

Pecos Bosque Ranch

2,020± acres | \$2,100,000 | Fort Sumner, New Mexico | De Baca County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Pecos Bosque Ranch

We are privileged to have obtained the exclusive listing on a private 2,020 deeded acre ranch that offers an owner fishing, hunting, recreation, and the added bonus of an attractive cattle operation. The property is located near Fort Sumner, New Mexico. The Pecos River is the north and east boundary of this magnificent property. Farms to the east of the property provide ample forage to keep the whitetail, mule deer, and turkey on this property. The Bosque has a dense cottonwood tree cover and a variety of brush and grass that makes the Bosque a desirable habitat for all the wildlife.







Regional Attractions

The Pecos Bosque Ranch offers private river fishing and hunting opportunities. It is not uncommon to catch big Flathead Catfish, Channel Catfish, and Bass in the Pecos River. Along with the excellent fishing and hunting opportunities on this property, Fort Sumner offers many other attractions such as the historic Billy the Kid Museum and Billy's final resting place and the Bosque Redondo Museum.

Access

Access is directly off State Highway 20. There is no public or private access through the property. The elevation is 4,000 feet.





Infrastructure Improvements

The ranch has two electric submersible wells and one solar well. Water is piped from the north well to three drinkers and a small set of pens. A very reliable water source is the Pecos River which is accessible at different places on the ranch.















Wildlife

Several species of wildlife live within the borders of the Pecos Bosque Ranch. The primary big game is mule deer and whitetail deer. Many smaller species of wildlife call the Pecos Bosque Ranch home. Turkey are also very common as are many other species of birds. The owners control the hunting and have hunted it very conservatively.



Utilities

Pecos Bosque Ranch is serviced by the Farmers Electric Cooperative.

Taxes

The total taxes on the Pecos Bosque Ranch are estimated to be \$95 annually.



