

100 Ranch

55,439± Total acres | \$11,900,000 | Carrizozo, New Mexico | Socorro and Lincoln Counties
15,941 Deeded acres • 9,208 NM State Leased acres • 30,290 BLM acres



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

100 Ranch

Property Description

It is not often that we have an exclusive listing on a large livestock and recreation hunting operation that provides opportunity for grazing a lot of cows and the added benefit of having big bull elk, deer, and antelope roam within its boundaries. The 100 Ranch lies north of the Sacramento Mountains a bit over one hour's drive from Ruidoso, New Mexico.

However, we believe the strongest amenity of this ranch, along with a wide variety of warm and cool season grasses, is the excellent infrastructure consisting of 6 wells (four solar-two electric), 4 booster pumps (3 electric-1 solar), 16 large capacity water storage tanks, underground pipeline, 52 drinking tubs, and 38 earth stock tanks.

Exterior and interior fences are in good overall condition with some being new. Ranch roads are in good condition. The 55,439± acres is partitioned into 11 large pastures and 5 traps with 5 strategically located sets of pens.

Historical operation of this reputation ranch has been to graze mother cows. As of the marketing of this ranch, 860+ cows and calves, and 60+ bulls call the 100 Ranch their home. The ranch is permitted to run 1,183 cows and 17 horses. The 1,200 AU rating equates to 1 AU/46 acres, or 14 AU's/section. Current grazing management reflects a rating closer to 10 AU's/section. The additional grazing of a resident herd of elk puts the numbers closer to 975 AUs ±, or 11 AU's/section. Grama varieties are the predominate grass production. Areas of four-wing saltbush, or Chamiza enhance and supplement the browse forage throughout the ranch. Vast areas of the ranch have been improved by removal of piñon juniper and cholla cactus. The removal of these invaders allows for greater native grass production.











Terrain

Terrain on the ranch varies from level and rolling plains on the east, to rolling to moderately steep piñon juniper canopy dotting the hillsides on the west. Elevations on the ranch range from approximately 5,600' on the east to 6,800' on the northwest. There are adequate breaks and depressions on the ranch to assure livestock protection in the event of severe winter storms.









Improvements

The 100 Ranch headquarters is improved with four mobile homes, two double-wide 2012 and 2014, and two single-wide mobile homes. There is also one site-built residence on the property. In addition, there is a barn, shop, newer equipment shed, scales, working and range corrals, hay barn, a 75-ton triple-bin overhead feeder, airplane hangar, RV Storage, storage containers, two refrigerated trailer storages, and a 12-run dog kennel.









Hunting • Wildlife • Recreation

Big game on the 100 Ranch consists of elk, mule deer, pronghorn antelope and the occasional oryx or gemsbok. The ranch has a resident herd of elk roaming its boundaries. However, the ranch attracts an older population of big bull elk every year during the rut. The largest bull taken on the ranch is estimated at 425 green Boone and Crockett. The ranch also supports good quality mule deer and antelope bucks with Boone and Crockett potential.

Lying just south of the ranch is the vast White Sands Missile Range. The range supports many species of big game including oryx aka "gemsbok", and a large African antelope species. Every year oryx wander the boundaries of the 100 Ranch. The vast grama grass plains are perfect habitat for this highly sought-after big game species.

With proper management and development, a recreational hunting operation is a viable supplemental income generating source on this ranch. Private land hunting on the deeded portions of the ranch is processed on-line, or over the counter within the prescribed seasons set forth by the Game and Fish Department. Individuals who draw a public hunting license, via the state draw, are allowed to hunt all the public lands with legal access, and the private land with written permission from the landowner. Programs are available via the Game and Fish to further offer flexible season dates on mule deer and pronghorn antelope.







Regional Attractions

The 100 Ranch is located near the community of Ruidoso in historical Lincoln County, New Mexico. The history of Lincoln County is fascinating with awesome stories of the Lincoln County War and Billy the Kid. Ruidoso is also home to the All-American Futurity which has a \$3 million dollar purse and it's the richest horse race in the country for 2-year-olds of any breed in North America. Ruidoso is also the hub for skiing at Ski Apache on beautiful Sierra Blanca which towers above Southeast NM at 11,981'.

Ruidoso is also home to the Inn of Mountain Gods on the Mescalero Reservation. This venue provides a great recreational destination for those visiting the area. The town of Ruidoso itself is a great fun place to visit at any time of the year. Sierra Blanca Regional Airport is a public use airport located on the Fort Stanton mesa, 15 nautical miles northeast of the central business district of Ruidoso. The airport has a runway that is 8,120 ft long and can certainly handle planes up to the size of private jets easily.





