

McKINLEY RANCH

10,844 ± Acres | \$6,452,180 | Las Vegas, New Mexico | San Miguel County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

McKINLEY RANCH

A large grazing ranch conveniently located within a short distance of Las Vegas, Santa Fe, and Albuquerque.

We are privileged to have obtained an exclusive listing on a property in the very highly desired ranching area of Northeast New Mexico. Located in Central San Miguel County, this grazing ranch is comprised of 10,844 deeded acres, more or less. The ranch is perfectly balanced with beautiful open rolling productive rangeland and highly functional range infrastructure.



The McKinley Ranch is conveniently located 20 miles east of Las Vegas, 1.5 hours from Santa Fe, and approximately 2 hours from the Albuquerque International Airport. The Las Vegas Municipal Airport has an 8,199' x 75' runway that is capable of handling most any size private jets. State Highway 104 provides year-round all-weather access. The Ranch fronts State Highway 104 for approximately 5 miles.

Elevations on the McKinley Ranch vary from roughly 6,400 ft. to 6,600 ft. This ranch is in strong grazing country. Primary grass forage on the ranch is Blue and Black Gramma, Buffalo, Side Oats, Bluestem and Western Wheat. This ranch is best suited for a seasonal grazing yearling operation. Livestock ranches in this area are widely recognized for producing outstanding gains on stocker/feeder cattle. This ranch has two large pastures, one small pasture and one shipping trap. Fences are in good condition with 4 and 5 strand barbed wire. Access to all pastures is easy via the maintained county roads and two track ranch roads traversing the unit. Rainfall average in this area is 14-16 inches.

The property does not have a headquarters, but does have a good set of mostly wood working and shipping pens with a 20,000-pound







capacity set of scales.

The ranch is very well watered with six wells and all are equipped with windmills and drinkers. There are two large storage reservoirs, however only one is being used at this time. Depths of wells vary from 120 ft. to 200 ft. The wells will pump approximately 1 gpm to 5 gpm, and water quality is very good.

The primary big game species is antelope. An occasional elk will cross this ranch on its way to rougher country to the north and south of this ranch.

The McKinley Ranch is priced at \$6,452,180 or \$595 per deeded acre. Historic stocking capacity is rated at 18 acres per yearling for 650-pound yearlings. Stocking rates for lighter yearlings weighing around 450 pounds would be approximately 15 acres per yearling. If you're looking for a good quality yearling grazing unit, conveniently located to Las Vegas, New Mexico, this ranch deserves your utmost consideration.

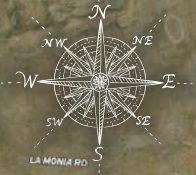
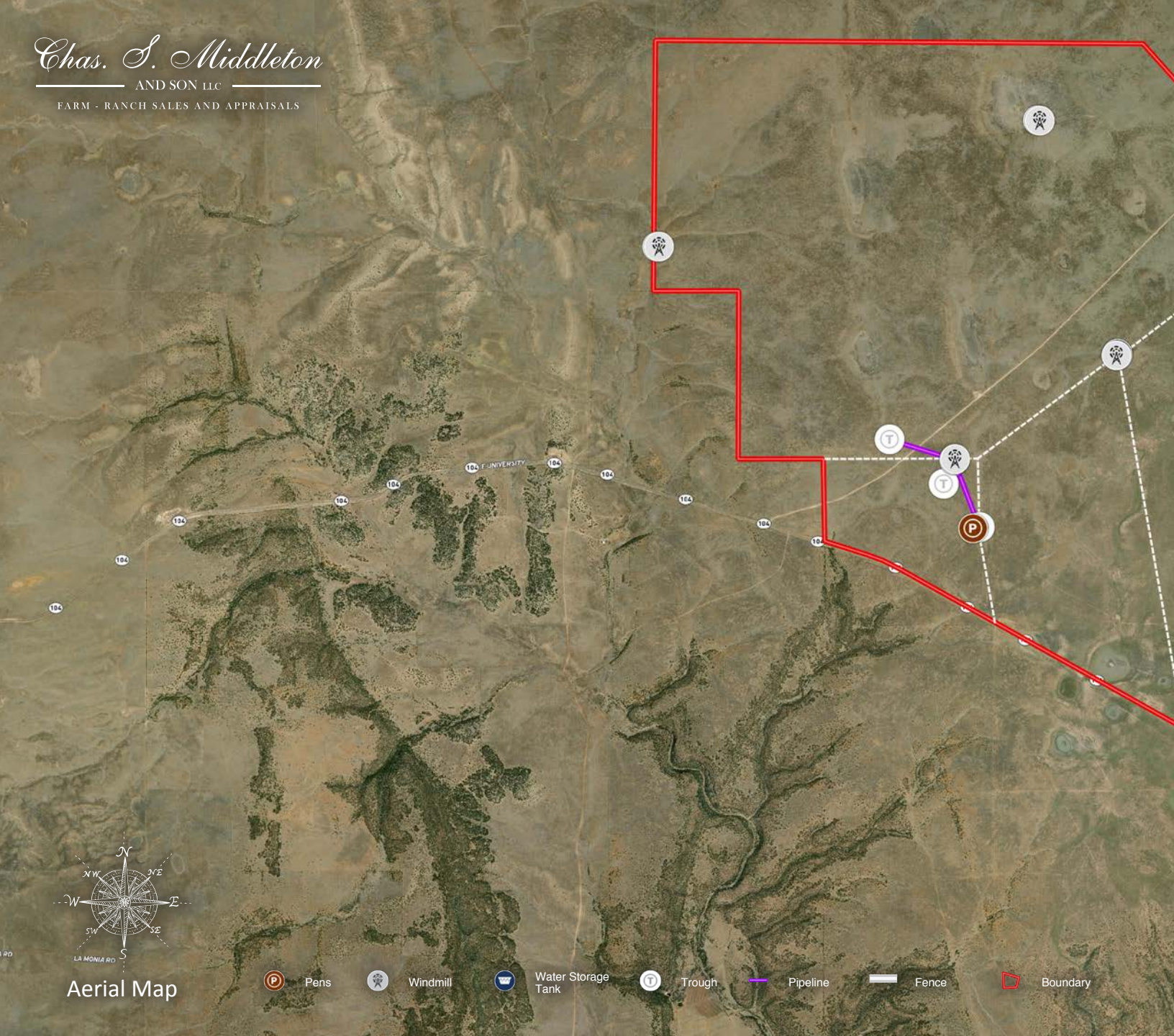




