



# Great Southwest Ranch For Sale

- \$-Pricing Upon Request-
- Chaves, Lincoln, and Eddy Counties, New Mexico

*"There will always be more people, but there will never be more land."*

*Wayne Adams*

A once in a lifetime opportunity to own one of the largest ranch properties in the United States. The Great Southwest Ranch is located in southwest USA in the state of New Mexico, known for its excellent climate and wide open spaces. The highly productive agricultural operation is divided into various management allotments equipped with individual headquarters and working facilities. The centerpiece of the Great Southwest Ranch is the **Felix River Ranch** division with its hunting lodge and two Class A Game Parks loaded with Barbary Sheep, Mule Deer and Elk.

## **Felix River Division**

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 bunk house, 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.

## **Dark Canyon Division**

The ranch consists of 14,212.05 deeded acres, 16,524 State Leased acres, and 46,730.44 BLM Leased acres.

The Dark Canyon Ranch carrying capacity is estimated at 1,663 AU's and is controlled by the BLM under two separate grazing allotments - the Zubi Draw, which includes eight pastures and three traps containing 367 total AU's, and the Indian Bluff which includes 18 pastures and 5 traps with 1,296 total AU's. Boundary and interior fences are in good to average condition. Livestock water is provided by 20 electric wells and one windmill that are set at average depths of 375' and pump an estimated 3-5 GPM. These wells pump to several water storage tanks that distribute water to multiple livestock drinkers via +/- 42 miles of pipeline.

Access to the ranch 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.

Structural improvements on the Dark Canyon Ranch are located primarily at three separate headquarters (North Headquarters, South Camp Headquarters, and Zubi Headquarters). The dwellings on the North and South Headquarters are manufactured homes. The dwelling on the Zubi allotment is a wood framed two story structure that includes four bedrooms and three baths. The remaining structures at each headquarters include shearing barns, equipment barns, pens, and scales.

Wildlife on the subject property includes barbary sheep in the western portions of the ranch, mule deer throughout the many draws and lower parts of the ranch, blue quail and pronghorn antelope throughout the high plains. Elk have been seen trespassing nearby to the west.

## **Twin Canyon Division**

This grand ranch, set in the magnificent foothills of the Sacramento Mountains, is a dream for the seasoned rancher. With solid working livestock facilities and an extremely efficient and modern headquarters set in the natural backdrop of rolling hills, endless canyons and scenic mountain vistas, this is a land that demands exploration of every acre of this fascinating western property.

Sprawling across two counties, Twin Canyon Ranch's 30,000 acres (MOL) encompass a variety of terrain from flat plains to deep canyons and plateaus.

Known for being the home to some of the region's largest trophy deer, and Barbary sheep, this big country ranch has a little bit of everything. Situated between the progressive city of Roswell, NM, and the mountain resort town of Ruidoso, NM, the ranch and region offer a wide range of attractive uses.

### **Modern headquarters make for a great home and getaway**

The Twin Canyon Ranch headquarters provides three bedrooms, two baths and office and includes the main house, courtyard and patios, jacuzzi hot-tub, carport and outbuildings.

Headquarter includes a multivehicle carport with excellent storage facilities, barns, and a tack room.

In addition, the working livestock facility offers many corrals, sheds and more, all of which is in excellent condition.

A second home, located at the headquarters, makes for a perfect guest home, worker's residence, or hunter's quarters.

### **Twin Canyon Ranch has it all!**

Endless canyons, table-top plateaus, level plains filled with grazing cattle, long, winding roads that offer access to various areas of the ranch. This is the essence of Twin Canyon Ranch.

Twin Canyon Ranch offers more than 30,000 total acres (MOL), with more than 20,000 (MOL) of those deeded.

### **Livestock facilities**

Livestock raising and wildlife are naturals at Twin Canyon Ranch. Cattle thrive in Southeastern New Mexico where the terrain lends itself to ideal grazing conditions and the land is accessible almost all year long. Facilities include working pens, loading chute, pipe and wire pens, scales and a barn and tack room.

### **Local history, culture and heritage**

Situated in the heart of historic outlaw country and stomping grounds of Sheriff Pat Garrett, the notorious Lincoln County Wars and the legendary Billy the Kid, the owners of Twin Canyon Ranch will find themselves smack in the middle of an area filled with fascinating heritage of the Old West. With Lincoln, NM, located nearby, the entire surrounding area is steeped in Wild West history. More than a hundred years ago, Billy the Kid and many of his gang may have traveled on horseback across the rugged terrain that is Twin Canyon Ranch.

### **Billy the Kid and the Lincoln County Wars**

The story of the Lincoln County Wars and Billy the Kid has all the elements that made the West wild. The story starts with a group of ex-army men from the bloody Civil War who were running the town with monopolistic zeal. The prize was not only the profitable main store, but also lucrative government cattle contracts.

For all the murders and countless other offenses committed during the Lincoln County War on both sides, Billy the Kid was the only person ever charged with breaking the law – an incredibly unjust thing, especially considering he was just one of the six gunmen in the shooting for which he was charged. This made him a fugitive, and he became the leader of a small gang of rustlers that terrorized the county until he was caught in December of 1880. Billy was tried and sentenced to hang.

Well known throughout New Mexico on the afternoon of April 28, 1881, he catapulted himself into international legend when he escaped from jail. During the jailbreak, he killed a guard who had taunted him constantly about the pains of death by hanging and had dared Billy to try to break out so he could shoot him. As a testament to how well liked he was in Lincoln, he stayed around for an hour making a speech to the locals and then went around shaking hands. He left the town singing on a borrowed horse that he actually returned as he promised he would.

The official record states that 76 days after his escape, Billy the Kid was shot through the heart in a darkened room by lawman Pat Garrett. Life expectancy in the west, due to this lawlessness, was short. Many of the men who were killed in the Lincoln County War had not yet turned 20. There are many people in Lincoln County who knew Billy the kid and believed he escaped to Texas.

Billy's exact age is not known. It is thought he was about 21 when he was killed. Short, violent lives were common in the Wild West, but at least two of Billy's gang lived into their late 80s or early 90s. The last died in 1947, after the first nuclear explosions in New Mexico ushered in the nuclear age.

### **Wildlife**

Wide open spaces and clean, fresh air create an environment where both flora and fauna flourish. Thriving populations of desert mule deer, blue quail, antelope, barbary sheep and wild hogs roam the wide countryside.

Whether you're a hunter, a photographer, or just enjoy watching wildlife in its unrestrained, natural environment, the wildlife at Twin Canyon Ranch will provide a stimulating experience.

### **Nearby Attractions**

Just approximately 45 miles west of Twin Canyon Ranch on Highway 70, the town of Ruidoso offers many fun activities and educational opportunities. At an elevation of 7,000 feet, Ruidoso is a winter mecca for skiers and snowboarders. Summer finds golf, horse racing, hiking and biking. In the Lincoln National Forest, fishing, camping and RVing are popular activities in this bustling town filled with art galleries and local artisans shops.

Nearby, at the Inn of the Mountain Gods Resort, this newly renovated 5-star hotel offers a championship golf course and the popular Casino Apache with blackjack, craps, roulette, video terminals and slots.

## **Express Springs Division**

The Express Springs 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, as rated by the Bureau of Land Management permit.

### **Improvements**

Express Springs 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 as well as a modern modular home on the west side of the highway.

### **Utilities**

Electricity is supplied by Central Valley Electric Cooperative. Telephone service is available.

Water is received from the house well pumped to the house as well as the west 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 four 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**

14 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 Felix 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.

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