



## Great Southwest Ranch For Sale

- \$23,775,000
- Roswell, New Mexico
- 80,972 Acres MOL

A once-in-a-lifetime opportunity to own a premier Legacy livestock and hunting ranch in an excellent region. The investment, income, and recreation possibilities are wide-open. Look no further! Discover one of the last remaining large-scale cattle ranches for sale at a great value. Must-see to believe the vast potential, allure and grandeur of **The Great Southwest Ranch**.

### **Rare Premier Mega Ranch Land For Sale.....**

The Great Southwest Ranch is located in southeastern New Mexico, in a region known for its pleasant year-round climate and wide-open spaces. Conveniently located between mountain town, Ruidoso and lively Roswell, this mega ranch sprawls over 80,000 acres (MOL) through productive pastures and a diversity of terrain reaching toward the stunning Sacramento Mountains.

The highly productive cattle operation is divided into 2 management allotments equipped with individual headquarters and working facilities, and management systems in place. The centerpiece of the Great Southwest Ranch is the Horse Canyon division with its hunting lodge and Class A Game Park with its resident Barbary Sheep, Mule Deer and Elk.

Making the move to The Great Southwest Legacy Ranch estate is a sound investment that can provide both financial and familial security and wealth for generations to come.

### **IMPROVEMENTS**

The quality improvements throughout, production and carrying potential, plus sheer vast amounts of prime land make this operation an extraordinary offering.

The improvements and amenities on the ranch are above and beyond the norm. All aspects of livestock raising have been thoughtfully planned and considered in the construction of ranch facilities, always optimizing ease and efficiency. Annual operating costs are low, in part due to the highly productive, year-round grazing and pleasant climate.

Improvements are in good to excellent condition throughout the property, and include:

- Several support barns (including shearing barns and equipment barns)
- Shipping facilities
- Corrals and scales
- Working and wire pens

- Loading chutes and scales
- Horse tack rooms and pens
- Sheds and storage
- Miscellaneous outbuildings
- Numerous livestock wells ranging from electric, submersible, solar, and one windmill.
- Miles of buried pipeline
- Homes and dwellings on each individual headquarters
- Hunting lodges

## RANCHLINE COMMENTS

Over 80,000 sprawling acres make this one of the biggest ranches for sale in the area, but it's the tapestry of terrain, ideal climate, a centerpiece lodge, thriving wildlife and game parks, the great land values, on top of the full-scale livestock operations, that bring it into a class all its own.

The Great Southwest Ranch is an investment opportunity like no other. Experience the epic ranch lifestyle, and create your legacy... without the hassle. You'll find the timeless, tried and true way of life, modernized and self-managed, with well-planned improvements. Yep, cowboys included. This cattle ranch empire is fully operational with management and ranch hands already in place.

The Great Southwest Ranch offers an incredible diversity of opportunities in regard to productive and recreational land-use, wildlife, plus income and investment potential, including low over-head livestock grazing and raising, lease-back or buy-back opportunities, eco-tourism activities, hunting income, and more.

Be sure to take the video tour you'll find on this page, but you really need to visit to experience the sheer vast potential, allure and the grandeur of the Great Southwest Ranch. Once you do, you'll never go back to boxed-in again.

## LAY OF THE LAND

**Deeded Acres: 20,397**

**BLM leased land: 52,084acres**

**State Leased Land: 8,208acres**

**Total: 80,972.33Acres**

The Ranch offers a fascinating diversity of terrain stretching from the magnificent foothills of the Sacramento Mountains through endless canyons, plateaus, productive pastures and level grasslands, where the region's wildlife and livestock flourish.

The Felix River runs through a portion of the western part of the ranch. This river is more of a large arroyo type drainage as it only runs during heavy rainfalls, holding water for a large portion of the year. And it is tree lined allowing cover for livestock.

## HUNTING & GAME PARKS

A highlight of the Great Southwest Ranch is the hunting lodge and a Class A Game Park located within its boundaries.

In an area famous for its quality animals and hunting, the parks consist of prize Barbary Sheep, Mule Deer and Elk. The parks consist of 3,200 acres total, and is maintained for hunting income. The hunting lodge houses the annual fee hunters on the ranch or the new 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.

### **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 the 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.

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