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Aerial Map



Pens



Windmill



Water Storage Tank



Trough



Pipeline



Fence



Boundary



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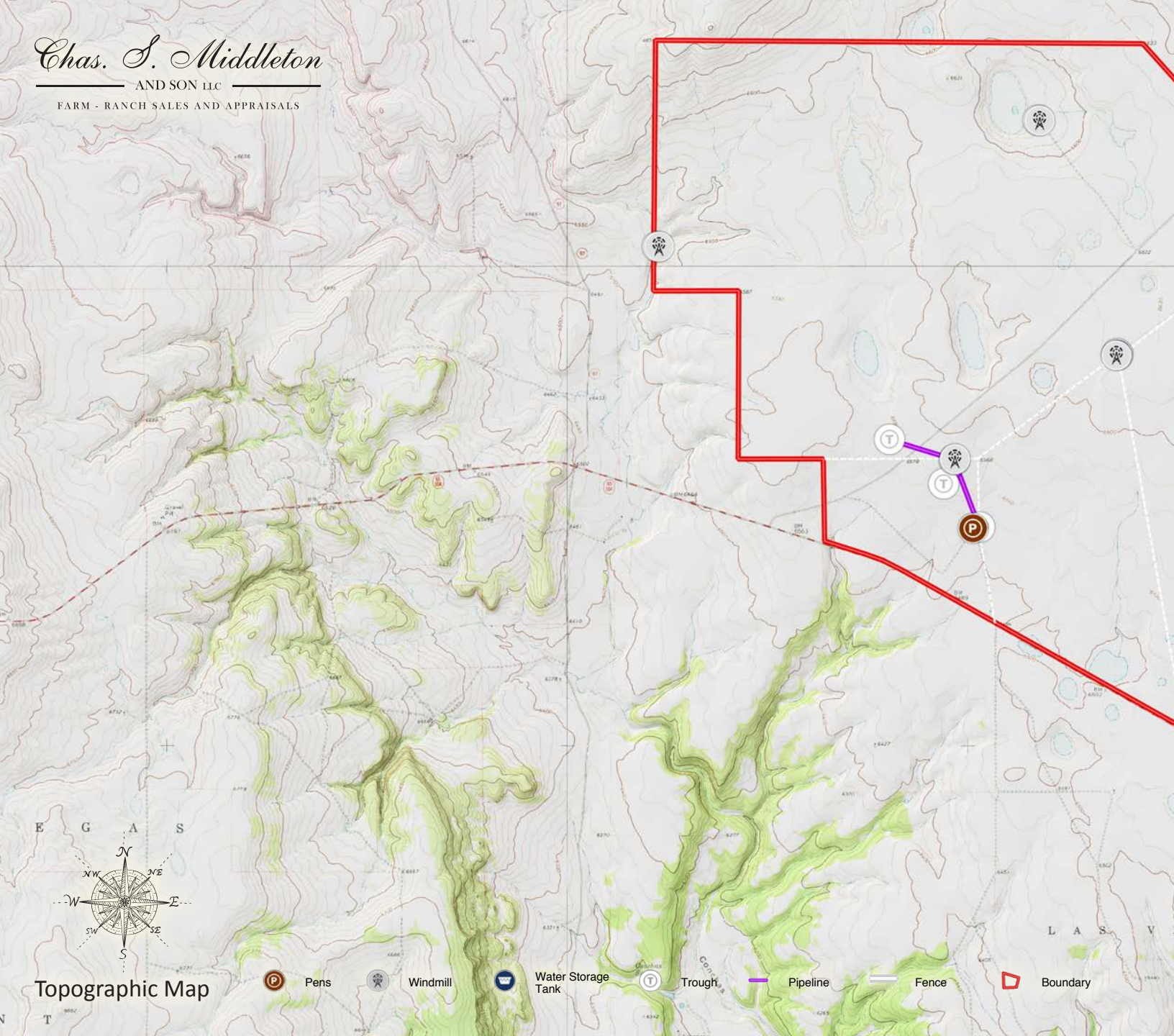
LAS VEGAS, NEW MEXICO | SAN MIGUEL COUNTY

