

TRACT 6:

# DARK CANYON RANCH

ACREAGE TOTAL: 79,344.36  
101.5 WATER RIGHTS ACREAGE  
15,988.0 DEEDED GRASSLAND  
16,524.8 STATE LEASE LAND  
46,730.0 BLM LEASE LAND

## A Wide-Open Invitation to...

RUN CATTLE  
RAISE SHEEP  
FARM THE LAND  
HUNT PRIZE GAME  
RAMBLE, RIDE, ROAM AND

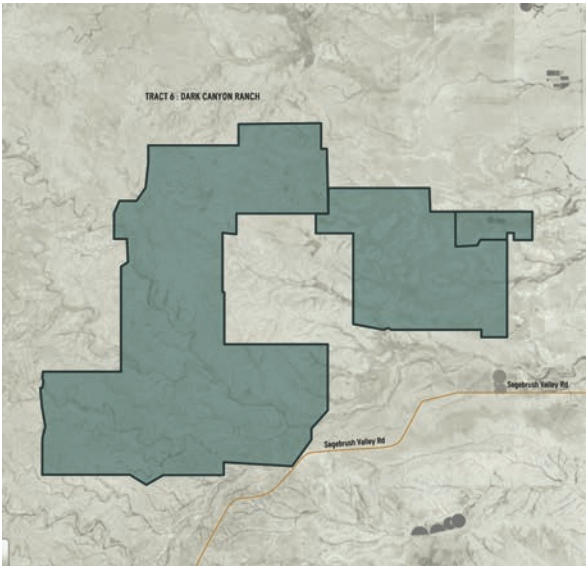
ENDLESSLY EXPLORE  
80,000+ GREAT SOUTHWEST ACRES

Set in the expanse of New Mexico's riveting cattle country, Dark Canyon Ranch is a livestock haven and hunter's paradise.

Just a few miles Southwest of Roswell, this remarkable ranch offers a diverse range of features that will captivate any cattle rancher or cowboy at heart.

The Ranch provides a stellar opportunity to own and operate expansive pasturelands with the control of BLM and State Lease Land, plus livestock facilities and a grow yard in place.

With loads of above-standard improvements, thriving wildlife, abundant hunting opportunities, and vibrant Roswell up the road, Dark Canyon Ranch joins the farm tracts to comprise one of the most enticing productive properties on the SW market today.



## Location & Access

The ranch property is located along the west side of Old Y O Crossing Road (SR 13) about 12 1/2 miles south of U.S. Highway 285, southwest of Roswell, New Mexico.

Ranch access is possible by using either HWY 70 to Mossman Rd from the North, or HWY 13 to Twin Butte Canyon Rd from the East. Access is primarily paved highway until a few miles before the ranch boundary is reached. Once on the ranch, access roads are primarily county maintained dirt/gravel roads.

## The Ranch Units

Dark Canyon Ranch is broken into 3 sections, a grow yard, and two ranch units and grazing allotments for maximum efficiency and ease. Each unit has its own AU carrying capacity, as well as its own set number of pastures and traps. The lease terms are generally 5-years for NM state lease and 10-year agreements for BLM leased land. The lessee has the first right of renewal when the lease terms expire.

ZUBI DRAW RANCH UNIT	INDIAN BLUFF RANCH UNIT	ZUBI FARM & GROW YARD
4,743 Deeded Acres	9,469 Deeded Acres	1,877.45 Deeded Acres
8,319 State Lease Land	8,205 State Lease Acres	101.5 Water Rights Acres
5,313 BLM Lease Acres	41,417 BLM Lease Acres	
367 AUs	1,298 AUs	
8 pastures	18 pastures	
3 traps	5 traps	
TOTAL ACRES 79,344.36		



**TERRAIN**

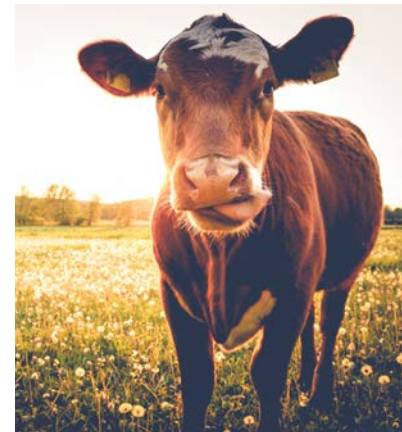
Dark Canyon Ranch offers incredible opportunities in regard to land, wildlife, livestock grazing, income potential, and a plethora of recreational activities.

Located in New Mexico's prime livestock country, the ranch sprawls through endless productive pastures and expansive grasslands, gradually increasing in elevation to the diverse terrain of the high plains. Gentle rolling gives way to rocky outcroppings, canyons, and breathtaking vistas. Ponds and draws throughout the unit hold water for much of the year providing drinking locations for livestock and wildlife.

**PASTURES**

The numerous pastures and traps across the length of the ranch are productive and sustainable with a rotational grazing system in place. Maintenance and annual operating costs are low, in part due to the highly productive, year-round grazing and mild climate.

The livestock thrives on the open range with a largely grass-fed diet. The vegetation includes an excellent variety of grasses, spring weeds and browses.



## Land Use Opportunities

In its entirety, Dark Canyon Ranch stretches across nearly 80,000 productive acres in Chaves County, NM, making it a tremendous opportunity to own and operate a full-scale working livestock ranch, along with a livestock grow yard. The farm tracts support the operation with plenty of year-round feed and backup grazing.

