



Felix River Ranch

• **\$32,600,000.00**

The headquarters of the ranching operation is located on the **Felix River North Unit** which is situated in the east central portion of the ranch. This unit consists of 5,234.82 deeded acres, 1,600 State leased acres, and 15,373 BLM leased acres. This allotment was formerly one allotment with the adjoining **Felix River South Ranch** (called the Felix River Unit), however, the BLM separated the Felix River Unit into two separate allotments. The **Felix River South** allotment is comprised of 3,177.64 deeded acres, 3,900 State leased acres, and 6,096 BLM leased acres. One headquarters operates these two allotments, which is located on the **Felix River North**. The headquarters consists of a manufactured home, a dwelling, several support barns, and a hunting lodge. The hunting lodge is used to house the annual fee hunters on the ranch. The Felix River unit is separated into nine major pastures and 3 traps. Eight operable submersible livestock wells (which average 500' in depth), provide water to multiple drinker locations. 1.25 inch poly pipe transport water from the livestock wells to water storage tanks, which is then gravity flowed to the drinkers. There are livestock handling facilities located at the headquarters to sort/ship cattle and sheep. Terrain of the Felix River units is primarily undulating. Canyons and draws traverse much of the unit. The Felix River runs through a portion of the western part of the ranch. This river is more of an arroyo type drainage as it only runs during heavy rainfalls, but holds water for extended periods.

Bordering the Felix River Units to the East is the **Cottonwood Ranch**. This unit is the furthest east unit. The allotment consists of 6,000.74 deeded acres, 13,964.61 State Leased acres, and 9,456 BLM leased acres. From the intersection of US 285 and Pearson Rd (North of Artesia, NM), the headquarters of the Cottonwood Unit can be accessed approximately 15 miles West of this intersection. The headquarters consists of a foreman's family home, tack storage, and horse pens. Livestock working facilities (including scales) and an old shearing barn are located about one mile South of the headquarters location. These pens also serve as shipping facilities. Two electric submersible livestock wells provide water for this entire unit which have an average depth of 450'. There are approximately 37 miles of buried water poly pipeline throughout the unit that carry water to multiple livestock drinkers and storage tanks throughout the eight pastures and one trap. Terrain of the ranch is primarily flat with increasing elevations to the west with a wide variety of highly productive grasses.

The **Squaw Canyon Ranch** adjoins the Felix River North allotment to the West. This Unit consists of 19,299.41 deeded acres and 13,099 BLM leased acres. This unit is one of two BLM units that has controlled public access, meaning the county road maintenance ends at the locked unit gates, restricting public vehicle access - a very desirable aspect in the market area. Also unique to the Squaw Canyon Unit is the total land mix of the unit being comprised of only 40% leased land - as the other units of the subject have a land mix of at least 65% leased land. This unit formerly include some NM State leased acres, however, in 2004 these state leased acres were transferred to the ownership of Felix River Ranch, Inc. in exchange for deeded land within the Felix River (North and South) and Cottonwood Units. Access to this unit is possible from HWY 13 to Squaw Canyon Road, then 5 miles west on a county maintained gravel road. The headquarters location consists of a two family dwellings, a bunkhouse, several support barns, and livestock corrals and scales. The Unit consists of 12 pastures and traps. Nine submersible (eight electric, one solar) livestock wells provide water to the unit. Well depths average 600'. **Two non-contiguous Class A Game Parks** are located

within the boundaries of the Squaw Canyon Unit. These parks consist of 3,098 and 3,200 acres each, and are maintained for hunting income on the subject. The parks were constructed around 2003 and consist of 8' woven wire on 2-7/8ths inch posts with drive through access gates. The Ranch wildlife manager estimates the game population of the parks as follows: Park 430 includes 50 mule deer, 250 Barbary sheep, and 21 Rocky Mountain Elk. Park 433 includes 20 mule deer, and 100 Barbary sheep. Total park animals managed at the time of inspection was approximately 441. Types of wildlife species permitted in each park is controlled by the NM Game and Fish. Terrain of Squaw Canyon is rough, with portions inaccessible to vehicle traffic. Several arroyos throughout the unit provide seasonal drinking location for livestock.

The **Crooked Canyon Ranch** is the Northern most unit which borders the Squaw Canyon Unit to the North. This Unit consists of 3,258 deeded acres, and 6,060 BLM leased acres. Access is possible by either Buchanan Road from the North off of HWY 380, or from Squaw Canyon Road off of HWY 13. This unit has controlled vehicle access. One small HQ is located towards the western part of the unit that consist of a home and several support barns. This unit is separated into five major pastures and one trap. Livestock water is provided by four submersible wells. Terrain is similar to the Squaw Canyon Unit in that it is fairly rough and steep.

Fences on the subject are consistent throughout all of the Units, and consist of woven sheep wire with two strand barbed wire in average to good condition. Interior access throughout the units is provided by a combination of county maintained roads and two tract ranch roads - typical of the market area. Sheep ranches historically dominated this area in New Mexico, and even though many sheep are still grazed in this country in and around the subject, cattle have become the primary livestock of the market area ranches.

Grazing Leases:

The Felix River Ranch consists of five BLM allotments or units. Each unit is operated separately as each unit has a specific grazing preference statement. However, all units are under allotment #78001 for billing purposes. The allotments (or units) include the Felix River North, Felix River South, Squaw Canyon, Cottonwood and the Crooked Canyon Unit. Each unit was left as its own allotment by the BLM for ease of management. The BLM leases are for a ten year term, and commenced on August 29, 2011 and will expire on September 8, 2021. The NM State land of the subject are located under three separate NM grazing lease contracts on five year terms that include GM2813, GM2533, and GO1845. GM2813 includes 15,714.85 acres and has an annual lease fee of \$12,522.99. Lease term is from 10/01/2014 to 9/30/19, with majority of this lease located within the Cottonwood and Felix River Units. Lease term is from 10/01/14 and will expire 9/30/2019. GO1845 includes 3,989.76 which is mostly located within the Felix River Units. This lease renewed on 10/01/15 and will expire on 9/30/2020. The lessee, will have the first right of renewal when the lease terms expire.

UNIT	DEEDED	STATE	BLM	TOTAL ACRES	AU
Felix River Ranch North	5,234.82	1,600	15,373	22,207.82	512
Felix River Ranch South	3,177.64	3,900	6,096	13,173.64	303
Cottonwood Ranch	6,000.74	13,964	9,456	29,421.35	678
Squaw Canyon Ranch	19,299.44		1 3,099	32,398.44	852
Crooked Creek Ranch	3,258.00		6,060	9,318.00	263
TOTALS	36,971.00	19,465	50,084	106,519.00	2,608

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