

Jones East Ranch
1,337.585 +/- Deeded Acres
San Miguel County, New Mexico

Offered exclusively by:

Chas. S. Middleton and Son

www.chassmiddleton.com

1507 13th Street

Lubbock, Texas 79401

(806) 763-5331

Subject to sale, withdrawal, or error.



Chas S. Middleton and Son, LLC, is privileged to have the exclusive listing on this small, production and yet scenic ranch. The ranch contains 1,337.585 deeded acres. The ranch is 22.5 miles east of Las Vegas, 1.5 hours from Santa Fe, and a bit over 2 hours from the Albuquerque International Airport. State Highway #104 provides year round access to the ranch and its entrance is immediately off the highway. The property fronts Highway #104 for over 2 miles. The Las Vegas Municipal Airport has an 8,199' x 75' runway and will handle private jet traffic.

Las Vegas is known for the Armond Hammer World College, New Mexico Highlands University, Luna Community College, Fort Union Monument, and its Old Town Historic District. Conchas Lake State Park is located 54 miles to the east and provides year round fishing and summer water sport activities.



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Elevations on the Jones East Ranch range from 6,400 to 6,600+ ft. Terrain includes lush meadows, ponderosa pine, piñon-juniper, and a variety of other trees including oak brush. This ranch is located in strong grazing country for a year-round cow/calf operation or a seasonal yearling operation. The rolling hills and meadows are covered with Blue and Black Grama and Side Oats grass. Winter Fat, an excellent quality browse packed with protein, is scattered across the ranch. Fences are in good shape as well as the pens. There is electricity, water and telephone service provided to the small set of range pens on the property. A windmill well is also at this location and it, along with the pens would make a great place for a headquarters-home site.



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There are dramatic canyons on this ranch that are not apparent from the highway. They are very scenic and provide a backdrop that is breathtaking. The canyon walls, along with stunning fractured ledge rock outcroppings, and caves along the walls add to the diversity and appeal of this ranch property. These canyons provide for cooler temperatures as well as natural watering holes for wildlife. They also shelter livestock in times of harsh weather. These canyons also tie into larger canyons to the south that eventually form the Conchas Ranch Canyons. There is a small spring hidden deep in the large canyon bottom, marked by a rock formation of an arrow.





This ranch provides for a natural and appealing habitat for elk, turkey, antelope and deer. Elk are the dominant wild-life on this ranch. There has been no hunting on this ranch in many years nor are there any elk or antelope tags issued. Owners can apply for elk hunting opportunity through the NM Department of Game and Fish E Plus system or merely enjoy their presence.



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Owners indicate they own 100% of mineral rights and all minerals will be conveyed with the sale. The ranch has two caliche pits located on the northeast end of the ranch which can provide material for the ranch and possibly for others wanting this type of material.

We have the Jones East Ranch priced at \$735,700, or \$550.00 per acre, and truly believe its value is based on its scenic appeal, production and proximity to Las Vegas and Santa Fe. It is not often that a small production/recreational ranch or a get-a-way property close to Las Vegas and Santa Fe comes on the market.



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 Farm and Ranch Sales Since 1920



Jones East Ranch

JONES EAST RANCH
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*Laguna Huerfana, NM;
 7.5' USGS Quadrangle;
 Las Vegas Grant*

0 10 20 Kilometers

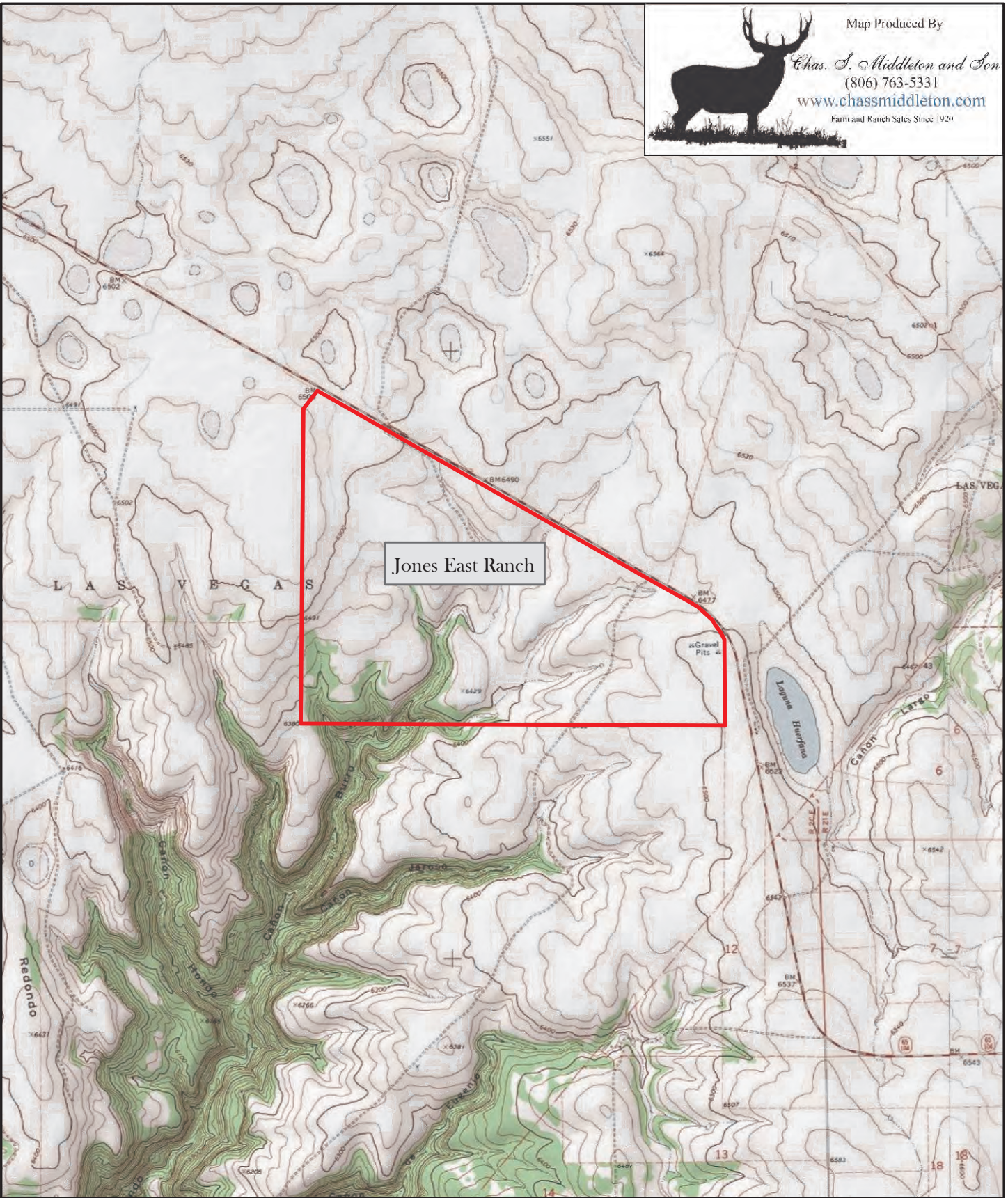
0 10 20 Miles



1:850,000



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0 0.65 1.3 Kilometers
 0 0.45 0.9 Miles





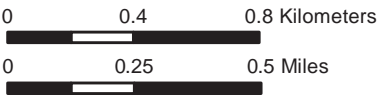
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1:24,000