

SP JOHNSON RANCH

A Rocky Grassland Property In Southeast NM with Reputable Production & Hunting Assets

32,560.65± Acres | Chaves and Lincoln Counties, New Mexico

24,844.65 Deeded Acres | 7,556± BLM Acres | 160± New Mexico State Lease Acres



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

SP JOHNSON RANCH

DEEDED ACRES - 24,844.65 ±
BLM ACRES - 7,556 ±
NEW MEXICO STATE LEASE ACRES - 160 ±

A reputable, high percentage deeded production ranch with additional recreational income acquired through hunting rights and NRCS contracts.

We are excited to announce the exclusive listing of a 32,560+/- acre production livestock ranch that has been in the same family since 1941. The S.P. Johnson Ranch is one of the larger, high percentage deeded acre properties located in southeast New Mexico. The ranch is blocked well, has good access and

water distribution, and provides a bit of recreational income from mule deer, barbary sheep, and quail hunting.

The S.P. Johnson Ranch is located approximately 40 miles southwest of Roswell, NM and consists of 24,844.65 deeded acres, 7,556 acres of BLM leasehold lands, and 160 acres of NM

CONTINUED ON PG 6





This property is flowing with rolling rocky grasslands, hills with steep rocky draws and canyons.





State Lease lands. The ranch lies in both Chaves and Lincoln Counties. The historical operation of the S.P. Johnson Ranch has been a cow/calf operation and to a greater extent in years past, a sheep operation. In normal rainfall years, owners of the ranch believe a more realistic cows year long (CYL) stocking rate would be 8-10 +/- head per section. Range infrastructure shows age but is functional and in good overall condition.

Elevations on the property vary from 4,200 feet to 4,900 feet. Terrain ranges from undulating and rolling rocky grassland to rolling hills with steeper rocky draws and canyons in some areas. Structural improvements are typical of ranch operations in the area and are in fair to good overall condition. The ranch is well blocked with fencing considered to be in average condition with most of the fences being rebuilt or repaired over the years using set posts bored into rock with concrete. Primary grasses on the ranch consist of grama varieties, galleta, New Mexico feathergrass, and tabosa. There are some areas of light to moderate cholla cactus infestation along with minor amounts of yucca, mesquite and snakeweed. However, the ranch has been grazed in a proper stewardship manner over the years and there are no vegetative issues not typical of the surrounding livestock ranches in this region.

The primary water source on the property is 7 wells that vary in depth from 450' to 708'. Three wells are powered with REA electric and three

CONTINUED ON PG 11







New Mexico feathergrass, tabosa, galleta and various grama varieties of grass cover the property.







wells are equipped with solar powered pumps. Divide Well on the north portion of the ranch is powered by a diesel generator. This well has a 3 hp pump, generates 12 GPM, and is cased with PVC. A majority of the water pipeline is 200 psi 1 ¼ inch PE 3408. The 7 wells provide water to 23 storage tanks located throughout the ranch. The storage tanks vary in size from 17,000 to 23,000 gallons. The storage tanks are integral to the supply of livestock water to over 62 steel and concrete waterings strategically located

on the ranch. There are 2 well share agreements in place, whereby neighbors share in the water supplied along with the care and maintenance of the well itself. The ranch also includes multiple earth tanks that provide water to livestock. The S.P. Johnson Ranch is adequately watered for livestock production and the wildlife calling the ranch home.

The S.P. Johnson Ranch has a good set of working pens located at the headquarters. The pens are constructed of pipe, sucker rod, bull wire, and

CONTINUED ON PG 15





Additional income is provided through hunting rights of mule deer, barbary sheep and quail.





2.5 inch steel framing. The working area includes a set of 10,000 lb. scales. There are also range pens located at Buck Camp and Divide on the ranch that are adequate for light doctoring of livestock.

Structural improvements on the ranch include an owner's home, a manager's home, and a labor home that are in good condition. A barn for hay and equipment storage are located at the headquarters as well.

As mentioned the property has good populations of mule deer, barbary sheep, and quail providing an additional source of income to the ranch. Leases by outfitters seeking deeded property similar to the S.P. Johnson Ranch would likely pay in the neighborhood of \$50,000 for the hunting rights. An owner-operator scenario would probably produce a gross income in the range of \$90,000 to \$100,000 per annum. Quality management of hunting is crucial for sustained annual income in both cases.

