

Pecos River Ranch

28,374.36± acres | \$7,620,000 | Ft. Sumner, New Mexico | DeBaca County
15,228± Deeded acres • 13,146.36± NM State Lease acres



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Pecos River Ranch

Chas S. Middleton and Son, LLC and Chad Dugger are once again privileged to be selected as the exclusive brokers for a one-of-kind ranch property, the Pecos River Ranch. Situated in the Pecos River Valley, south of Ft. Sumner, New Mexico, and containing 28,374± total acres, the Pecos River Ranch is a quality, turn-key, ranch property boasting approximately 11 miles of year around flowing Pecos River through the deeded lands of the ranch. With acres upon acres of sub-irrigated meadows, this outstanding offering includes a rare combination of water features and grasslands on a ranch that is operational from day 1.



Location

The Pecos River Ranch is located in southeast DeBaca County, approximately 10 miles south of historic Ft. Sumner. Access to the ranch is excellent. Well maintained county roads provide access to the eastern and western sides of the ranch, short distances off of paved State Roads 20 and 272.

Land Tenure

The Pecos River Ranch includes 15,228± deeded acres and 13,146± acres of New Mexico State Lease. The majority of the state lease acreage is found in one block in the southern part of the ranch. The state lease cost is very reasonable, in the range of \$1.20 per acre annually. This lease rate is substantially less than that of private grazing leases.



Land Description

The terrain of the Pecos River Ranch is characterized primarily as level to rolling uplands draining to the Pecos River bottom. Several seasonal drainages and draws traverse the ranch providing terrain relief in those areas. Elevations range from 4,100 feet MSL in the southern portion of the ranch, descending to 3,850 feet MSL in the Pecos River bottom.

The ranch is primarily open with scattered short mesquite. The ranch has a good turf of quality and productive native grasses, consisting primarily of blue grama, black grama, sideoats grama, galleta, and tobosa. Along the over 10 miles of Pecos River bottoms, are large areas of highly productive sub-irrigated meadows of sacaton, grama, and other varieties. Throughout the bottom areas, much of the undesirable woody species, such as salt cedar, have been eradicated. The positive impact on the carrying capacity of this ranch due to the Pecos River bottom cannot be overstated. The ranch has had no livestock for about a year and the turf grass is in very good condition, awaiting the new owner.

The Pecos River Ranch is well-blocked and easily operated. The ranch is fenced and cross-fenced into approximately 13 main pastures and several traps. The fences are overall in good condition.











Water Features

The water features of the Pecos River Ranch are second to none.

The Pecos River enters the ranch about one mile west of the northeast corner and meanders for approximately 11 miles through all but 240 acres of deeded land. The Pecos River is free-flowing live water year around in order to maintain habitat for the Pecos bluntnose shiner, which in 1987 was listed as a threatened species. The Pecos River is a permanent source of year around live water for livestock that is a rarity in Eastern New Mexico.

The other livestock water infrastructure throughout the ranch is well-placed and abundant. The water system includes seven wells, being a combination of solar, electric submersibles, and windmills.

The water system includes a network of buried water lines to numerous drinking troughs scattered throughout the ranch. Other surface water features include approximately 8 earthen tanks.















Structural Improvements

The ranch headquarters includes a foreman's house, guest quarters, a garage, and livestock pens. Other livestock improvements include two other sets of pens on the east and west sides of the river for ease of shipping.