Minerals • Taxes

Real Estate taxes on the 100 Ranch were \$7,300 in 2021. The September 30, 2021-2022 NM State Lease grazing fee was \$8,491. The 2021-2022 annual payment for BLM grazing is \$10,496. The current owner does not believe there are any minerals to be conveyed and no reservation of mineral or wind will be made upon transfer of title.

Remarks • Price

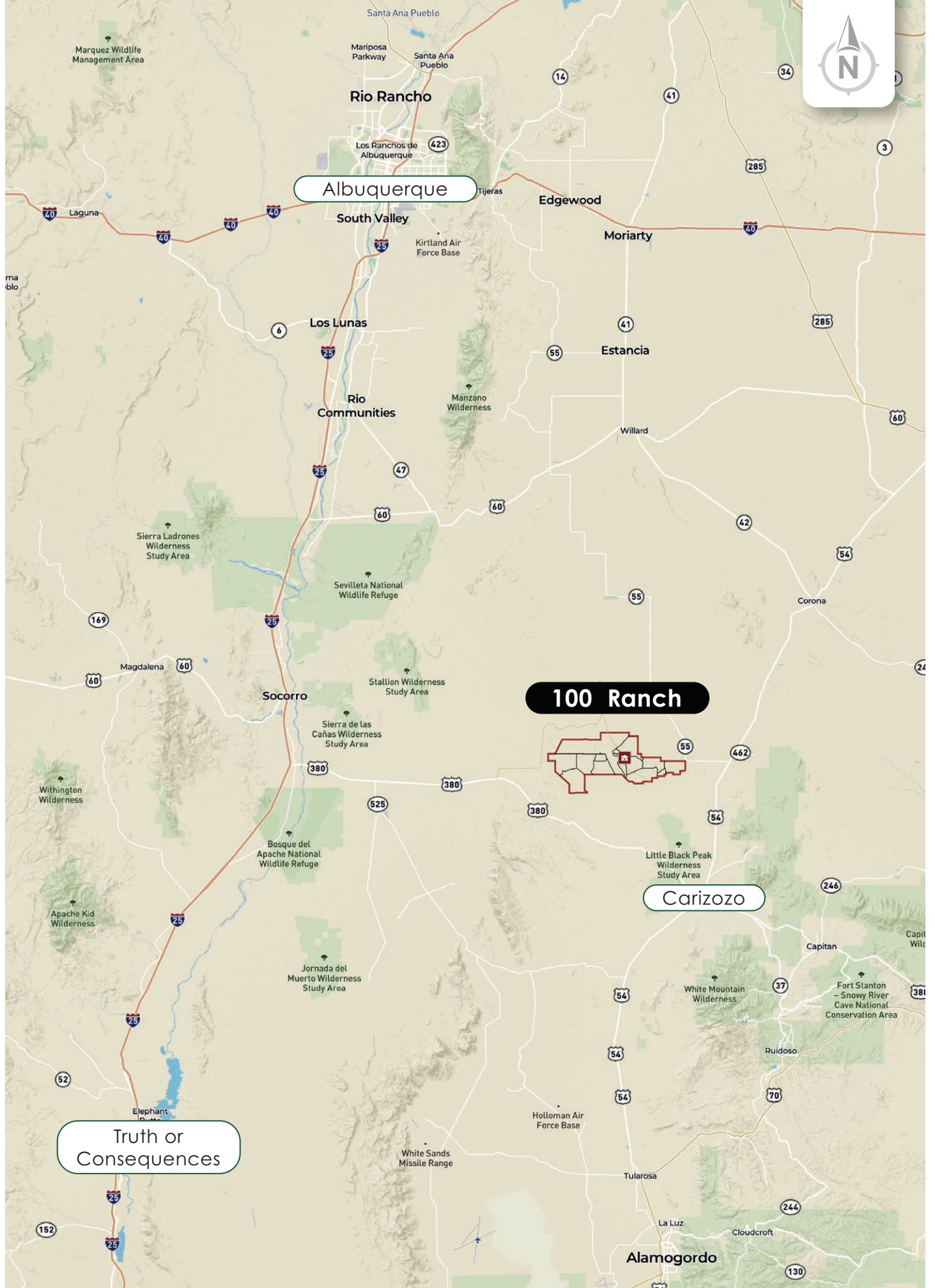
In summary, the 100 Ranch is a large ranch operation with 55,439 ± acres, great infrastructure, and big game hunting. It is in one of the most conservative areas of New Mexico. This working livestock ranch is priced to sell on today's market at \$11,900,000 or \$9,917 per permitted animal unit, including 15,941 deeded acres and 39,498 leasehold acres.

