



Squaw Canyon Ranch Sold

- \$5,750,000
- Roswell, NM
- 21,094 Total Acres MOL

The headquarters of the Squaw Canyon Ranch is located near the central portion of the ranch. There are livestock handling facilities located at the headquarters to sort/ship cattle and sheep. Terrain of the Squaw Canyon Ranch is primarily undulating. Canyons and draws traverse much of the ranch. The Felix River runs through a portion of the western part of the ranch. This river is more of an arroyo type drainage as it only runs during heavy rainfalls, but holds water for extended periods.

The Squaw Canyon Ranch consists of 11,145 deeded acres and 7,549 BLM leased acres. This unit has controlled public access, meaning the county road maintenance ends at the locked unit gates, restricting public vehicle access - a very desirable aspect in the market area. Also unique to the Squaw Canyon Ranch is the total land mix of the unit being comprised of only 40% leased land. Access to this unit is possible from HWY 13 to Squaw Canyon Road, then 5 miles west on a county maintained gravel road. The headquarters location consists of a two family dwellings, a bunk house, several support barns, and livestock corrals and scales. The unit consists of 8 pastures and traps. Four livestock wells provide water to the ranch. Well depths average 600'. One contiguous Class A Game Park is located within the boundaries of the Squaw Canyon Ranch. The game park consist of 3,098 acres, and can be maintained for hunting income on the subject. The parks were constructed around 2003 and consist of 8' woven wire on 2 7/8ths inch posts with drive through access gates. Types of wildlife species permitted in each park is controlled by the NM Game and Fish, but generally consist of Barbary sheep, Elk and Mule Deer.

The ranch is priced in the market and ready for a new owner. A quality New Mexico ranch with the added benefit of controlled hunting both inside and outside the high fence. Don't miss this opportunity as the ranch has been under the same ownership for the past 30 plus years.

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