A desirable aspect of the ranch is the control of the bordering BLM and state land, which brings it to an impressive operational size.



## Zubi Farm & Grow Yard

The ranch includes a farm unit with an economical, high-producing grow yard. An important step in getting livestock from the ranch to retail, the grow yard readies livestock for the feeding period. This step ensures cattle will be their healthiest, happiest, and meet feedyard requirements.



## Improvements

Dark Canyon Ranch has all the attributes of a premier NM livestock ranch: abundant grazing, efficient livestock handling facilities, water rights, wells, pipelines, natural water sources, a diversity of terrain, with backup crops, feed, and grazing capacity on the other tracts, too. Most importantly, you'll find pride of ownership in every detail.

### EASE OF OPERATION

All aspects of the livestock facilities work in tandem with the ideal Southeastern New Mexico climate and terrain. Cattle thrive in the region and have become the primary livestock of the market area ranches. The many structural improvements have been thoughtfully planned and constructed, always optimizing ease, efficiency, and function. Annual maintenance and operation costs are low due to a combination of ideal climate, planning and construction.

### LIVESTOCK STRUCTURES

The ranch is divided into three management units (North Camp, South Camp, and Zubi headquarters) for ease of operation, each with its own facilities, along with extensive cross-fencing throughout.

### EACH HEADQUARTERS INCLUDES:

- » Support barns (including shearing barns and equipment barns)
- » Corrals and pens
- » Scales
- » Horse and tack rooms
- » Sheds and storage
- » Boundary and interior fences





# Water Facilities

The livestock water systems work to support the natural water ponds and draws throughout the pastures. The ranch provides 20 electric wells and one windmill. These wells pump to several water storage tanks that distribute water to multiple livestock drinkers via approximately 42 miles of pipeline.



## IRRIGATION & WATER SYSTEMS

WELLS & PUMPS	
No. Wells / GPM	1/1,100 gpm (11.4 gpm/irrig acre)
Avg. GPM/Well	1,100
Pumping Equipment	Electric VHS turbine pump

IRRIGATION IMPROVEMENTS	
No. Pivots	2
Towers	12
Length Total	2,015

# Homes & Dwellings

Constructed for function and comfort, the dwellings are perfectly suited to a working ranch life. From a family home, to ranch help housing, office, storage or hunting quarters, the buildings can suit a variety of uses or needs.

Conveniently located at the Zubi Headquarters, you'll find a spacious wood-framed, two-story family home, that includes four bedrooms and three baths.

On the North and South Camp Headquarters, manufactured dwellings provide an above-standard combination of ranch functionality with the amenities of a home.





## Boundless Backyard Adventures

WITH EXPANSIVE VIEWS IN EVERY DIRECTION PROVIDING INCREDIBLE BACKDROPS ACROSS THE RANGE, THE GSW FARM AND RANCH TRACTS INVITE ENDLESS EXPLORATION...

Sure the hunting is unparalleled, but so are the many other recreational pursuits, literally, in your backyard.

Whether you enjoy riding horses or 4-wheelers, hikes or mountain bikes, target practice, yard games, or just relaxing under unequalled starry skies... every season provides inspiring opportunities to get out and enjoy the great outdoors.

Recreation becomes part of the daily rounds. Take out the horse, UTV, or ATV and enjoy checking livestock, fences, or the agricultural areas. Or take a break and head out to see the sights, get to your favorite hunting spots, or wildlife viewing areas.

The landscape is a truly diverse playground with expansive grasslands, sagebrush and juniper covered rangelands, and corridors of rocky outcroppings and dramatic canyons. Natural ponds and draws or watering holes help support livestock plus a variety of wildlife, and add to the scenery and the adventure.



**NEW MEXICO LANDOWNER HUNTING BENEFITS:**

As a property owner, the state of NM gives you an array of benefits. The special treatment is a nod to the important benefits that private lands make to the wildlife, specifically the elk population, in New Mexico.

- » Since there are limited licenses for seasons and species, as a property owner, the state of NM will give you first priority in obtaining a hunting permits for your GMU.
- » The NM Department of Fish & Game provides elk hunting opportunities on privately owned properties through the Elk Private Land Use System (EPLUS).
- » You are able to manage and attract wildlife populations for optimal numbers and property vitality.
- » You won't have to compete with others, or go home empty handed.
- » You are eligible to sell hunting access and landowner tags.

#### OF COURSE THERE ARE BENEFITS THAT EXTEND WELL BEYOND HUNTING SEASON...

It's not just about pursuing mature bucks and bulls; it's about reaping the many rewards of an enjoyable, versatile, and potentially lucrative asset.

- » You have a tangible, real-world asset you can visit and enjoy.
- » Land values have consistently increased over time.
- » Property holds intrinsic physical value, offering peace of mind.
- » Hunting land can provide a reliable, steady income stream through selling hunting leases, which offset property costs, and can even see a profit.
- » Buying land and improving it can allow you to sell for a gain and provide a down payment for your next property.
- » You have a vested interest and connection with the land and wildlife, enriching the entire hunting experience.
- » You have the ability to pass the right land, a heritage, and a legacy down to future generations.

Long story short, GSW AGRO is a secure recreational sanctuary and asset. It's a phenomenal place to hunt and make income off your land, while enjoying the fantastic benefits yourself!

