



## Rock House Ranch Sold

- ~~\$819,000~~ \$775,000.00  
Will not last!
- Chaves County, NM
- 13,726 acres

Evoking romantic days of the Old West, Rock House Ranch is a magnificent desert retreat perfect for the seasoned rancher or nature lover. Here you will raise livestock, explore, or just plain relax and live the cowboy lifestyle.

Ranch headquarters main house and generous carport offer a comfortable and spacious private getaway. The working livestock facility pens, squeeze and loading chutes, barn and tack room, are situated nearby the headquarters for ease of use.

Near Roswell, New Mexico, Rock House Ranch retains that rugged charm while providing a close access to town with its conveniences. This is a great place to raise your livestock and your family.

### **Headquarters**

The Rock House Ranch headquarters offers three bedrooms and two baths and comprises the main house, courtyard, carport and outbuildings.

Nestled in a park-like setting, this residential compound sports a traditional ambiance with a touch of New Mexican charm.

A two-vehicle carport with excellent storage completes this great private retreat and getaway.

### **Livestock Facilities**

Livestock raising and grazing are naturals at Rock House Ranch. Cattle or sheep in high desert terrain lends itself to ideal grazing conditions where the land is accessible year round. Facilities include working pens, squeeze chute, loading chute, pipe and wire pens, scales, barn and tack room.

In the past, the area has supported livestock, hunting, trail riding and family activities.

Ownership of Rock House Ranch is your opportunity to live the cowboy lifestyle while running a livestock operation.

### **Lay of the Land**

Rock House Ranch is 14 miles north of Roswell, New Mexico on Highway 285 and is convenient to the Roswell Municipal Airport. This inspiring property is located in the high desert in southeastern New Mexico grass county. Elevations of Rock House Ranch vary from 3,500 to 3,800 feet providing breathtaking vistas of near and far mountain peaks and valleys. Both rugged and rolling landscape stretches out in all directions. Grassy slopes, rocky canyons, steep ravines and the frequent relief of fields sporting several species of native grasses paint the area with texture and color.

Local wildlife includes deer, coyote, bobcat and antelope.

The mild climate allows establishment of many types of flowering plants, perennials, and vines throughout the compound. Vast grazing land features native grasses and characteristic of the merging Chihuahuan Desert where the occasional cactus and yucca will thrive.

The array of rich color, texture and lush topography makes Rock House Ranch an unforgettable experience.

Deeded.....358(MOL)

BLM.....10,223(MOL)

State....3,726(MOL)

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Total...13,726(MOL)

### **Climate**

Summer heat can be extreme in the high desert, which is typically hot with abundant sunshine. Year-round temperatures are mostly comfortable; winters are not severe and snow is often a fun event. Skies are mostly clear with brilliant night skies. Sunrise and sunset are colorful and majestic a perfect setting you will want to share with family.

Thunderous midsummer storms provide most of the precipitation with the annual average around 14 inches. The growing season is an ample 190 days.

Rock House is a livestock grazing facility with a number of potential features. Affordable carrying cost and a wonderful place to raise a family are only a few. Its close proximity to town offers the flexibility of public school usage and shopping as well as additional employment. This multi-generational ranch has been in the same family ownership for most of the 20th century.

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