



Great Southwest Agro - Ag Ranch Operation For Sale

- \$34,800,000
- Roswell, NM
- 83,367 Acres MOL

[Click here to view the brochure for the Great Southwest AGRO Ag Ranch!](#)

Welcome to Southern New Mexico's Prime Ag Country

SIX TRACTS OF PREMIUM LAND COME TOGETHER TO MAKE THIS UNIQUE AND EXCITING OPPORTUNITY POSSIBLE.

Great Southwest Ag Ranch Operation (AGRO) offers a rare chance to own and operate a turnkey agricultural complex featuring:

- » Prime farmland geared for feed and crops to use or sell, plus grazing.
- » Productive deeded pastures with access to State & BLM land.
- » Full-scale livestock and sheep facilities.
- » Water rights and premium systems.
- » Impressive land and building improvements throughout.

Set in an excellent agricultural climate and location, the complementary tapestry of land tracts bring The Great Southwest AGRO into a class all its own.

An Extraordinary Opportunity

Unlike most farms or ranches in the region, Great Southwest AGRO is an integrated plant and livestock factory operation capable of supporting and producing both livestock animal units and premium regional plant products. Land and Livestock Efficiency, Maximized Each tract comes with its own flavor, specialty, and advantage. Together, they create a smooth-running, synergistic ag-ranch combo operation.

Water is King

Water rights talk, and that's just what these tracts have. Rights, plus plenty of wells, water systems, and dirt tanks throughout the ranch, make this a stellar production opportunity.

The Vast Sky's the Limit

In an ideal location full of benefits and incentives, the well-implemented and managed multi-tract agricultural structure allows for high efficiency, low overhead, and high profit potentials.

Built on the Values of the Great American West

Located in true Wild West country, this full production agricultural operation provides a unique opportunity to own, operate, and appreciate a piece of the Great American West—with all the conveniences and advancements of current times.

Made famous by the conquistadors and Wild West cowboys who trailed cattle to pasture here between the 1500s to late 1800s, the great traditions of the Old West still drive the GSW agribusiness operations today. Land has symbolized opportunity for generations of Americans, and it still does.

IT IS AT THE VERY CORE OF WHAT IT MEANS TO BE AMERICAN.

As landowners, investors, cowboys, hands, outfitters, suppliers, and entrepreneurs... we are all stakeholders steeped in the American tradition of ranching, farming, and recreational land use.

Many of the farm and ranch traditions of the West have stood the test of time, and have been passed down as a heritage. Generations of farmers and ranchers have proudly carried these traditions into the future, while weaving in the advancements of the times.

Traditions Built on the Land Stand the Test of Time

The original values of the West have created a solid foundation to build enterprise upon. The advancements of the modern era will continue, but the tried and true values endure...

INDEPENDENCE

The Great American West was founded on independence, and the tradition lives on at GSW AGRO. The experience of owning and working in the wide latitudes of SW range country is appreciated and savored more than ever.

FAMILY & BRAND LOYALTY

The definition of family tends to expand in this way of life, and it's at the heart of all we do. Whether it's immediate or extended family, or the help and hands that work along side of you... the land is a connection and a solid foundation on which relationships can take root, flourish, and grow.

BOOTS ON THE GROUND

There are many hats to wear when taking on productive land tracts, and we consider that part of the great adventure. Stepping away from the devices and doing what's required, from planting and harvesting, to moving the livestock, or brokering the deals... there is deep satisfaction that comes from having "boots on the ground" and being an integral part of a landscape greater than yourself.

Great Southwest AGRO History

CHERISHED, OPERATED, AND OWNED BY 3 GENERATIONS OF THE TAYLOR FAMILY, GREAT SOUTHWEST AGRO CAN BE CONSIDERED A TRUE LEGACY PROPERTY.

When Paul Taylor, Jr. was just seven years old, he told his mother that he was going to buy her a ranch someday. She lived to see him fulfill his promise as he acquired a number of ranches and farms in Southeast New Mexico in the 1990's. The Taylor Ranch, a cattle and sheep operation in Chaves County, was especially dear to his heart the last twenty years of his productive life.

