



Chas S. Middleton and Son
CANADIAN RIVER RANCH
QUAY COUNTY, NEW MEXICO

Offered Exclusively By:
Chas S. Middleton and Son, LLC.
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Trust is hard to come by in today's fiercely competitive farm and ranch real estate market. Chas. S. Middleton and Son is here to provide you with professionalism and integrity.

CANADIAN RIVER RANCH, QUAY COUNTY, NEW MEXICO

Location:

We are very proud to have an exclusive listing on a no-frills, pure production cattle ranch in the highly desirable area of Logan, New Mexico. This ranch has the Texas line as its east boundary and the Canadian River as its south boundary. This property is well blocked, has well controlled access and privacy with large ranch ownerships as its neighbors.

Acreage:

17,646 +/- DEEDED ACRES

7,861 +/- NM STATE LEASE

25,507 +/- TOTAL ACRES

Amenities:

Along with strong grass production, we believe one of the strongest amenities of this ranch is having the Canadian River along its south boundary. The area along the river is diverse ranging from grass covered

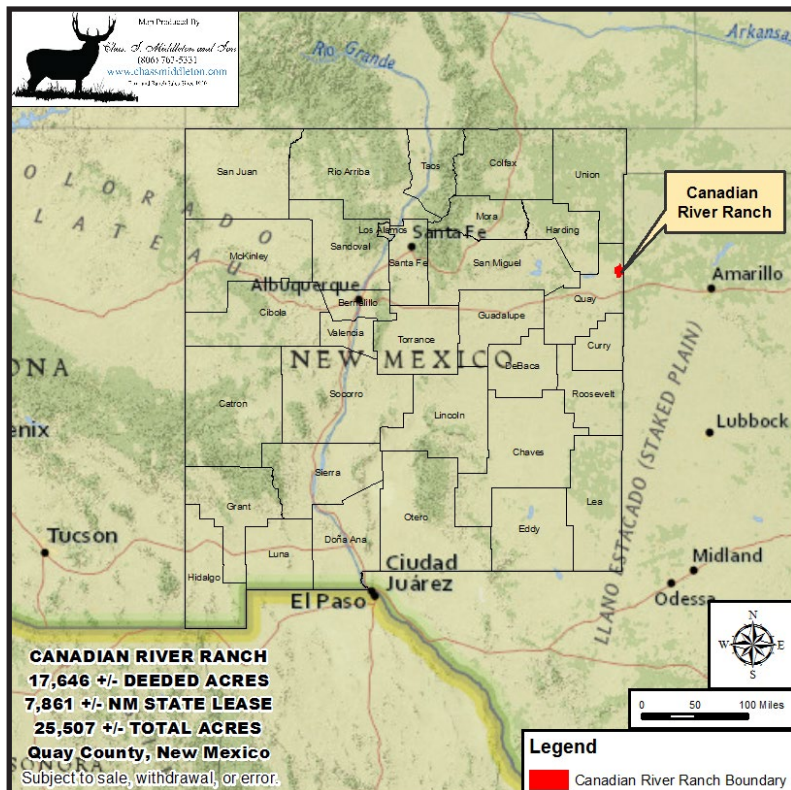


drainages into the river itself, to productive bottomlands covered with beautiful Cottonwood trees and live springs that add scenic appeal, not found on many ranches in Eastern New Mexico. The springs in this area are of sufficient volume, strong enough to provide additional water sources for livestock and wildlife along the river.

History:

Historical operation of this working cattle ranch has been a year-round mother cow/calf ranching unit. Late December's annual cattle inventory reflected the ranch was stocked with 490 mother cows, 40 replacement heifers, 120 yearlings, 128 calves, and 28 bulls. There is plenty of forage for this herd to thrive on. Sand dropseed, buffalo, and grama grass production has been superb this past season. We believe this ranch to be a solid 14-15 AU/section outfit. Could it do better? Absolutely, additional water distribution via pipeline drinkers to strategic areas would enhance this ranch's overall capacity.

