



Rock Tank Ranch Sold

- \$1,700,000
- Chaves County, NM
- 27-square miles
- The right size
- The right place
- The right price!

Prime New Mexico ranchland offers scenic views, rolling hills and abundant wildlife. In the ever-changing ranch marketplace, there can be difficulty finding the right size property that is located in the right place for the right price. The Rock Tank Ranch meets all three requirements as it is an Old West property that offers enough land and facilities to run an effective livestock operation. This 27-square mile grass-growing concern is rated at 423 animal units yearlong. Located in the rolling hills of southeastern New Mexico, these wide-open spaces are perfect for the seasoned rancher, nature lover or investor. The ranch is only a short drive from the progressive community of Roswell, New Mexico, the alien capital of the world!

Headquarters

The Rock Tank Ranch headquarters offers three bedrooms and two baths which comprise the main house with open courtyard, bunkhouse and outbuildings.

Tucked neatly in a park-like setting, this residential compound sports a traditional ambiance with a touch on New Mexico charm.

The old-style barn with excellent storage completes this great private retreat home or getaway.

Livestock Facilities

Livestock raising and grazing are naturals at Rock Tank 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, pipe and wire pens. There is also a barn and tack room.

In the past, the area has supported livestock, hunting, trail riding and family activities and is listed on the New Mexico Film Institute's location hotspots.

Ownership of Rock Tank Ranch is your opportunity to live the cowboy lifestyle while running a livestock operation.

Lay of the Land

Rock Tank Ranch is 19 miles north and west of Roswell, New Mexico on Highway 247 and is convenient to the Roswell Municipal Airport. This inspiring property is located in the high desert in southeastern New Mexico grass country. Elevations of Rock Tank Ranch vary from 3,500 to 4,000 feet, providing breathtaking vistas of near and far mountain peaks and valleys. The spectacular Capitan Mountain looks close enough to reach out and touch. 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.

Rock Tank Ranch is only forty minutes from the town of Capitan, New Mexico, which is fast earning a reputation among travelers for its quaint gift and antique shops and variety of restaurants. Just a few minutes from Capitan lies the village of Ruidoso, nationally renowned for its skiing, fine dining and shopping, as well as being home to the world-famous Inn of the Mountain Gods Resort and Casino.

Local wildlife at Rock Tank Ranch 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 characteristics of the merging Chihuahuan Desert where the occasional cactus and yucca will thrive.

The array of rich color, texture and lush topography make Rock Tank Ranch an unforgettable experience.

Climate

Summer heat can be extreme in 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 your family.

Thunderous midsummer storms provide most of the precipitation with the annual average around 16 inches. The growing season is an ample 190 days.

Rock Tank 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.

Well Information

Clearwater Well

Drilled November of 1950

Depth 630 feet

Water Level 610 feet

Pump set 623 feet

Most recent maintenance: New pump 1/30/97; replace control box 9/15/98

Monument Well

Drilled March of 1939

Depth 560 feet

Water Level 482 feet

Pump set 545 feet

Most recent maintenance: New pump & motor 8/07/0

Rock Tank Well

Drilled June of 1945

Depth 493 feet

Water Level 441 feet

Pump set 462 feet

Most recent maintenance: New pump & motor 4/10/04

Headquarters Well

Drilled originally 1910; New well August 2004

Depth 565 feet
Water Level 434 feet
Pump set 510 feet
Most recent maintenance: New pipe & wire, used existing pump

South of House Well

Drilled January of 2003
Depth 519 feet
Water Level 425 feet
Pump set 460 feet
Most recent maintenance: New pump & motor 7/06/05

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