



# Thundercloud Ranch Sold

- \$325,000
- Chaves County, NM
- 3,687 Acres

## Location

The Thundercloud Ranch is located approximately 25 miles south of Roswell, New Mexico in Chaves County. The ranch lies north of New Mexico State Highway 13 with the headquarters located approximately a half-mile north of the highway. Access to the headquarters is off of Highway 13.

## Acreage

The approximate acreage breakdown is as follows:

1,367 deeded acres  
1,520 Federal BLM Lease Acres  
800 New Mexico State Lease Acres  
160 Uncontrolled acres  
3,687 Acres MOL 5.76 sections MOL

## Description

The Thundercloud Ranch is owner operated and is a fully operational cow/calf unit. Livestock and domestic water is provided by two wells and an extensive pipeline system. The Rio Feliz is located along the northern boundary of the property.

## Grazing capacity

The grazing capacity established through a BLM grazing lease and private land ownership.

## Improvements

Improvements are considered typical with the general area. The headquarters consists of a newly remodeled home, shop and outbuildings.

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