Paul, Jr. was a tireless worker, just as his father was before him. The values, ethics, and traditions would be passed along to his sons and their families as well. Deeply rooted in the soils of ranching, farming, and wildlife stewardship

over generations, what has evolved into GSW AGRO is a full-spectrum legacy operation poised to have a substantial and positive impact for generations to come.

This unique and special opportunity offers a solid foundation from which to build a rewarding life on the land, and a legacy to call your own.

Located in the agricultural belt of Southeastern New Mexico known for its year-round mild climate, scenic Southwest terrain, and wide open spaces flush with native grasses, the multi-faceted tracts offer an incredible diversity of opportunities, including farming, livestock grazing, wildlife, income potential, recreation, hunting, and more.

Retaining a secluded, scenic rural atmosphere, the GSW tracts are positioned around the outskirts of Roswell. They're close to area amenities and recreation areas, yet feel like they're a world apart.

The six highly productive tenures are set up for easy, integrated access and max efficiency. They combine to provide an excellent full-scale operation with use-flexibility at minimal overhead and costs.

The tracts are conveniently positioned around the outskirts of Roswell, from Dark Canyon Ranch & Farm sections at the southern end of Chaves County, to the farm tracts situated to the north and northeast side of Roswell and northern Chaves County.

TERRAIN

The terrain of the region embodies the natural splendor and tranquility that is singularly New Mexico. The area is characterized by its diverse, scenic Southwestern landscapes featuring wide-open range and gently rolling with pristine native grasslands giving way to rugged high desert with dramatic canyons, vistas, and plateaus.

PLANT PRODUCTION CAPABILITIES

The farms primarily feature flat, open farmable acreage in a region well suited for growing alfalfa, corn, oats, sorghum, and Bermuda grass.

FARM TRACT VEGETATION

Beyond the farmed and irrigated acreage, the farm tract terrain features native grasslands and rugged SW range country. The vegetation in these areas consists of sage, brush, and browses with flourishing native grasses, plus spring weeds and a variety of forbs.

The varied topography supports a flourishing native habitat ideal for agricultural production, grazing, and recreation.

RANCH TRACT VEGETATION

The livestock ranch portion of the property features prime grazing lands with prolific native grasses spotted with rock bottom draws, natural water holes, dirt tanks, brush, browses, pinons, and junipers. The diverse and rugged rangeland has been improved and managed for optimal grazing capacity.

Wildlife & Hunting

Drawn to the natural vegetation, ponds and draws through the tracts, the free-range areas attract and support a healthy wildlife and prize game habitat. Several of the tracts and the ranch boast phenomenal hunting including pronghorn, mule deer, blue quail, regional birds, and more.

WELL MAINTAINED & MANAGED

The tracts have been well cared for at the forefront of management practices. There has been extensive work done and above-standard improvements made throughout, making it a premier offering in the region.

WATER

The originators of GSW AGRO understood the importance of water for ranching in New Mexico and secured an extensive list of water rights, all included in the sale of the ranch. The irrigation and water systems ensure ample water in all prime productive areas of the tracts. This critical resource supports the agricultural operation, from irrigated crop fields to well-watered pastureland.

BLM & STATE LAND EXPANDS THE POSSIBILITIES

Another desirable aspect is control of bordering leasable BLM and state land, which extends the ranch's capabilities, and increases the multi-use productive and recreational possibilities.

Desirable Aspects Climate

The enjoyable climate invites year-round agricultural pursuits, exploration, and recreation. It's blue-sky country at pleasant elevations ideal for ag-friendly long seasons with low-overhead grazing capabilities. The winters are mild and snowfall is minimal and shortlived. The summers come with some daytime high temps, refreshing cooler nights, and monsoon season. Long shoulder seasons are typically characterized with pleasant temps, light winds, and sunshine. Precipitation is usually less than 19 inches and is concentrated between April to September.

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