The NRCS currently has a conservation contract with the current tenant that provides \$40,000 per year for the next two years. The contract requires maintenance of bird and wildlife watering's, fecal monitoring of livestock, and maintenance of a cost shared solar system at West Cherry Well.

Public access to the ranch is limited to the northern BLM lands and Buchanan Road, a county maintained access, bisects the southern portion of the ranch. Access to the larger deeded lands within the ranch to include the

CONTINUED ON PG 19





Three homes - owner, manager and labor - sit on the property in addition to a barn for hay and equipment storage all of which are in good working condition.







headquarters area is privately controlled. This road does seem to cross deeded lands owned by the ranch. At this time, we do not believe this public road would materially affect a sale and or list price of the ranch but would need to be disclosed to a prospective buyer.

BLM fees were \$1.41/AUM or roughly \$3,000 in 2018. NM State Lease charges were \$100+/- in 2018. Lincoln County Real Estate taxes in 2017 were \$250.55. Chaves County taxes to be billed in 2018 are \$2,034.60.

The owners of the S. P. Johnson Ranch will convey half of any owned minerals to the buyer.

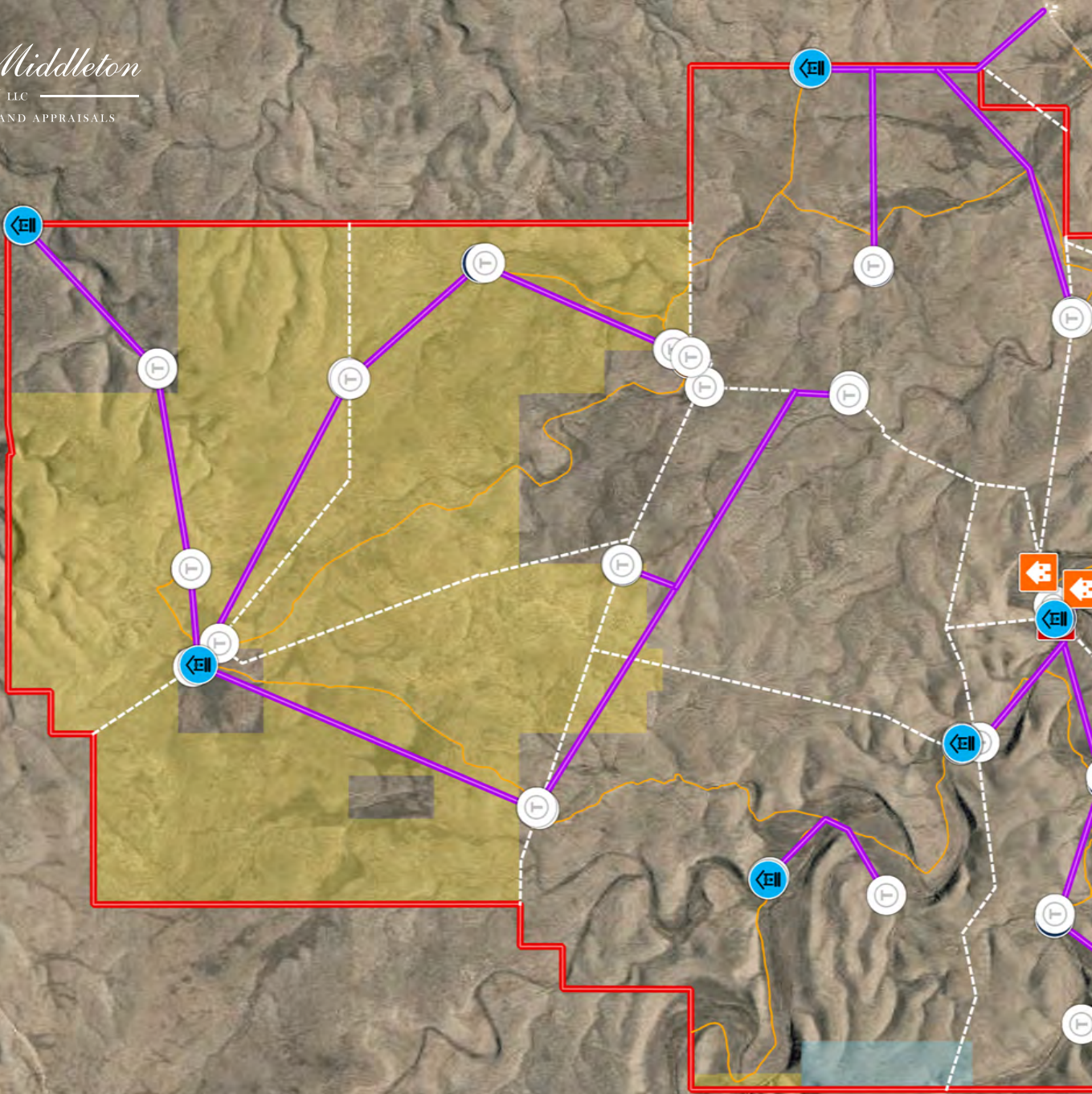
If you are in the market for a reputable high percentage deeded production ranch in the desirable area of southeast New Mexico, the S.P. Johnson Ranch will fit your needs. The property is realistically priced at \$8,900,000 or \$358.23 per deeded acre, lease acreage included. Livestock and equipment will be offered in a separate treaty sale. To schedule a showing, or for additional information, please contact Jim Welles or Dwain Nunez before this great ranch gets away.