Mesquite infestation is minimal with most sprayed areas showing a very high percentage kill. The beauty of this ranch from a production standpoint is that it is almost all "useable" for livestock grazing. Terrain on the ranch varies from undulating and rolling grasslands on the northern one-third to transition country described as grass covered sand hills throughout the middle section of the ranch, draining to tighter gravelly soils on the lower one-third,



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with productive, grassy covered drainage areas spilling into the river bottom. As mentioned above, there is an area on the south with numerous springs, large cottonwoods, and beautiful rock outcrops above the river. Elevations on the ranch vary from 3,900' to 4,000'.

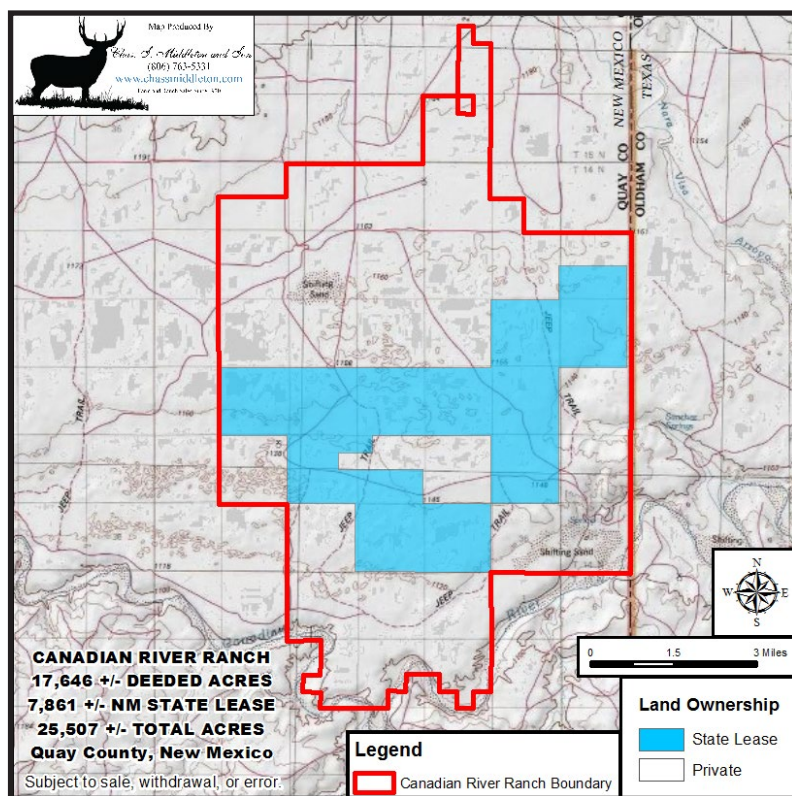
The northern portion of the ranch was farmed in the late 80's and early 90's. There were 12 pivot irrigated circles equipped with pumps and motors. There are a few pivots remaining on the landscape. Chas. S. Middleton and Son, LLC does not warrant or claim any validity regarding the irrigation water rights on this ranch. The ranch is priced and sold as a production livestock ranch, with no added value placed on potential irrigation production. We were told the irrigation water was not of good quality, which was the reason the farming operation was abandoned a number of years ago. The ranch is fenced into



12+ larger and smaller pastures and 3+ traps. Interior and exterior fencing is comprised of four and five strand barb wire. Wire gates and two track roads provide access to all pastures on the ranch. Fencing is functional and is considered to be in average condition for the area. live springs that add scenic appeal, not found on many ranches in Eastern New Mexico. The springs in this area are of sufficient volume, strong enough to provide additional water sources for livestock and wildlife along the river.

Water Sources:

The primary water sources on the Canadian River Ranch are approximately 16 wells, of which 11 are solar, 2 are electric submersible and 3 are windmills. The ranch manager has and continues to work on the water distribution into areas of the ranch with no permanent water. There are steel rim drinkers and fiberglass drinkers in all 11 of the larger pastures. All but two of the pastures have wells and many have supplemental water piped in from other wells. Many of the drinkers are new or recently fiberglassed and are in good condition. Additional water sources include 7 natural springs on the south end of the ranch, along the Canadian River. The manager has developed several of the springs and has plans to further develop the stronger springs. These springs supply ample water to both livestock and wildlife. Small areas on the southeast end of the ranch appear to be somewhat sub-irrigated by the Canadian River.



