Morning Star Ranch Sold

- $395,000
- Chaves County, MN
- 2,840 acres

Location
The Morning Star Ranch is located approximately 14 miles south of Roswell, New Mexico.

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

2840 total acres approximately deeded (mol)

Carrying capacity
60 animal units, as rated by owner

Price & Terms
The price includes the deeded land with all improvements. Equipment may be purchased at private treaty. List to be provided.

Improvements
Morning Star Ranch improvements and construction are all in good to fair condition. This ranch property has easy access from US 285 approximately midway between Roswell and Artesia, New Mexico. 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 a small headquarters and a bull wire panel corrals.

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.

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 three wells. The wells are approximately 200-230 feet in depth. There are dirt tanks and storage tanks with pipeline delivering water to the drinking troughs.

Precipitation
12 inches annually.

Elevation
Approximately 3,500 feet.

Terrain
All terrain is readily accessible by vehicle or horseback. This wide-open country with views for miles.

Vegetation
The vegetation includes a wide variety of grasses, spring weeds, and browses. These combine to provide yearlong forage for sheep and 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 and 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 antelope, 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 and protein blocks being used on a free-choice basis. This deeded ranch provides the operation the additional option of long term development due to its proximity to major highway and a reasonably sized town. Priced at approximately $139 per acre makes this an attractive land investment.

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