

# **WEST WHITE RANCH**

## **Roswell, New Mexico**



The **West White Ranch** is located approximately 16 miles northeast of Roswell, NM. The Pecos River runs through this ranch and offers sub-irrigated land along the river. This well watered ranch also has a spring which flows year-round except in very dry years. There is a 40-ft well, pipe corrals, a house and various outbuildings. It will support approximately 45 head of cattle year-round depending on rainfall and range conditions.

### **General Description**

The Pecos River runs north to south through the west part of the ranch. The land adjacent to the river on the west side is flat; on the east side of the river it consists of upland soils that are generally flat to rolling, intersected by drainages to the river.

Elevation of the ranch range from 3800 feet on the east end to 3580 feet along the river on the west end.



Annual rainfall averages around 12 inches per year. The average daily high temperature is 75° and the average annual daily low is around 41°.



## **Water**

Aside from the Pecos River which runs through the ranch on the west end, the ranch also has a spring that flows except in very dry years. Water is also furnished by a dirt tank that catches run-off water, as well as an approx. 40-ft. deep well, which is powered by an electric pump into a pipeline which furnishes water to various drinking troughs throughout the ranch.



## **Vegetation**

Vegetation on the upland east side of the ranch consists of mesquite and salt cedar, cottonwood trees with an understory of salt grass and sacaton grass. There is also four wing saltbrush (chemisa) interspersed with a variety of grasses. The area along the river is sub-irrigated and can potentially drought-proof the ranch during dry years.



### **Wildlife**

Wildlife on this ranch includes Mule Deer, Turkey, and a variety of bird species.

## **Facilities and Improvements**

The boundary and pasture fences are in good condition. The ranch is divided into six pastures, including the traps, which allows for adequate grazing rotation.



Headquarters consist of a metal shop building approx. 30 ft x 45 ft with cement floor, pipe and wire corrals, a 2,115 sq. ft home with 3 bedrooms and 2 baths. The house has been un-occupied for several years and would require some work. There is also a bunkhouse and pantry located next to the main house.





### Location and Access

The West White Ranch is located approximately 16 miles northeast of Roswell, New Mexico. Access is by way of US 70 approx ten miles east of Roswell, and then north on County Road 1, also known as Aztec Road) for approx. six miles to the ranch south boundary. County Road 1 goes through the ranch and the headquarters access is by County Road 10 (also known as Santa Rosa Road).



## **Carrying Capacity**

The West White Ranch will support approximately 45 cattle year round, depending on rainfall and range conditions.



## **Acreage**

Deeded land - 1,021.85 acres  
BLM land - 458 acres  
NM State Land - 648.52 acres  
Private Lease Land - 81 acres  
Total acres - 2,200.4 acres

## **Current Grazing Fees**

BLM Lease - \$167.40  
State Land Lease - \$537.86  
Private Lease - \$620.00  
Total Lease Cost/Year - \$1,325.26

## **NM Property Tax**

Estimated 2020 NM Property tax is \$1,111.08

## **Sale Price:**

\$485,000

## **Contact:**

For more information, or to scheduling a time to view the ranch,  
please contact

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