

RED RIVER RANCH

MORA, COLFAX AND HARDING COUNTIES, NM

18,000 +/- DEEDED ACRES

12,010 +/- ACRES NM STATE LEASE

30,010 +/- TOTAL ACRES



OFFERED EXCLUSIVELY BY:

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RED RIVER RANCH

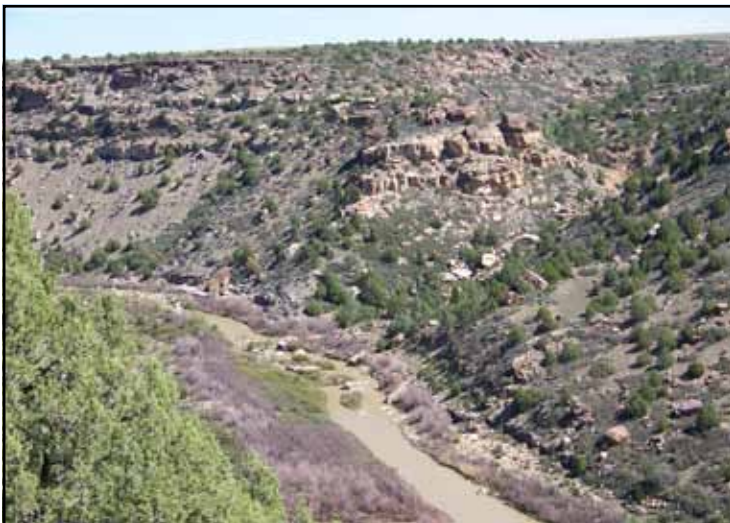
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We are pleased to have obtained an exclusive listing on the well known Red River Ranch, which is located in the heart of Northeastern New Mexico's most productive cattle ranching country. The ranch is positioned near the center point of the triangle between Springer, Wagon Mound and Roy, New Mexico. Access to the ranch is provided by graded county road.

The Red River Ranch has been under the same family ownership for approximately 100 years and this is the first time the property has been offered for sale.

The rim of the deep Canadian River Canyon essentially forms much of the eastern boundary of the Red River Ranch. This rugged canyon rim forms a natural property boundary with neighboring land to the east. It is reported that when this ranch was first settled and operated in the 1800's, the early day settlers mistakenly thought this deep river canyon was the Red River instead of the Canadian. For that reason, the first ownership called this ranch the "Red River Ranch". In later years, the pioneers discovered the river canyon was actually the Canadian, but by that time the ranch was well known as the Red River Ranch, and locals continue to call this ranch by that name today.





The terrain of the property is diverse, ranging from open rolling grama grass prairies, which encompass an estimated 75%-80% of the ranch, to several major canyon drainages, all of which drain to the east to the Canadian. These canyons and major drainage areas include Ocate Creek, which forms most of the northern boundary of the ranch and Piedra Lumbre Canyon, which borders much of the south boundary of the property. Several other draws and canyon areas head on the property and drain in an easterly direction to the Canadian.





Elevations throughout the open rolling country range from 6,100 feet to 5,800 feet, and continue to descend in the rugged canyons. The canyon ridges and rims have scenic exposed rock outcroppings with juniper, sumac, oak, piñon and scattered Ponderosa Pine being common throughout these protected canyons. Not only do these canyons offer good cover for wildlife, they afford excellent winter protection for livestock, and are considered a real asset to the ranch. Because of the rugged terrain in these canyon areas, in several places the canyon rims serve as natural pasture boundaries or ranch boundaries between the Red River and the neighboring ranches. Because of the terrain features, there are places where ownership/operational trade outs occur on a give and take basis with the adjoining land owners.





Live spring water is found in Ocate Creek and in Piedra Lumbré Canyon. Other scattered springs are located in side canyons and draws. Additional water sources include numerous earthen tanks, seasonal natural lakes, windmills, solar wells and approximately 13 miles of buried waterlines with drinking troughs. Several large water storages are located along the waterline network. Well water ranges in depth from 50 to 200 feet.

Cattle ranching has always been the focus of the Red River Ranch. The property is fenced and crossfenced into six main pastures and two shipping/holding traps. In recent years the ranch has been operated as a combination cow/calf and yearling ranching unit. The property lends itself well to either type operation.





The ranch also has good recreational features. Antelope are found in the open plains areas and mule deer, bear and elk are commonly sighted in the more protected canyon areas.



The ranch headquarters are modest and consist of a small, rustic, owner's home located in a fairly remote area of the property. This house is powered by solar and propane. Electricity is available on the south end of the ranch. Improvements on the south side of the property include shipping pens, a barn/shop and hay shed. All of these improvements are in excellent condition.



Subject to sale, withdrawal, or error.



The main shipping pens are extensive and equipped with covered scales, curved crowding snake, covered hydraulic chute and loading chute. These pens are constructed of square steel tubing and are configured with curved alley ways and circular pens. There are no corners where cattle can bunch up in these pens. These extremely functional pens were designed by Temple Grandin, noted Educator, Consultant, Lecturer, and Founder of Grandin Livestock Handling Systems. Professor Grandin is nationally known for her expertise in cattle handling, and has personally designed pen arrangements at many of the largest livestock packing plants in the United States. These pens may well be the best designed, most efficient working/shipping pens in the entire State of New Mexico.





Other improvements at the shipping pens include a large metal barn/shop with multiple storage bins and attached horse pen. There is also a large hay barn near the pens.



The Red River Ranch is realistically priced at \$450 per deeded acre. The New Mexico State Lease will be assigned to the purchaser. This is a desirable, very secure lease with an annual payment of only 71¢ per acre. This lease is substantially below the cost of similar private leases. One-half of the owner's minerals, along with all wind rights and water rights will convey with the property.

This area of New Mexico has a desirable climate with average precipitation, including winter snowfall, in the range of 17 inches. If you are in the market for a productive, long term ownership cattle ranch, the Red River Ranch should be considered. This balanced ranching unit is set up and ready to operate.

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12,010 NM STATE LEASE ACRES, MORE OR LESS
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MAP PRODUCED BY

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