



Squaw Canyon Ranch For Sale

- \$16,500,00
- Roswell, NM
- 32,398 Total Acres MOL

The headquarters of the Squaw Canyon Ranch is located near the central portion of the ranch. 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.

The Squaw Canyon Ranch consists of 19,299.41 deeded acres and 13,099 BLM leased acres. This unit 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. 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. Types of wildlife species permitted in each park is controlled by the NM Game and Fish, but generally consist of Barbary sheep, Elk and Mule Deer..

400 W. 2nd Street, Roswell, New Mexico 88201 | Email: paul@ranchline.com
Cell: (866) 323-3111 | Office: (575) 622-1490 | Fax: (505) 420-5585
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