



FELIX RIVER  
RANCH

Ranchline represents some of the finest ranch and recreational properties in the country. All of the Ranchline companies are singularly guided by a shared belief that excellence, accountability, independence and passion are what matter most. The Western attitude of old is still what we practice today: you must always...“ride for the brand.”

At Ranchline, we understand the intricacies of ranching, as well as buying and selling property.

If you have any questions at all, please give us a call. We are always happy to help.



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Beautiful, rugged, and teeming with possibility...

Welcome to Southeastern New Mexico,  
unrestricted and unbound.

**DO NOT GO WHERE THE PATH MAY LEAD, GO INSTEAD  
WHERE THERE IS NO PATH AND LEAVE A TRAIL.**

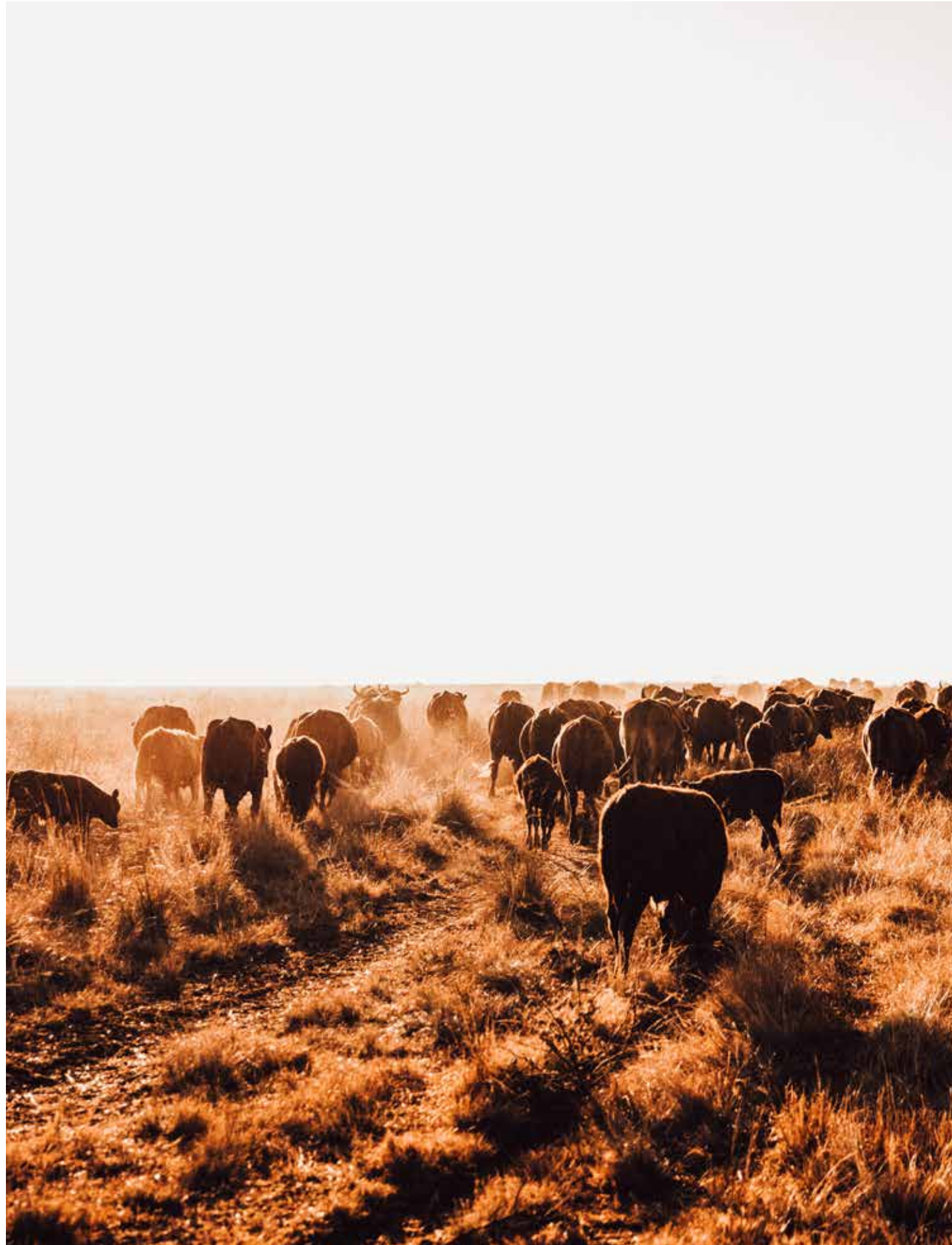
*- Ralph Waldo Emerson*

THE LAND OF ENCHANTMENT

## YOUR WIDE-OPEN INVITATION TO EXPLORE 46,466 FASCINATING ACRES...

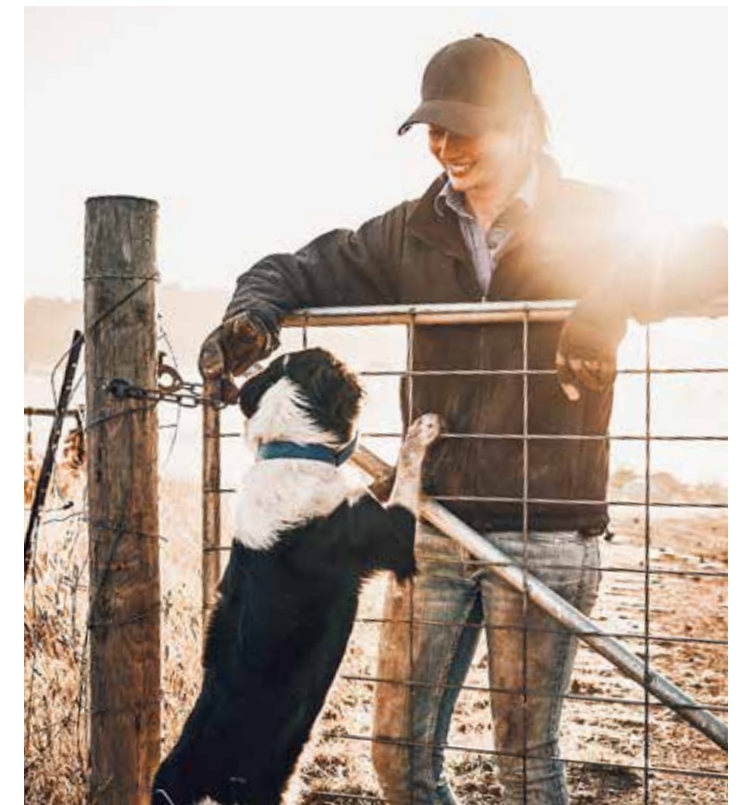
Set in the expanse of a wildly diverse frontier, the Felix River Ranch has it all. You'll travel through miles of undulating hills, verdant pasturelands, wild game parks, canyons, draws, and tabletop plateaus, rising to rocky, rugged climbs, and majestic vistas with never-ending panoramic views... This is a ranch experience like no other.





## CATTLE RANCHING, IN AN EXCEPTIONAL SETTING.

The heart of this grand ranch is the full-scale livestock operations, where you'll find a choice combination of extremely efficient, functional, and modern improvements, providing a quality of work, and life, that goes above and beyond.






## EXPERIENCE THE ENCHANTMENT

The ranch, with its centerpiece lodge, is always an inviting escape to an area known for its life-altering beauty. Once you're there, it feels like you're a world away, but diverse communities and activities are within easy reach.



## TAKE A RIDE ON THE WILD SIDE

Whether you're a hunter, horseback rider or photographer, you'll find wildlife, cattle, native grasses, brush, and browses, all flourishing in the fresh air, open spaces, and untampered environments. The Felix River, ponds and arroyos, provide sustainable water throughout the property.



## RIVETING BEAUTY, ENDLESS ADVENTURE, AND RARE OPPORTUNITY AWAITS...

The Felix River Ranch is a unique find in that it has all the attributes of a premium cattle ranch, and beyond. And while some things change, certain traditions live on, like pride of ownership, a commitment to the land, and building a quality life upon it. It all comes with this epic territory.

T H E L A Y O F T H E L A N D

In its entirety, Felix River Ranch stretches across the vast New Mexico landscape for a grand total of 46,466 acres (MOL), making it a prime opportunity to own and operate a highly desirable, and productive, New Mexico land mass.

The ranch borders leasable BLM and state land, which brings it to an impressive operational size with supreme flexibility and use, at minimal costs.