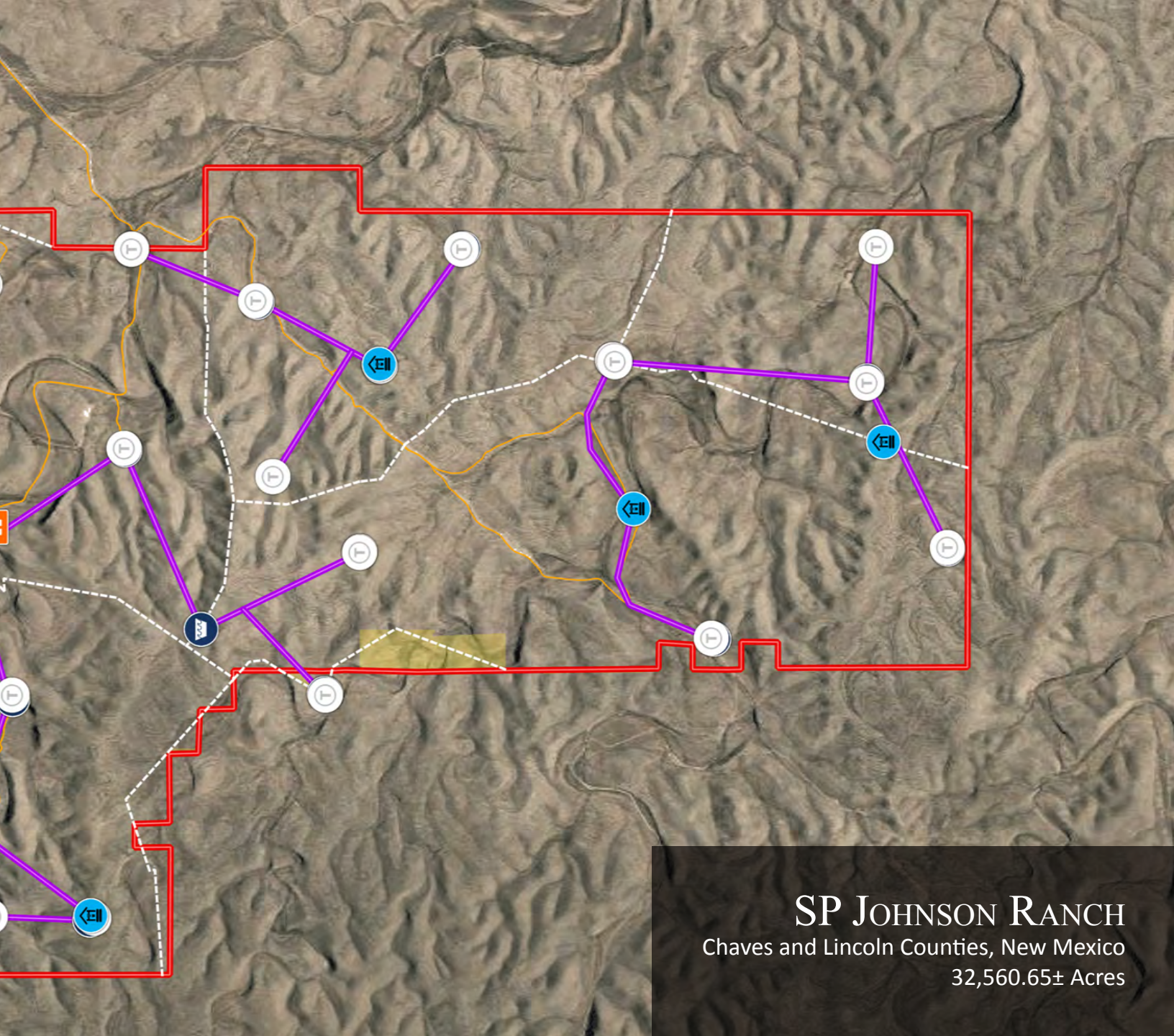
Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS