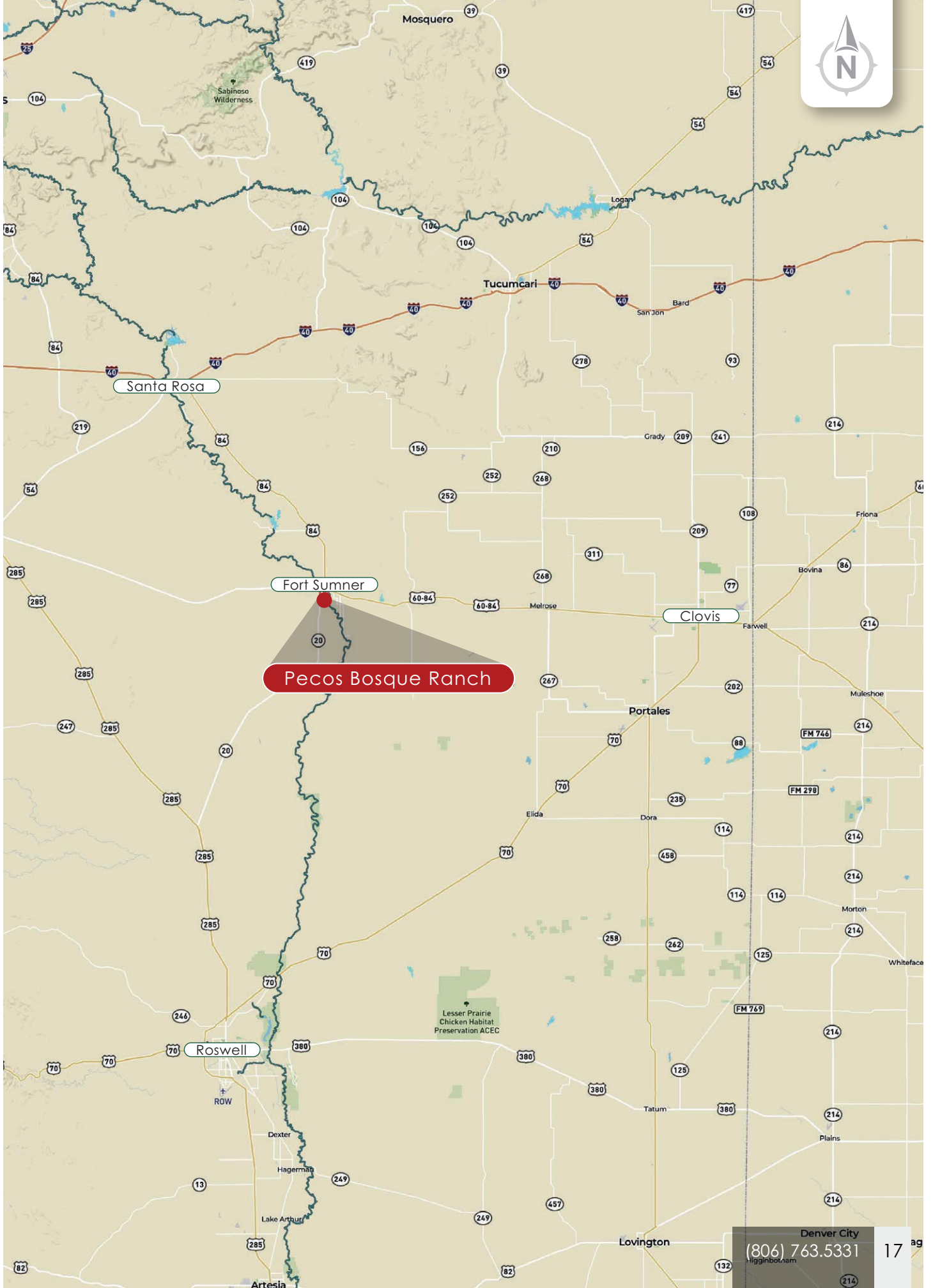
Remarks

The Pecos Bosque Ranch is truly a Paradise situated in East Central New Mexico. Beautiful Bosque, Pecos River, and wildlife make this property a true paradise. We believe we have the ranch realistically priced at \$2,100,000.

Please call Dwain Nunez (505) 263.7868 or Jim Welles (505) 967.6562 to schedule a showing or for additional information.