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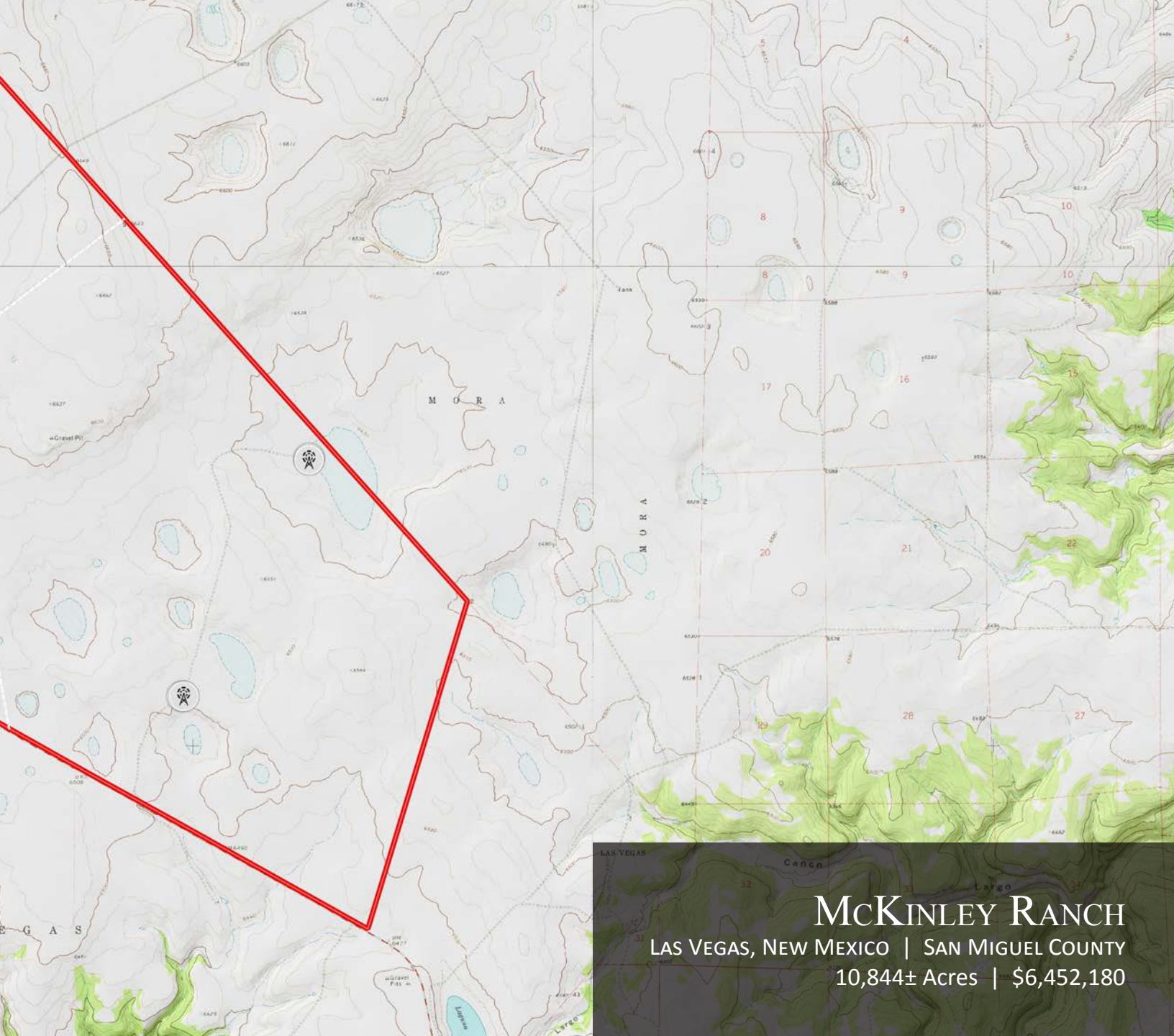
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Topographic Map

- Pens
- Windmill
- Water Storage Tank
- Trough
- Pipeline
- Fence
- Boundary



LAS VEGAS
Canyon
Lago

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