

ROCKING A RANCH



OFFERED BY

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ROCKING A RANCH

THE PROPERTY:

15,488 Deeded Acres
<u>960 State Lease Acres</u>
16,448 Total Acres

The Rocking A Ranch is perfectly located just 10 miles west of the ranching community of Fort Sumner, NM. US Highway 60 runs through the ranch and gives excellent access.

The ranch has been owned by the same influential De Baca County family for 74 years. With this continuity of ownership, the ranch has maintained a high level of improvement and is ready for you to move in and begin a productive operation for another 74 years.

Located near the center of the ranch is the site of the historic community of Guadalupe, established in the mid to late 1800's. There is an old Catholic Church on the property that has been maintained by a neighbor for many years. The Church still holds services once or twice a year.

TERRAIN AND VEGETATION:

Rolling plains is the predominate topography; trending into some more cedar breaks and ridges as you get closer to the Pecos River. The ranch boasts approximately two miles of scenic Pecos River and a mile or so of the Salado Creek.

The principal grasses are Grama, Buffalo and some Giant Sacaton, along with many types of shrubs such as Sagebrush, Fourwing Saltbush, and Apache Plume.

WATER:

There is strong good quality water from nine wells and the river. The wells range in depth from 110ft. to 300ft. There are one Solar Well, three Submersible Wells and four windmills.

LIVESTOCK OPERATION:

You will find this ranch is well suited to a cow calf production with abundant cover. The ranch, for many years, also had the reputation of a yearling ranch known for excellent gains.

IMPROVEMENTS:

The headquarters includes the main ranch house with another dwelling, barns, a set of corrals, a set of scales, etc. Some of the equipment will convey with the ranch. In the south pasture is another set of corrals and scales.

WILDLIFE:

Game includes Mule deer, Antelope, Blue Quail, with Catfish, Channel Cat, Blue Gill, and Perch in the river.

BROKER NOTES:

Having known this ranch very well for many years, we believe it is one of the best ranches in Eastern New Mexico. The gains on yearlings for the years to come will prove the quality and production of the ranch. If you are looking for a production ranch with scenic views, and a vital waterway, come and look, you will not be disappointed.

PRICE:

\$7,750,000

Includes 100% of owned mineral rights.