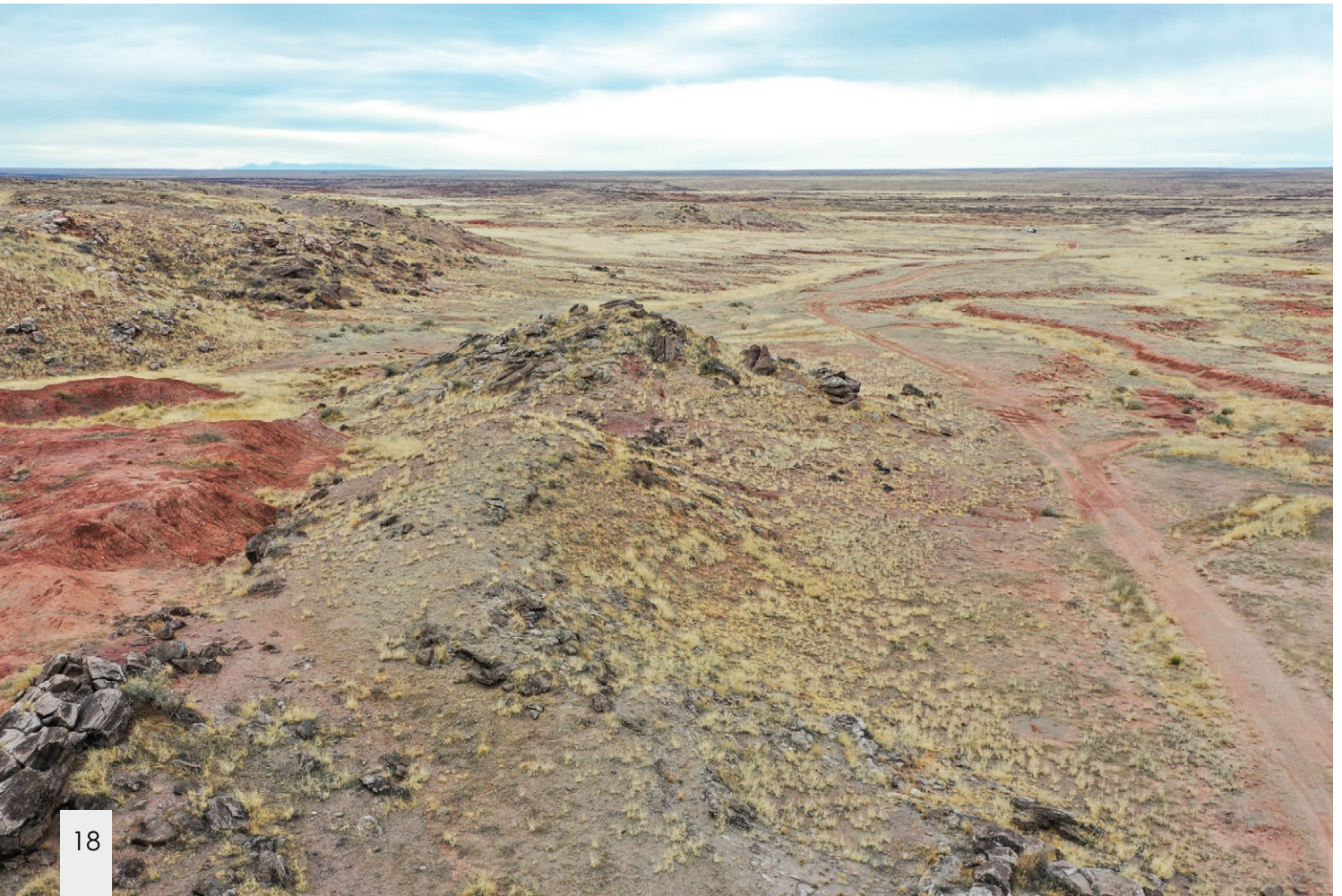


Wildlife

In addition to the outstanding livestock amenities of the Pecos River Ranch, wildlife and hunting opportunities include mule deer, antelope, and migratory game birds.

Resources

This offering and ultimate sale will include no reservations as to minerals or renewable energy rights, currently held by the seller. It is noted that 1/2 of the development rights to alternative energy were previously reserved by a past landowner. However, all executive rights associated with the leasing of the ranch for alternative energy will be conveyed.



Price • Remarks

The Pecos River Ranch offering represents a tremendous opportunity to acquire a very productive turn-key working livestock ranch at a very reasonable price. This ranch includes water features that are a very rare find in the region and the hundreds of acres of sub-irrigated river bottom country enhance the productivity beyond that of other competing properties currently for sale.