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The Canadian River Ranch headquarters area contains older shipping pens, a small equipment storage and feed storage shed with garage, and a single wide mobile home.

Sporting:

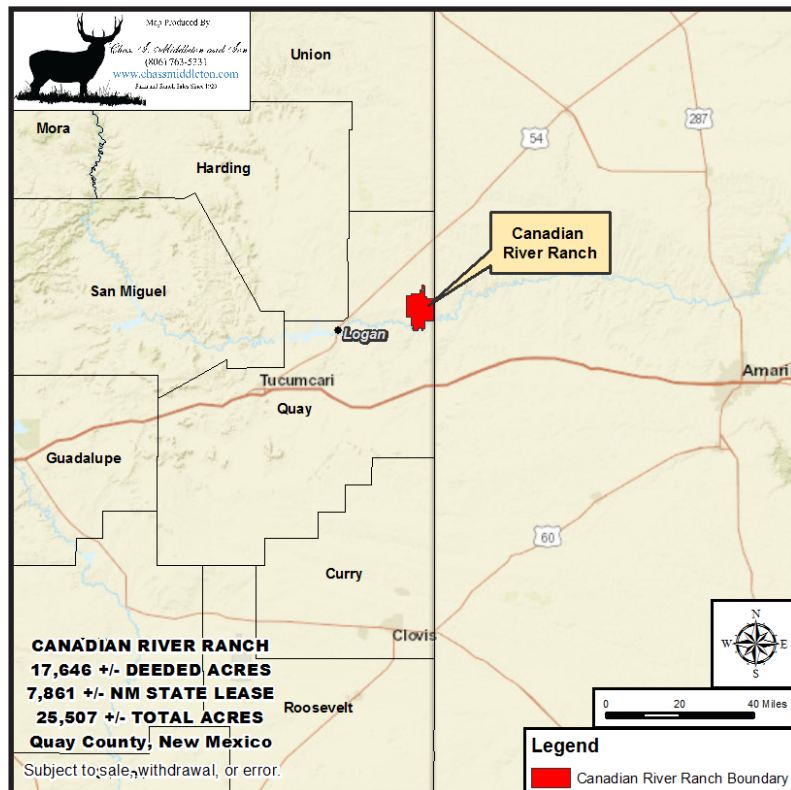
Sporting wildlife on the ranch consists of pronghorn antelope, mule deer, and smaller populations of whitetail deer. The foreman has viewed a few elk along the river area from time to time. Like any ranch in this part of the world, coyotes and bobcats are seen frequently. The foreman has traps set for bobcat and has done quite well selling pelts over the years. With proper management and development, a small recreational hunting operation could be a viable supplemental income generation source on this ranch. The ranch foreman has also done well noodling big catfish along the banks of the Canadian River.



Region:

Not to be overlooked is the ranch's location near one of the nicest fishing and recreation lakes in the state of New Mexico. Ute Lake is reported to contain 8,200 surface acres in size and is the main economic magnet for the town of Logan. This lake provides anglers great fishing for largemouth bass, catfish, crappie, and walleye. The lake is great for those who love to take their boats out for a day of water sports including skiing, and wake boarding. Ute Lake is managed by the New Mexico Parks and Recreation Department.

Logan, New Mexico is located about 25+/- minutes southwest of the ranch boundary. Logan is a small community of 1,000+ full time residents. However, with the lake as its main draw, over 250,000 visitors frequent this small community on an annual basis. Ranching and Agriculture are the backbone of the community. The town has an average high temperature of 73° and average low temperature of 43°. Annual precipitation is reported at 17 inches per year. Average sunny days are reported to be 325 days per year. There are some nice secondary homes at Logan with great lake access. Folks living in nearby large communities frequent the lake as a get-a-way for year-round recreation. Logan has most daily needs for folks including food, restaurants, fuel, and banking. Tucumcari, located southwest of Logan, is a bit larger and has a small airport with a 7,000 ft. landing strip and small medical facilities.