Broken into five grazing allotments by the BLM for efficiency and ease of use, each unit has a specific AU carrying capacity, as well as its own set number of pastures and traps. The lessee has the first right of renewal when the lease terms expire.



FELIX RIVER RANCH NORTH

23,172 deeded acres

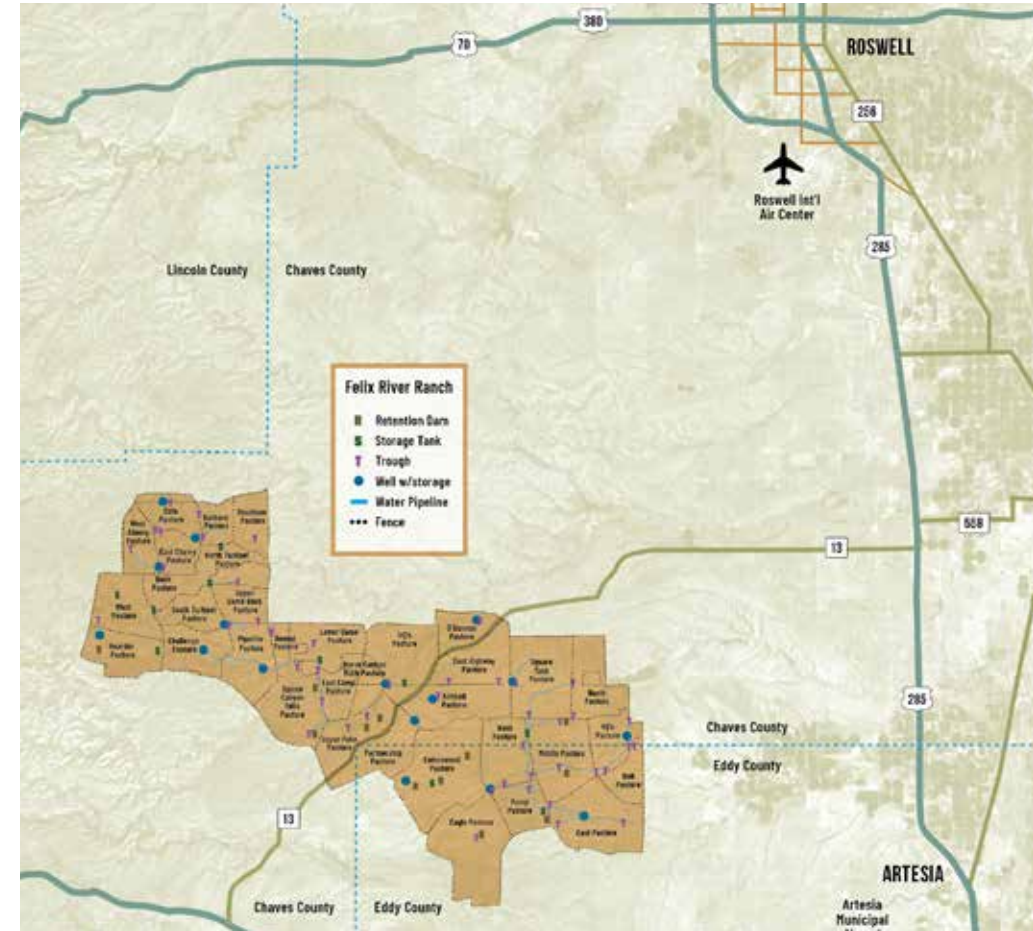
20,489 BLM Leased acres

1,137AU



TOTAL ACRES

46,466



Access to the ranch is possible by using HWY 13 to Twin Butte Canyon Rd from the East. Access is primarily paved highway until a few miles before the ranch boundary is reached. Once on the ranch, access roads are primarily county-maintained dirt and gravel roads, or two-track ranch roads typical of the region.



THE LAY OF THE LAND

## TERRAIN

Located in Southeastern New Mexico, with the magnificent Sacramento Mountains to the west, and a diversity of landscape not often found, the Felix River Ranch offers an abundance of opportunities in regard to land, livestock, income potential, wildlife, recreational activities, and more. The wide-open sky is truly the limit.

The terrain features plentiful pastures and grasses throughout the property's plains, canyons, draws, and steeper elevations. A river, ponds, and arroyos throughout the unit provide sustainable water sources for much of the year.



