



## Flagstaff Ranch Sold

- \$1,050,000
- Chaves County, NM
- 17,785 acres

### **Location**

The Flagstaff Ranch is located approximately 35 miles Southwest of Roswell, New Mexico, in Chaves County.

### **Acreage**

The ranch is comprised of three land tenures which combine to provide an excellent cattle ranching operation and an investment opportunity with flexibility and use at minimal costs.

8,524 acres approximately Deeded (MOL)

6,701 acres BLM land (MOL)

2,560 acres State land (MOL)

17,785 acres TOTAL ( 27.75 Sections)

### **Carrying Capacity**

341 animal units, to be rated by the Bureau of Land Management permit.

### **Price and Terms**

The price includes the deeded land with all improvements, the BLM leased land and the State leased land. Equipment may be purchased at private treaty. List to be provided.

### **Improvements**

Flagstaff Ranch improvements and construction are all in good to fair condition. This ranch property is highly improved with easy access. Extensive construction planning has produced a unique blend of practicality and utility combined with a beautiful location providing many amenities not available in most other ranching enterprises.

### **Headquarters**

The headquarters consists of two living quarters. One four bedroom one bath and a two bedroom and one bath residence are available.

### **Utilities**

Electricity is supplied by Central Valley Electric Cooperative. Telephone service is available. Four television stations are received, Channel 8 from Albuquerque, Channel 6 from El Paso, Channel 3 (PBS) from Portales, and Channel 10 from Roswell.

Water is received from the house well pumped to the house as well as the east well for back-up purposes.

### **Cross-Fencing/Pastures**

This ranch offers a modern and adequate means of assuring proper animal distribution by being divided into various pastures. In this connection, a high density, high frequency rotational grazing program is employed to maximize the ranch's grazing efficiency.

### **Water Facilities**

There are five wells. The wells are approximately 400 - 800 feet in depth.

There are dirt tanks, numerous storage tanks pipeline delivering water to the drinking troughs

### **Precipitation**

12 inches annually

### **Elevation**

Approximately 4,000 feet.

### **Terrain**

All terrain is readily accessible by vehicle or horseback. A special feature of the Ranch is the Feliz River that runs periodically after heavy rains. The large draw holds good water during a large portion of the year and it is tree lined allowing cover for livestock.

### **Vegetation**

The vegetation includes a wide variety of grasses, spring weeds, and browses. These combine to provide year-long forage for sheep or cattle. Major types of forage include:

### **Grasses**

Black, Blue and Sideoats, Grama, Tobosa, Sand Dropseed, Fillaree and Silver Bluestem.

### **Minerals**

None.

### **Schools**

Dexter Elementary, Jr. High, Sr. High Schools:, Roswell Campus of Eastern New Mexico University, and New Mexico Military Institute. Serviced by school bus and or mileage allowance is paid by the school system if children use their own transportation.

### **Special Features**

This ranch offers excellent hunting for mule deer, blue quail, and dove.

### **EASE OF OPERATION**

Annual operating costs are low due to the year-round grazing and mild climate. The long growing season allows minimal winter feeding with protein blocks being used on a free choice basis.

The ranch has extensive cross-fencing, and working facilities which make this ranch a very efficient operation. Details have been considered in the construction of ranch improvements allowing maximum ease in working and moving livestock.