Along with livestock and hunting income, the added annual bonus of \$40,000 income from the US Government WSMR helps cash flow as well. If you have been searching for a ranch that will provide you and your family with all you could ask for, with a great location near Ruidoso, NM, this offering deserves your attention.

For more information or to schedule a showing,
please call Jim Welles at (505) 967.6562 or Dwain Nunez at (505) 263.7868.





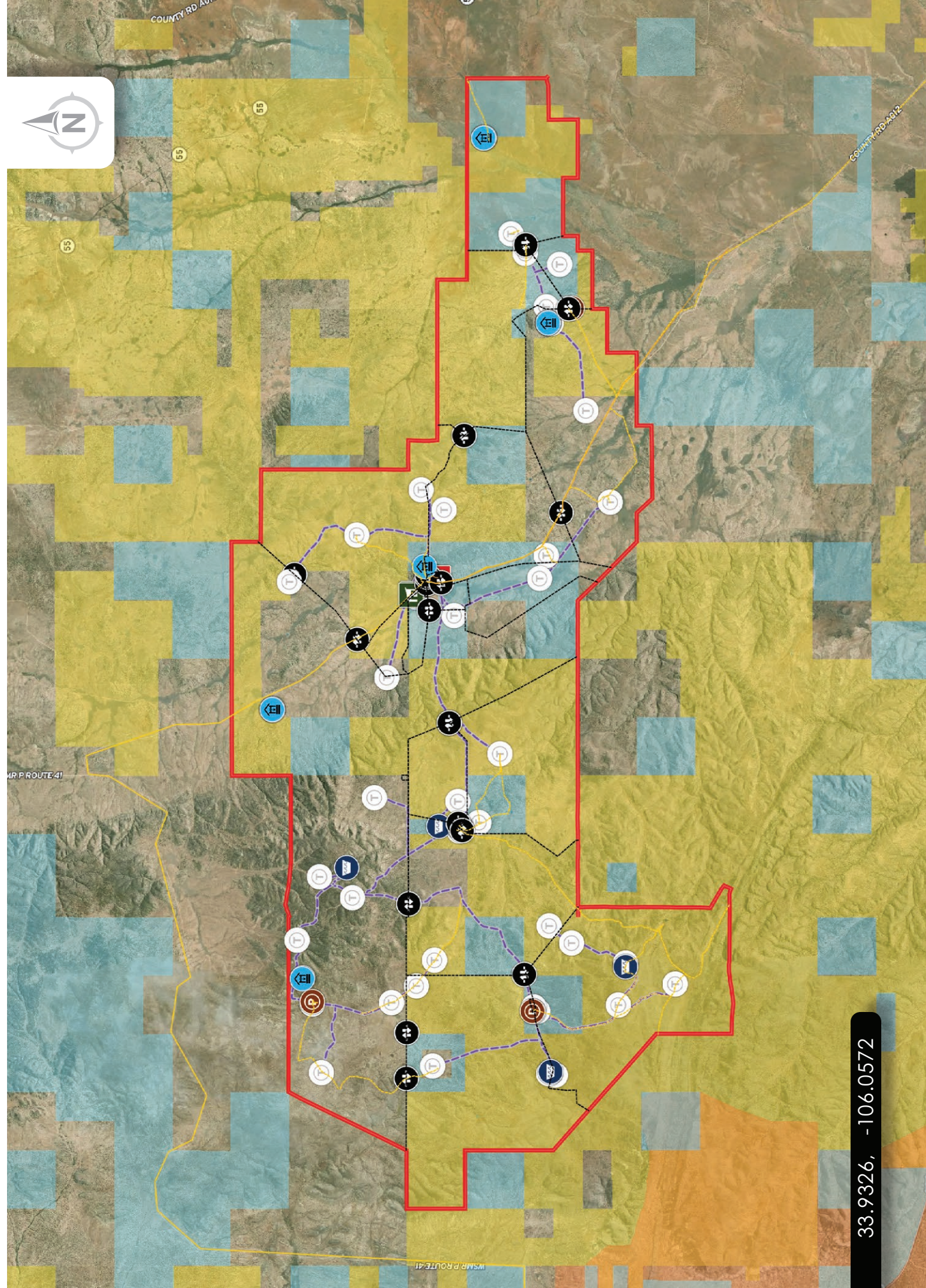


Albuquerque

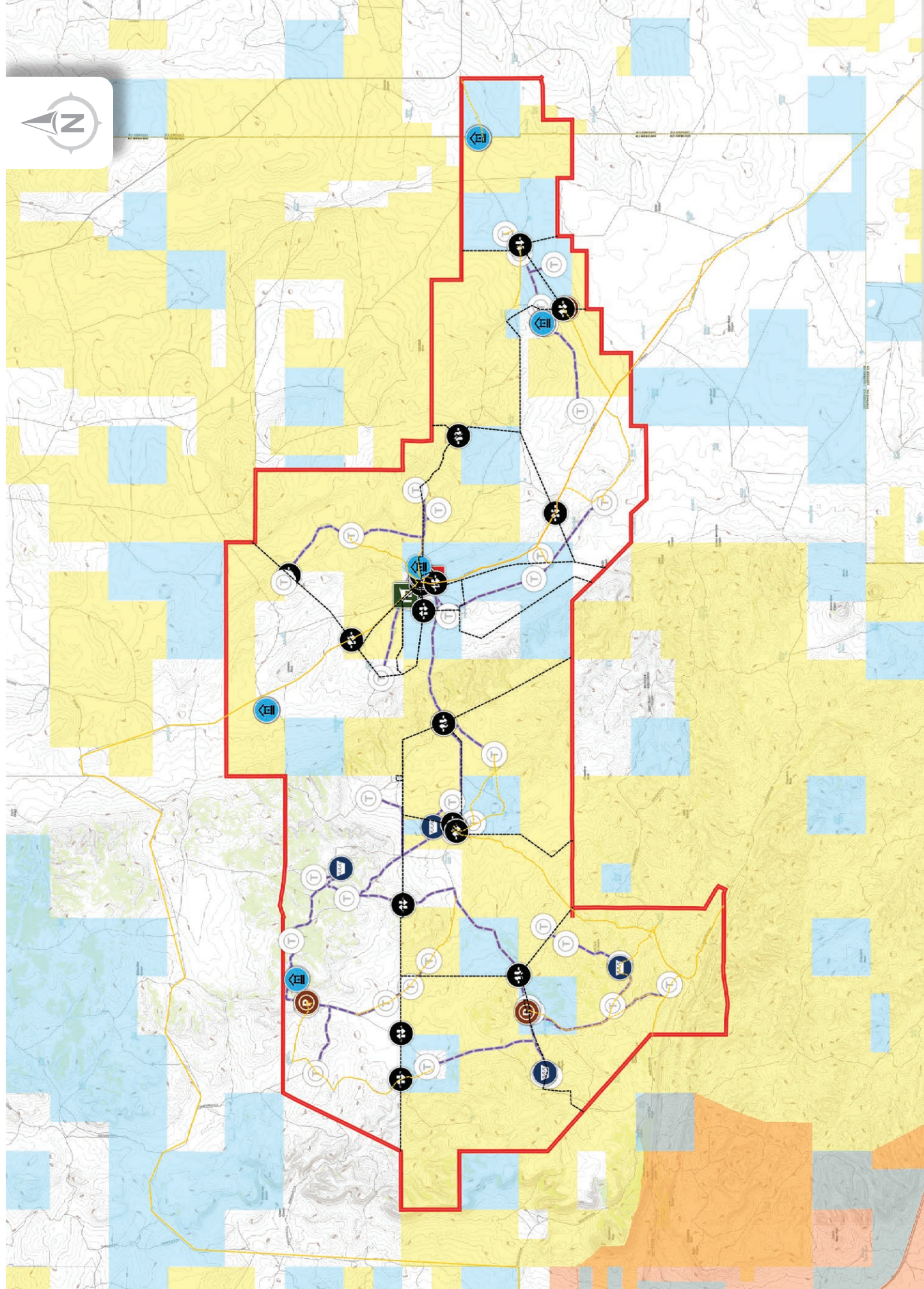
100 Ranch

Carizozo

Truth or
Consequences



33.9326, -106.0572



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

James (Jim) Welles

Associate Real Estate Broker • NM

(505) 967.6562

jim@csmanson.com

Dwain Nunez

Associate Real Estate Broker • NM

(505) 263.7868

dwain@csmanson.com



Scan QR Code for more details on the 100 Ranch.

(806) 763.5331

chasmiddleton.com



YouTube