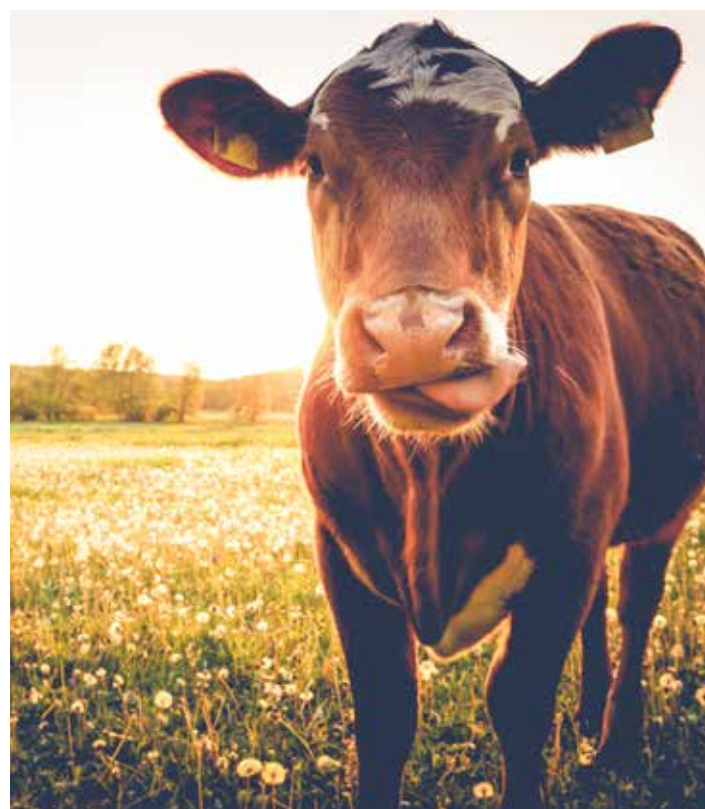
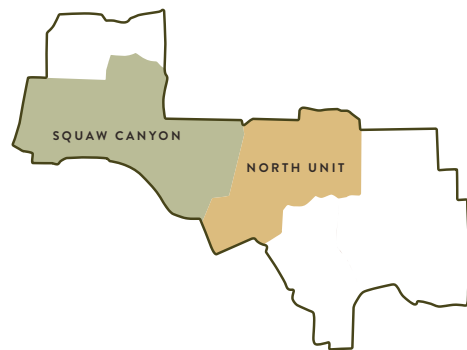
## PASTURES

An ideal climate, wide-open spaces, and ample pasturelands, make cattle raising a natural fit in the region, and at the Felix River Ranch. Cattle have become the primary livestock of the market area ranches.

The numerous pastures and traps across the length of the ranch are productive and sustainable with a rotational grazing system in place. Maintenance and annual operating costs are low, the yield is high, and the cattle thrive on the open-range with a largely grass-fed diet.

The vegetation includes an excellent variety of grasses, spring weeds, and browses throughout the units and pastures.

The pastures are broken into 2 grazing allotments by the BLM for ease of management, each with their own number of pastures and traps, and AU totals.





In an area famous for its quality animals, the ranch is home to a thriving population of wildlife and provides some of the best game and bird hunting in the region.



## HUNTING & TWO WILD GAME PARKS

Heightening the hunting experience at the Felix River Ranch, are two non-contiguous Class A Game Parks loaded with prize wild game animals.

The parks are located within the boundaries of the Squaw Canyon Unit and consist of 3,098 and 3,200 acres each, and are maintained for hunting income on the subject. The parks primarily feature trophy mule deer, Barbary Sheep, Rocky Mountain Elk, and Pronghorn Antelope.



## RANCH IMPROVEMENTS



The Felix River Ranch has all the attributes of a premium Southwest cattle ranch: exceptional improvements and cattle handling facilities, subirrigate pastures and traps, flowing wells, natural water sources, a diversity of terrain, and most importantly, pride of ownership in every detail.

## EASE OF OPERATION

All aspects of livestock raising have been thoughtfully planned and considered in the construction of ranch facilities, always optimizing ease and efficiency.

The ranch is divided into 2 management headquarters (Felix River HQ, Squaw Canyon HQ,), each with its own livestock facilities, along with extensive cross-fencing throughout.