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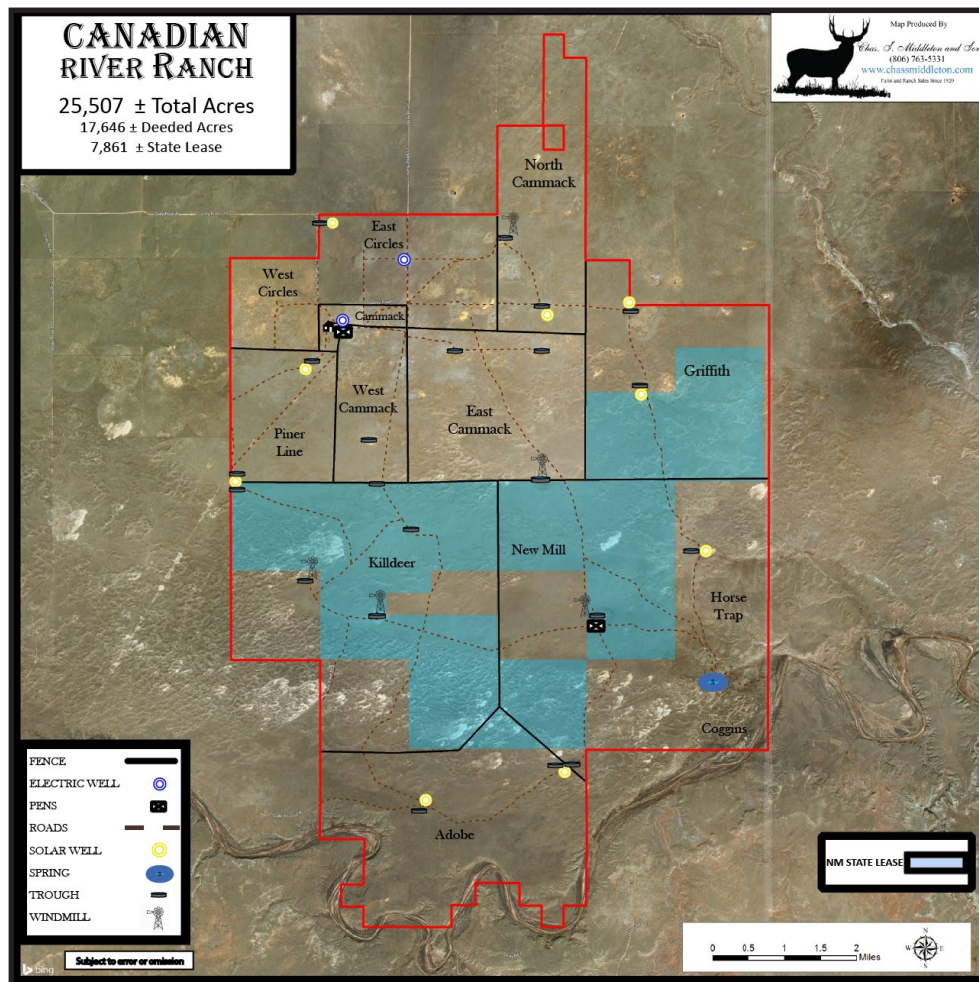
Price:

Real Estate taxes on the Canadian River Ranch were \$1,775 in 2017. The New Mexico State Lease was \$12,489.09 (\$1.59 per acre) in 2017. One-half of any minerals owned on the ranch are included in this offering.

Summary:

In summary, the Canadian River Ranch is a no-frills working cattle ranch that is priced to sell in today's market at only \$340 per deeded acre. The New Mexico State Lease will be transferred to the buyer. We believe this ranch is a diamond in the rough. With the right vision, this place has potential to make any owner proud to say they own it. If you have been searching for a ranch that will provide you and your family with good quality grass production in Eastern New Mexico, this offering deserves your attention.

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