



## Chaparral Ranch Sold

- \$399,000
- Chaves County, NM
- 1,900 acres

Illustrating the romantic days of the Old West, Chaparral Ranch is a magnificent desert retreat perfect for the seasoned rancher, nature lover or adventurer. Here you will raise livestock, explore, or just plain relax and live the cowboy lifestyle.

Ranch headquarters main house, generous carport and bunk house or second living quarters offer a comfortable and spacious private getaway. The working livestock facility pens, squeeze and loading chutes, barn and tack room, are situated nearby the headquarters for ease of use.

Only a few miles from Roswell, New Mexico, Chaparral Ranch retains that rugged charm while providing a close access to town with its conveniences. This is a great place to raise your livestock and your family.

### **Headquarters**

The Chaparral Ranch headquarters offers three bedrooms and two baths which comprise the main house and its sprawling yard as well as carport and outbuildings.

Nestled in a park-like setting, this residential compound sports a traditional ambiance with a touch of New Mexican charm.

A two-vehicle carport with excellent storage completes this great private retreat and getaway. Additionally, a two-bedroom home with hardwood floors and remodeled kitchen completes the Headquarters package.

### **Livestock Facilities**

Livestock raising and grazing are naturals at Chaparral Ranch. Cattle or sheep in high desert terrain lends itself to ideal grazing conditions where the land is accessible year round. Facilities include working pens, squeeze chute, loading chute, pipe and wire pens, scales, barn and tack room. The barn has a new roof.

In the past, the area has supported livestock, hunting, trail riding, family activities and was once certified as an organic production facility.

Ownership of Chaparral Ranch is your opportunity to live the cowboy lifestyle while running a livestock operation. You may even choose to work in nearby Roswell or Artesia. Both are only minutes away.

### **Lay of the Land**

Chaparral Ranch is 16 miles south of Roswell, New Mexico on Highway 13 and is convenient to the Roswell Municipal Airport. This inspiring property is located in the high desert in southeastern New Mexico grass county. Elevations of Chaparral Ranch vary from 3,500 to 3,800 feet providing breathtaking vistas of near and far mountain

peaks and valleys. Both rugged and rolling landscape stretches out in all directions. Grassy slopes, rocky canyons, steep ravines and the frequent relief of fields sporting several species of native grasses paint the area with texture and color. The Rio Felix Draw is the ranch's northern border loaded with feed for area wildlife.

Local wildlife includes deer, coyote, bobcat and antelope.

The mild climate allows establishment of many types of flowering plants, perennials, and vines throughout the compound. Vast grazing land features native grasses and characteristic of the merging Chihuahuan Desert where the occasional cactus and yucca will thrive.

The diversity and lush topography makes Chaparral Ranch an unforgettable experience.

Deeded.....1,260(MOL)  
BLM.....640(MOL)  
Uncontrolled...380(MOL)  
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Total.....1,900(MOL)

### **Climate**

Summer heat can be extreme in the high desert, which is typically hot with abundant sunshine. Year-round temperatures are mostly comfortable; winters are not severe and snow is often a fun event. Skies are mostly clear with brilliant night skies. Sunrise and sunset are colorful and majestic—a perfect setting you will want to share with family.

Thunderous midsummer storms provide most of the precipitation with the annual average around 12-14 inches. The growing season is an ample 190 days.

Chaparral Ranch is a livestock grazing facility with a number of potential features. Affordable carrying cost and a wonderful place to raise a family are only a few. Its close proximity to town offers the flexibility of public school usage and shopping as well as additional employment. This conveniently located ranch is beautifully situated amongst the gentle rolling hills of the arid Southwest!

This is a great opportunity to own a true working livestock property. Do Not Delay!

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