Maintenance and annual operating costs are low, in part due to the highly productive, year-round grazing and mild climate. The long growing season allows minimal winter feeding with protein blocks being used on a free choice basis.



## LIVESTOCK FACILITIES AND STRUCTURES

The many improvements and amenities on the ranch are above and beyond what's typical. All structural improvements have been thoughtfully planned and constructed to support all aspects of livestock raising and handling in tandem with the climate and terrain.

### IMPROVEMENTS ARE IN GOOD CONDITION THROUGHOUT THE PROPERTY, AND INCLUDE:

- Several support barns (including shearing barns and equipment barns)
- Shipping facilities
- Corrals and scales
- Working and wire pens
- Loading chutes and scales
- Horse tack rooms and pens
- Sheds and storage
- Miscellaneous outbuildings



## WATER FACILITIES

The ranch's water facilities are "well" planned and efficient, providing water supply to support rotational grazing and seasonal water sources.

The numerous submersible wells are primarily electric, with one solar well. Water is carried to storage tanks and drinkers throughout the entire unit via miles of buried pipeline.



## THE MAIN LODGE

Custom-designed and built, this Southwest-inspired manor nestles into the serene landscape with an air of quiet grandeur.

Serving as the main lodge at The Felix River Ranch, the residence provides four bedrooms, three and a half baths, and a Great Room, and includes the main house, courtyard and patios, garage/carport and outbuildings.

Constructed in classic Pueblo Revival style, the residence features design elements unique to the era, including thick-battered, efficient adobe-style walls, accented with classic wooden beams and corbels, and detailed woodwork.

Surfaces of lustrous plaster, textured stucco, and cool tilework contribute to the rustic, yet regal lodge ambience. Earthy hickory, oak and mesquite add warmth and depth, with thoughtful dedication to authenticity.





Enveloping the residence are wonderful outdoor living spaces, including an entry courtyard and walled patios, each of which has been thoughtfully positioned for utmost enjoyment of the natural light, inspiring views and tranquil surroundings.



The residence boasts a grand living room and stately adjoining dining room with fireplaces at each end adding inviting seasonal warmth. The living area features doors that open to the scenic views and natural setting, blending the lines between indoor and outdoor living.

Also significant are Territorial-inspired windows, doors, and woodwork, and vintage-style hardware and light fixtures. Highlights include an intricate statement-chandelier, tile-crafted fireplaces, and round accent windows for added light and ambience in the main areas.

An adjoining kitchen features artisan tilework, a breakfast area, ample cabinets, and a pantry for added space.

Wings stretching out from the central area include a gracious master bedroom, and additional bedrooms with views from every window.





