild climate ranch is a “must see” for the buyer searching for great livestock grazing with reasonable access to the community of Roswell, NM.

The Middle Arroyo Ranch is ready to operate without the worry of spending additional capital to improve and update, as all infrastructure is well maintained. The Middle Arroyo Ranch is a quality cattle ranch, priced to fit a rancher’s pocketbook. You won’t be disappointed.

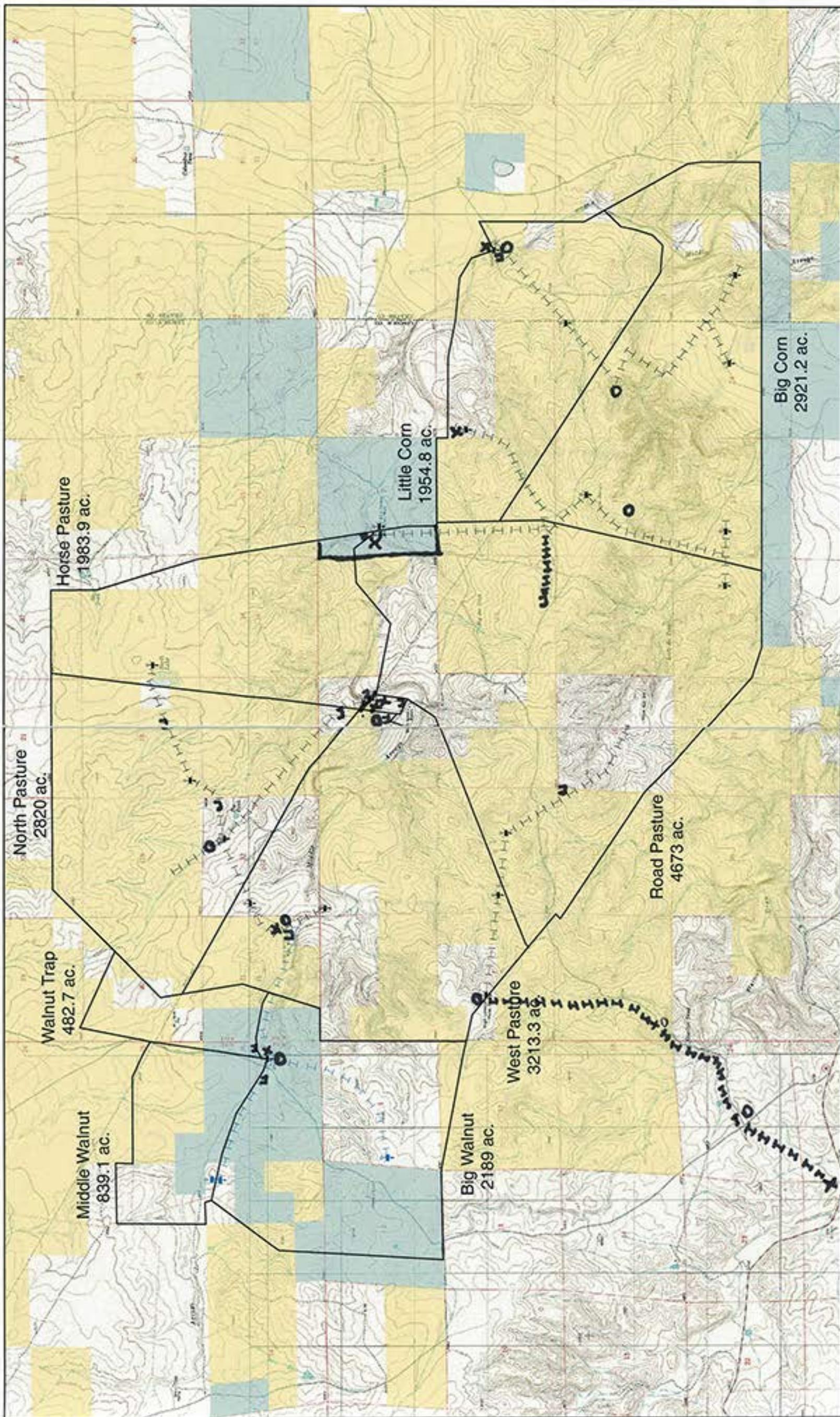


Offered Exclusively By

*Chas. S. Middleton and Son*

[www.chasmiddleton.com](http://www.chasmiddleton.com) (806) 763-5331

Subject to sale, withdrawal, or error.



- Legend**
- ▭ Pastures
  - ⚡ Existing Troughs
  - ⚡ Planned Troughs
  - ⚡ Existing Pipelines
  - ⚡ Planned Pipeline
  - Storage Tanks
  - ✕ Wells
- Surface\_Ownership**
- OWN (Yellow)
  - BLM (Blue)



Prepared with assistance from USDA-Natural Resources Conservation Service