Aerial Map



SP JOHNSON RANCH

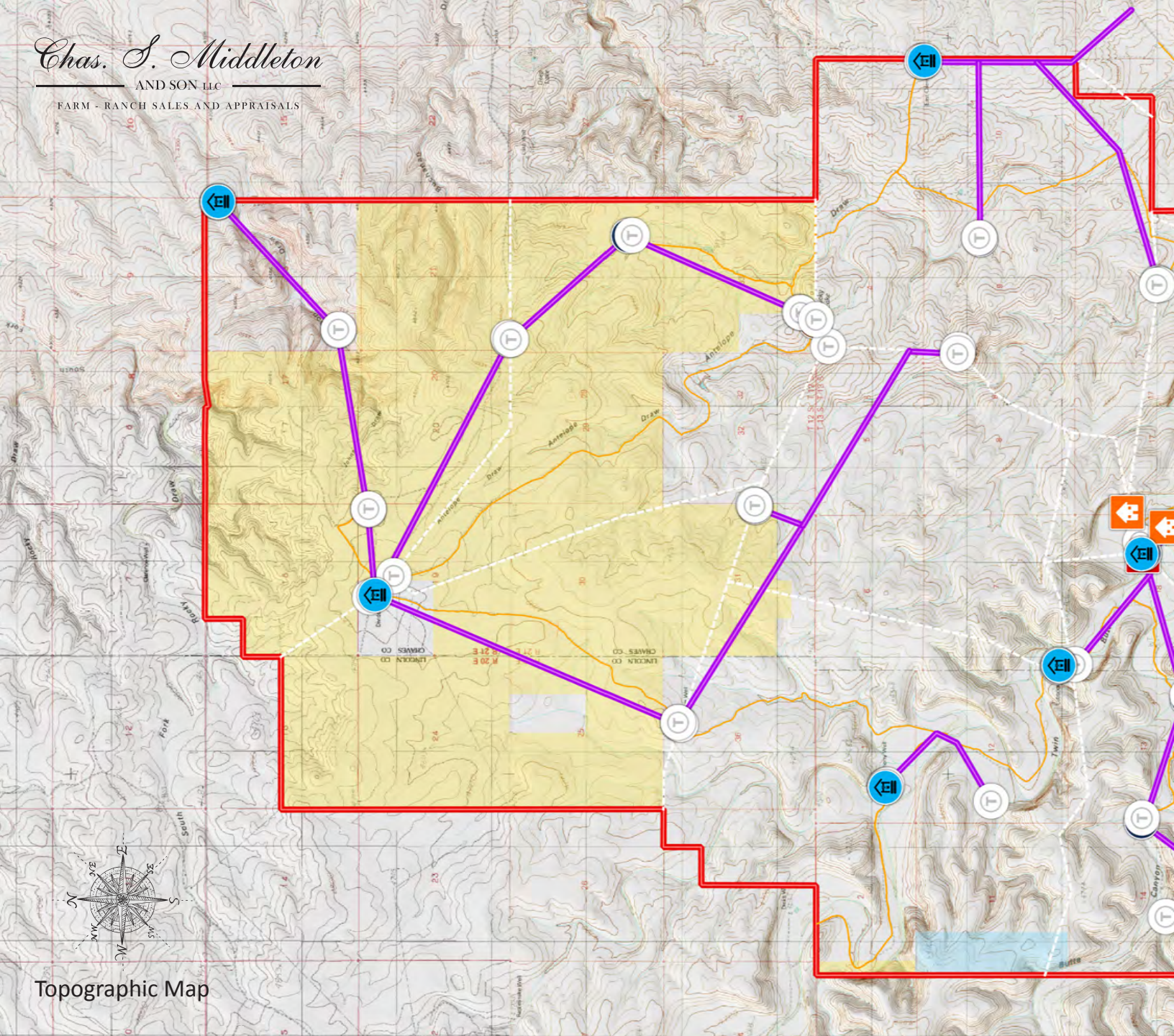
Chaves and Lincoln Counties, New Mexico

32,560.65± Acres

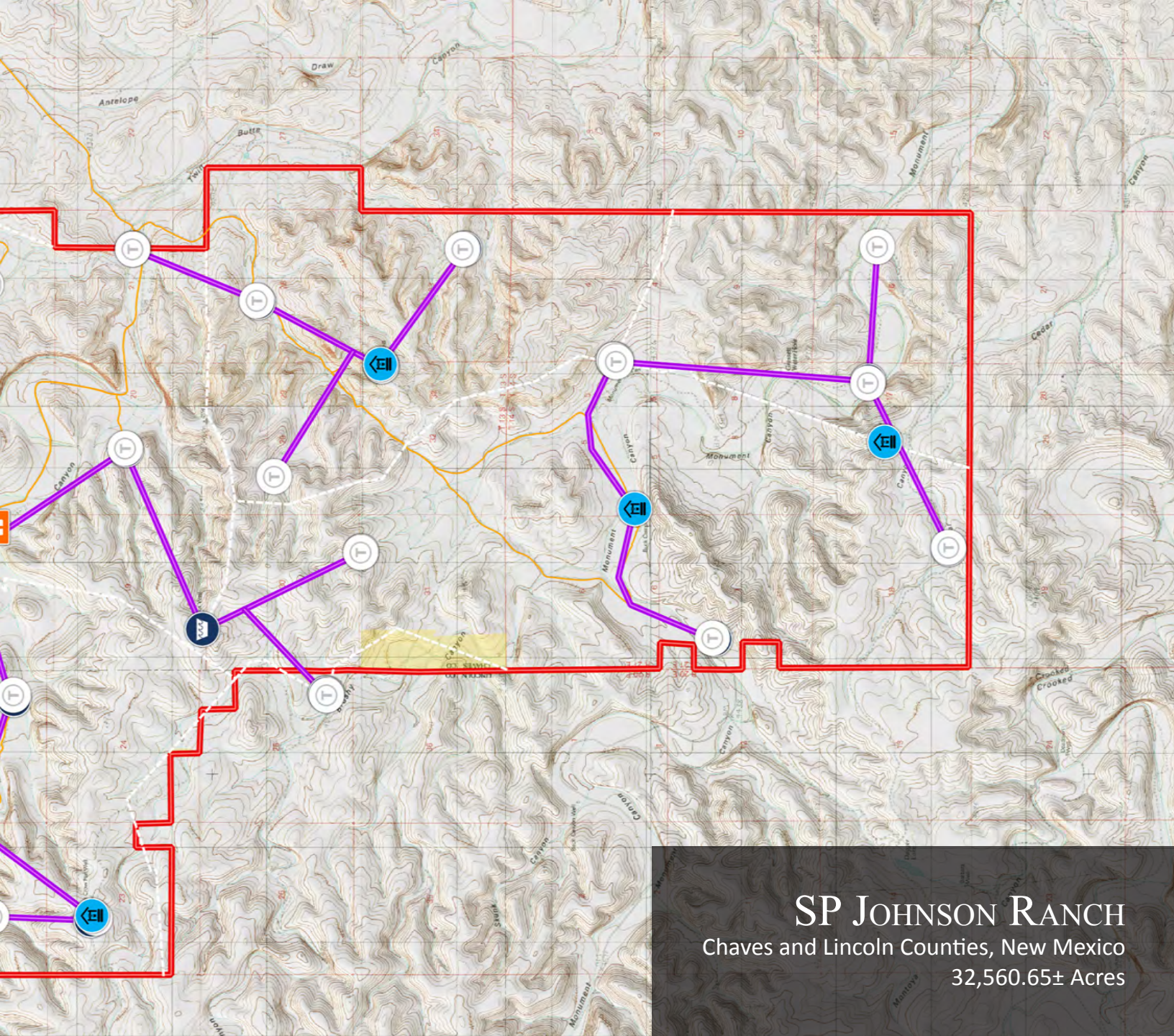
Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS



Topographic Map



SP JOHNSON RANCH
Chaves and Lincoln Counties, New Mexico
32,560.65± Acres

DWAIN NUNEZ

Associate Real Estate Broker
New Mexico

☎ m 505.263.7868
✉ dwain@csmanson.com

JAMES (JIM) WELLES

Associate Real Estate Broker
New Mexico

☎ m 505.967.6562
✉ jim@csmanson.com

Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS



[CHASSMIDDLETON.COM](https://www.chasmiddleton.com)



Listing subject to sale, withdrawal, or error.