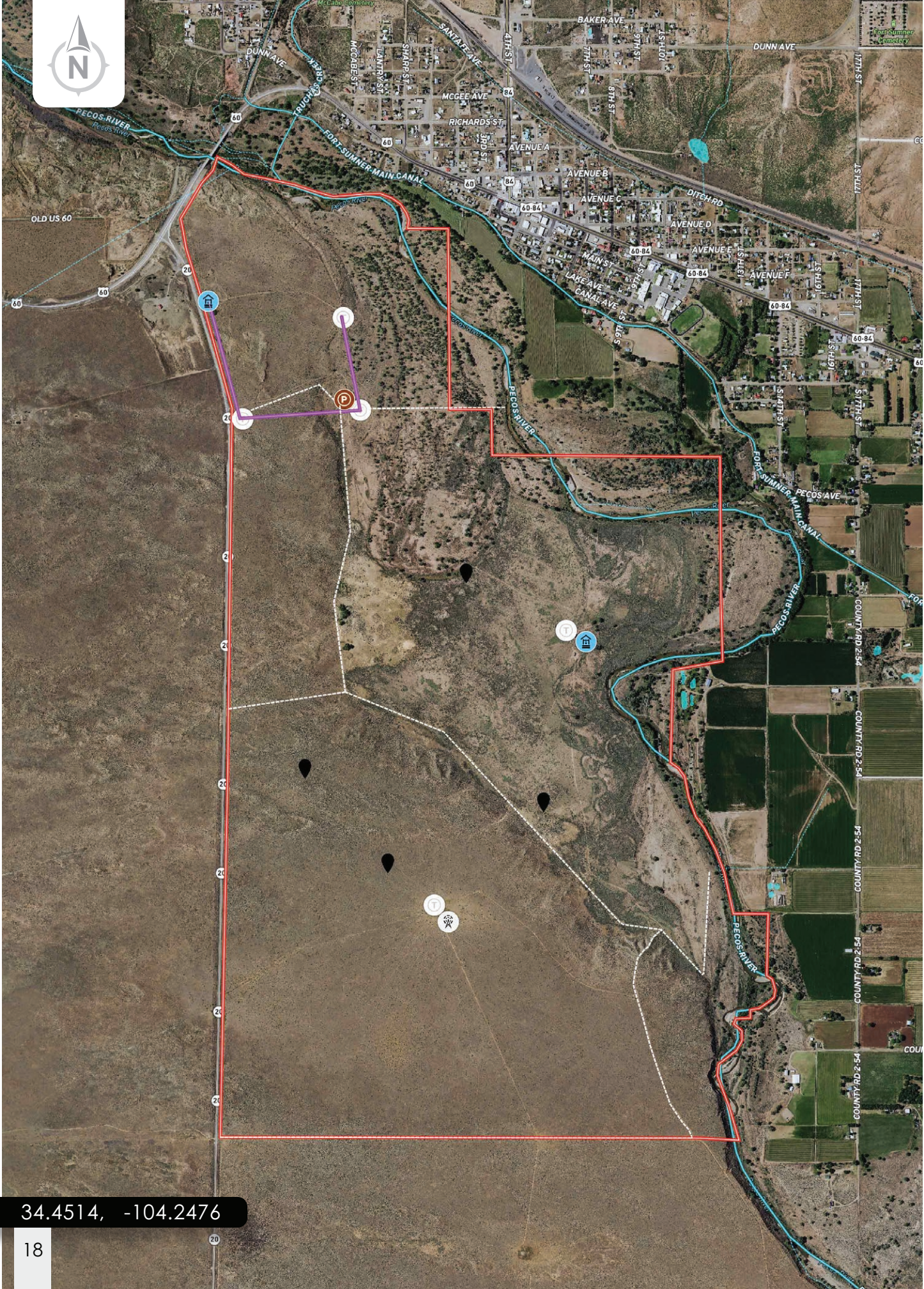




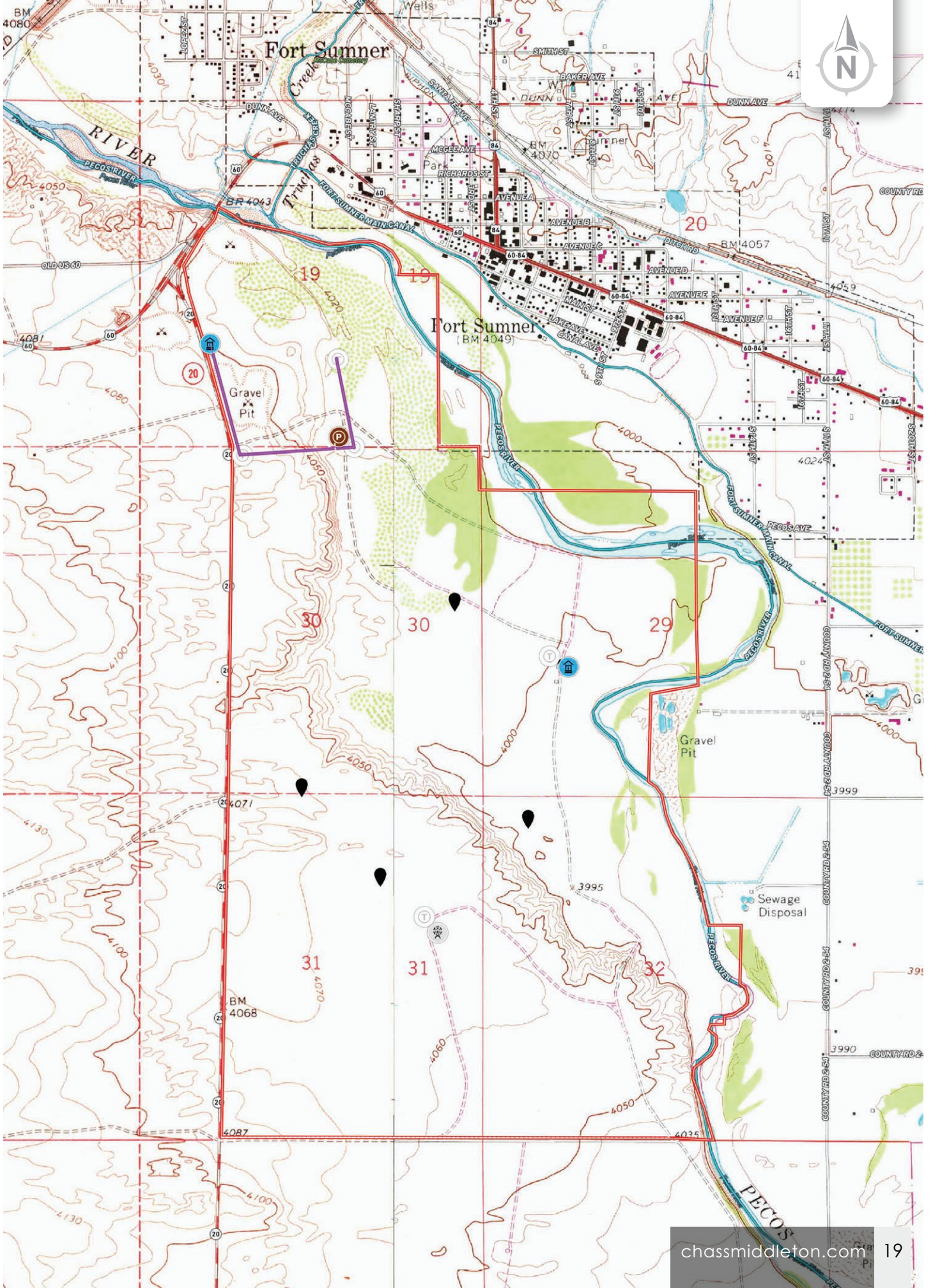
Fort Sumner

Pecos Bosque Ranch

Lesser Prairie
Chicken Habitat
Preservation ACEC



34.4514, -104.2476



Fort Sumner

Fort Sumner
(BM 4049)

PECOS RIVER

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