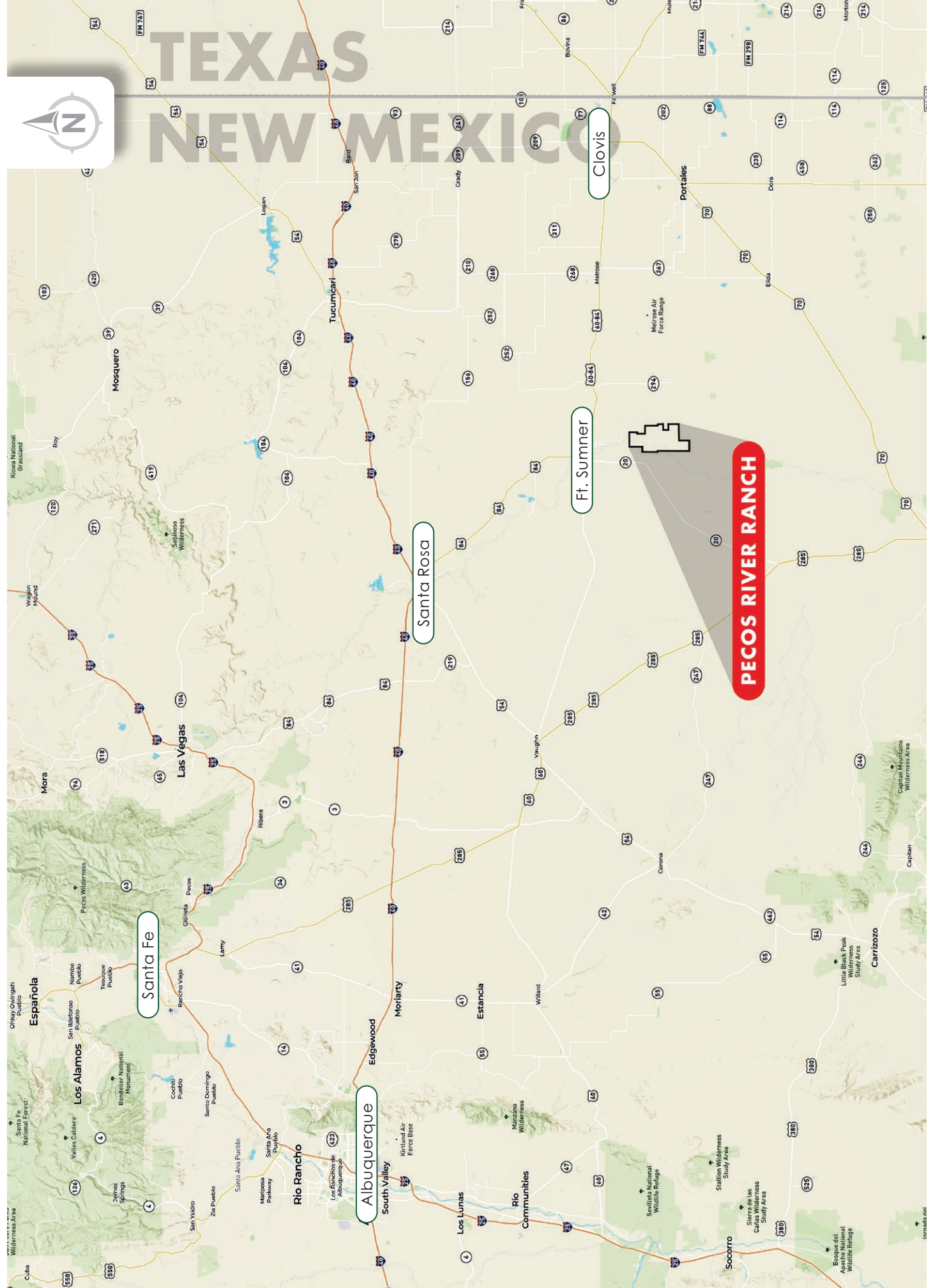
The Pecos River Ranch is priced to sell at \$7,620,000, or about \$500 per deeded acre. If you are looking for a productive, well-watered, turn-key livestock ranch, look no further than the Pecos River Ranch.