## HOMES & DWELLINGS

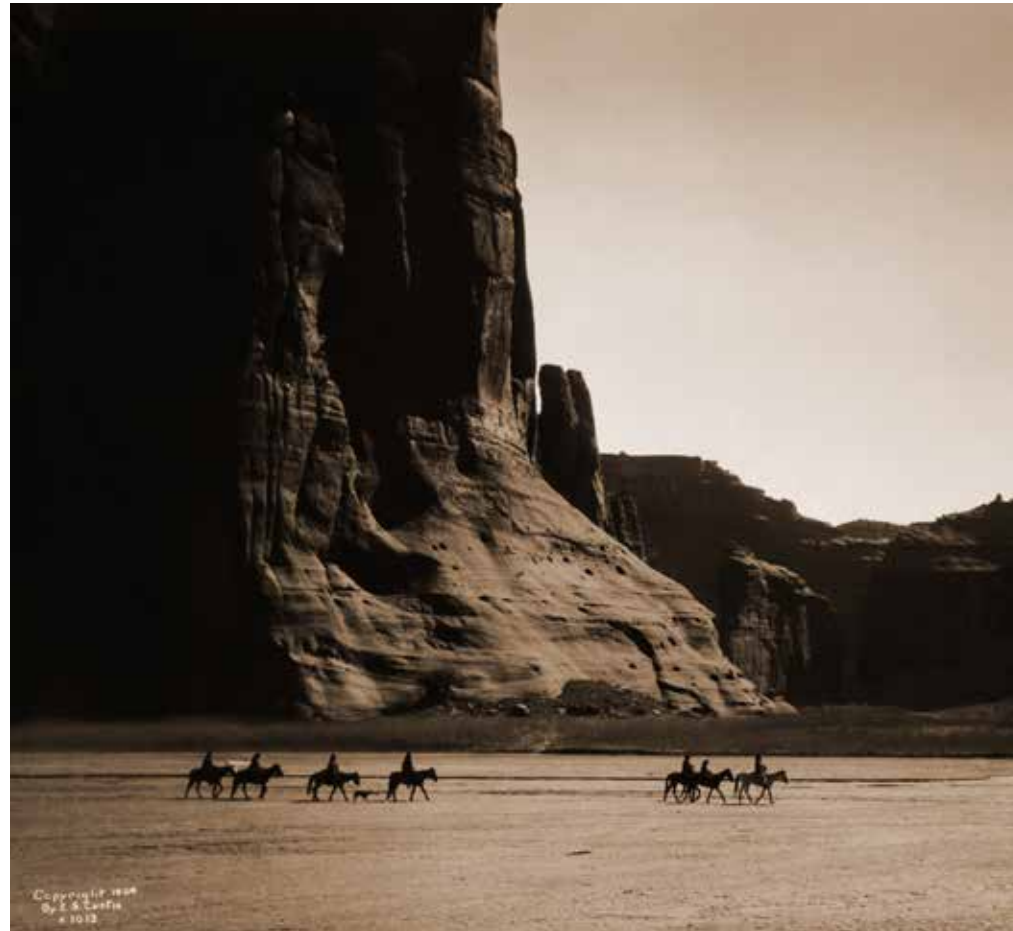
Constructed for function and comfort, the dwellings are perfectly suited to a working ranch life.

A variety of buildings are located at each ranch headquarters to optimally serve the livestock operation. Extensive improvements have produced a unique blend of efficiency, practicality and modern-day convenience, with many added amenities above and beyond other ranching enterprises.

### THE HOME AND DWELLING IMPROVEMENTS THROUGHOUT THE PROPERTY INCLUDE:

- A headquarters and/or foreman's home on each division
- Family dwellings (and/or a guest home or hunting quarters)
- Worker's residences or bunkhouse
- Garages, car ports
- Storage or outbuildings





Home to the indigenous Pueblos, Spanish Conquistadors, Native American tribes, and Billy the Kid... the Wild West of the past has led to a multicultural present, full of history, culture and plenty of tradition.

## SPIRITED BEGINNINGS

The first written records of the region were by the Spanish Conquistadors, who encountered the Native American Pueblos when they explored the area in the 16th century. Since that time, the Spanish Empire, Mexico, and the United States (since 1848) claimed control of the area.

### A LONG CATTLE RANCHING HISTORY

The Spaniard explorers saw the potential for cattle raising, and the first herd arrived at the close of the 16th century. These "seed cattle" became the foundation for New Mexico's livestock industry. Soon large ranches, or estancias, developed in the region. The industry went through many changes since then, but remained in a primitive state until New Mexico was annexed to the US. The rapid growth of the cattle industry came after the Civil War with the development of the railroad.

### BILLY THE KID COUNTRY

Situated in the heart of historic outlaw country, the stomping grounds of the legendary Billy the Kid, and the notorious Lincoln County Wars, the region is steeped in Wild West history and lore. With Lincoln, NM located so close to the ranch, it's possible that Billy the Kid and his gang traveled on horseback across the rugged terrain over one hundred years ago. As the tale goes...

It all began when a newcomer business interest began competing with the monopolistic establishment for economic supremacy in the tiny Lincoln community, first through the legal system, then with bullets.

Billy the Kid, along with The Regulators, would team up with the newcomers, and tit-for-tat murders ensued over the next year. The climax was a 5-day shoot-out in the Battle of Lincoln. Men on both sides of the dispute were killed, and Billy the Kid was captured. Already regarded as a local hero, he went on to make a legendary jailbreak, reportedly sticking around afterward to give a speech and shake hands with the locals. While most of the men were pardoned, he would become an outlaw for the murder of a sheriff. The official record states that 76 days after his escape, Billy the Kid, was shot through the heart in a darkened room by lawman Pat Garrett, bringing what many believed was an unjust end to a war with many losses on both sides.