For more information or to schedule a showing, please contact Chad Dugger at (806) 773-4749.





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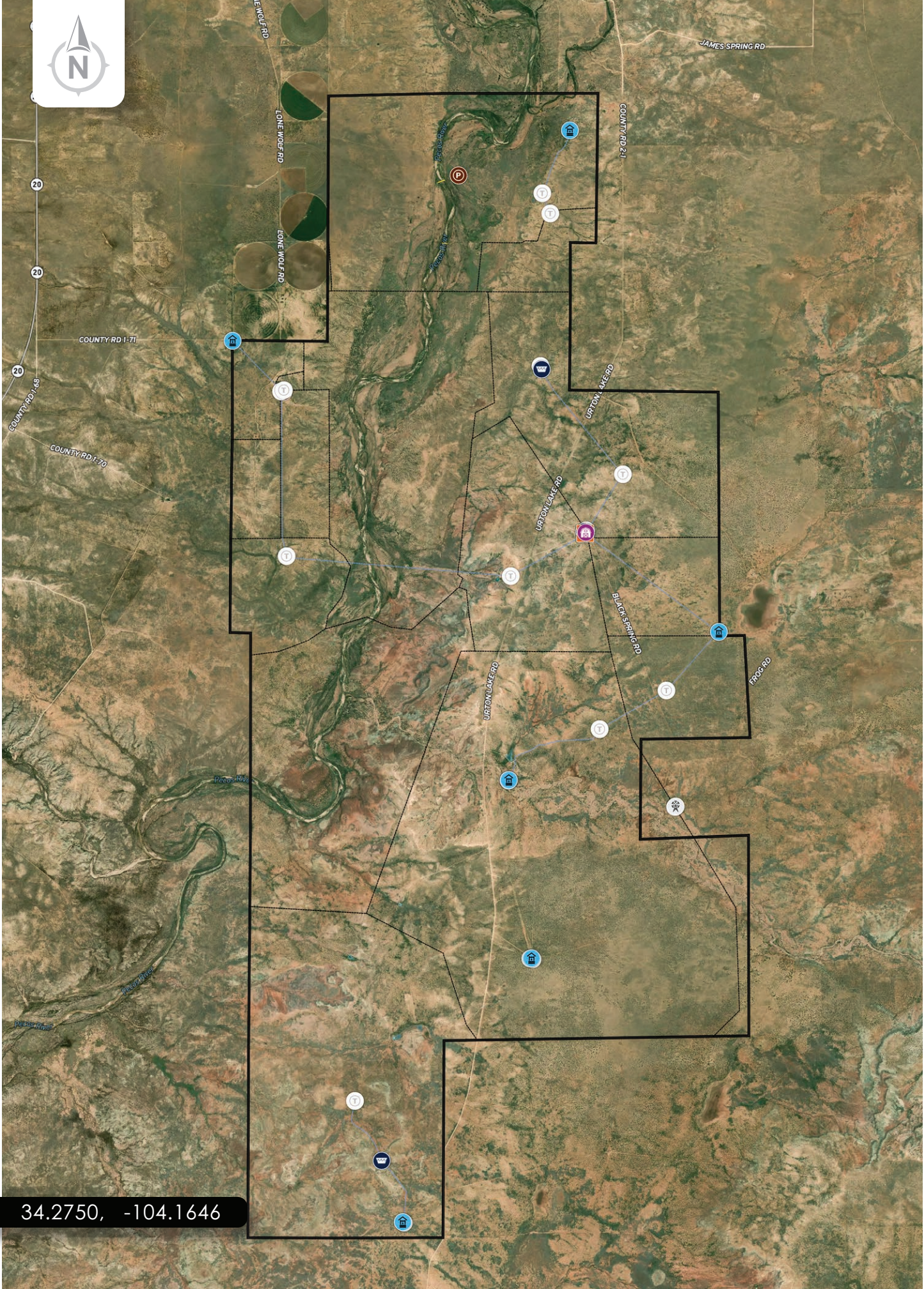
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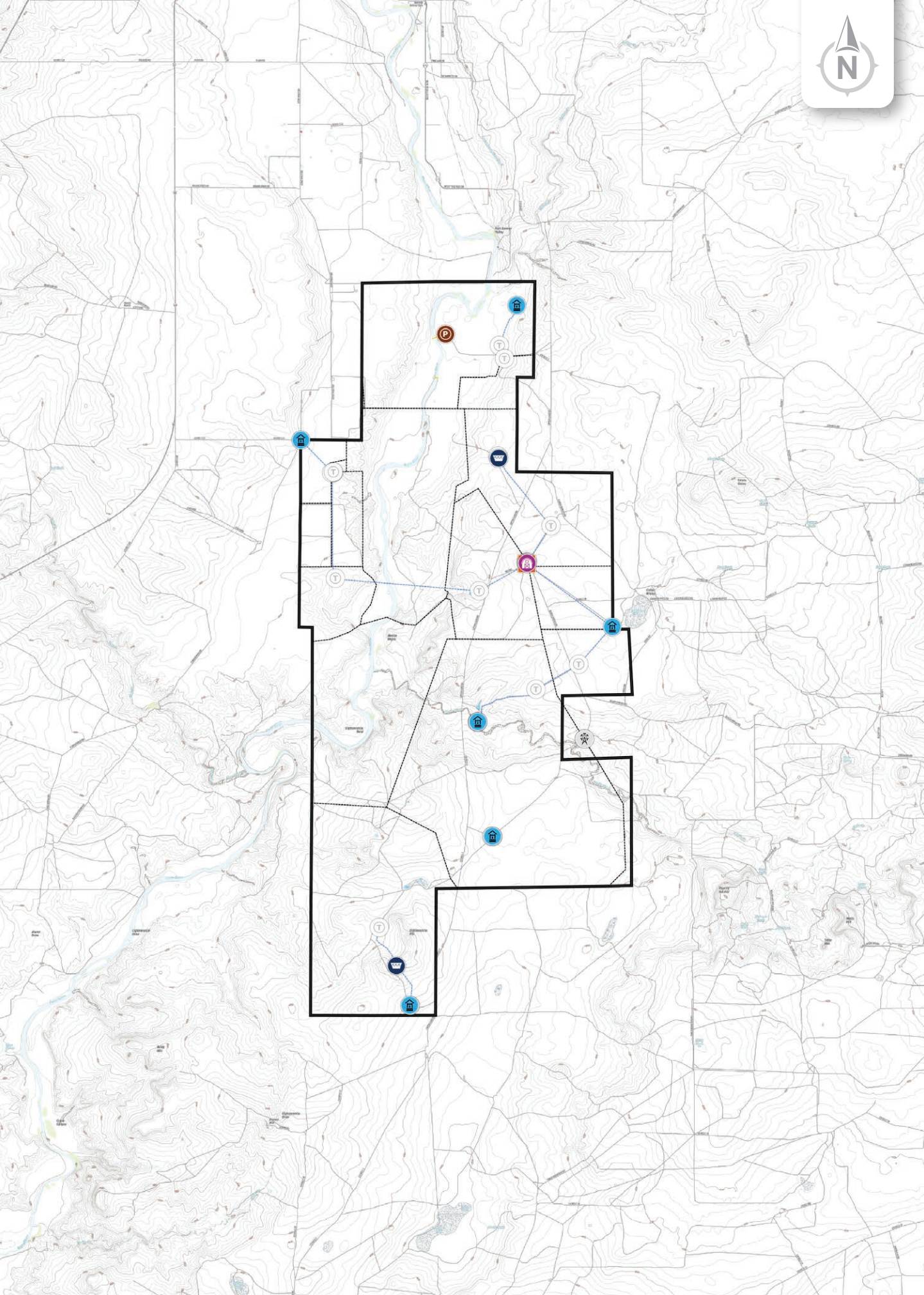
Stallion Wilderness

Sierra de las

Stallion Wilderness



34.2750, -104.1646



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Scan QR Code for more details on the Pecos River Ranch.

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