### TODAY, SOUTHEASTERN, NM OFFERS AN ATMOSPHERE STEEPED IN CULTURAL HERITAGE.

The area now strives to celebrate its tradition of rich heritage, and has transformed into a region proud of its diversity, along with its unique blend of tradition and contemporary life. Whether a time-ravaged horseshoe, a piece of Indian pottery, or an imposing mission ruin or crumbling cavalry fort, mementos of the past are plentiful. Museums, historic sites, monuments and parks have done an impressive job of preserving the past. Tangible reminders of the area's history are ever-present, helping to keep the region's great spirit alive.



AREA ATTRACTIONS & NEARBY COMMUNITIES



**The enjoyable climate invites year-round exploration.** It's blue-sky country, characterized by mild winters and hot, dry summers with average highs in the low-90's, and refreshingly cool evenings. Spring and Fall seasons have moderate temperatures accompanied by the occasional windy day. Precipitation, usually less than 19 inches per year, is concentrated from April to September. Snowfall is minimal and short-lived.

**Roswell International Airport (ROW) keeps the world within reach.** A small, regional hub for several major airline carriers, plus rental car services, ROW is located just 7 miles south of Roswell. Other area airports include: El Paso International Airport, Albuquerque International Sunport, or Cavern City Air Terminal, Carlsbad, NM.



## MOUNTAIN HIGH RUIDOSO, NM

To the west of The Felix River Ranch, the town of Ruidoso offers many fun activities along with cultural, artistic, and educational opportunities.

At an elevation of 7,000 feet, Ruidoso is a winter mecca for skiers and snowboarders. Summer brings golf, horse racing, hiking and biking—all within reach of this bustling town filled with art galleries and local artisan shops.

**THE INN OF THE MOUNTAIN GODS RESORT:** This renovated 5-star hotel offers a championship golf course, and a popular Casino with blackjack, craps, roulette, video terminals and slots.

**SKI APACHE:** A full-service ski & snowboard resort with year-round activities including rentals, lessons, gondola rides and an 8,900 foot-long, 3-span zip line.

**THE LINCOLN NATIONAL FOREST:** Headquartered in Ruidoso, this million-acre forest invites exploration at every level. Backcountry adventures, hiking, fishing, camping and RVing are all popular pursuits.

**THE HUBBARD MUSEUM OF AMERICAN WEST:** A Smithsonian affiliated museum featuring artifacts such as stagecoaches and art venerating the Old West lifestyle. Located in Ruidoso Downs, 6 miles east of Ruidoso.





## OUT-OF-THIS-WORLD ROSWELL, NM

Not far away to the east of Felix River Ranch, is Roswell, the hub of Southeastern NM, best known as the crash site of an alleged UFO in 1947. While it's become a tourist destination for alien adventures, including a UFO Museum and Research Center, and a dedicated downtown "Alien Strip" area, Roswell has so much more to offer.

You'll find ancient archaeological and historical sites, excellent museums and galleries, a downtown historic section, a small but modern zoo, outdoor parks and activities, great eateries and a winery, and the list goes on. More than a destination, it's a lively community, too.

**LINCOLN HERITAGE SITE:** Step back in time in Lincoln, New Mexico, one of the best-preserved towns in the US. Visit the 19th century historic site and learn all about the local Wild West history including the infamous Billy the Kid.

**CARLSBAD CAVERNS NATIONAL PARK:** This stunning natural wonder protects 119 known limestone-worn caves hidden beneath the surface of the Chihuahuan Desert. View awe-inspiring formations along self-guided trails, ranger-guided tours, or try spelunking.

**WHITE SANDS NATIONAL MONUMENT:** Rising from the heart of the Tularosa Basin are great, wave-like dunes that engulfed 275 square miles of desert. Follow the 8-mile Dunes Drive into the park for day hikes, primitive camping, and sand-sledding.

**BOTTOMLESS LAKES STATE PARK:** Aptly named for the nine small, deep lakes situated within the park known as cenotes, the park offers a variety of activities such as hiking, climbing, swimming (only allowed in one of the lakes), and fishing.

**NANCY LOPEZ GOLF COURSE:** A top-notch municipal course set in the unmatched beauty of Roswell, NM. It's well-kept, challenging and fun, never too crowded, with unbeatable fees. A must for every level of golfer.