

Angell Draw Ranch



**14193+ /- ACRES
(155 AU)
RANCH FOR SALE**

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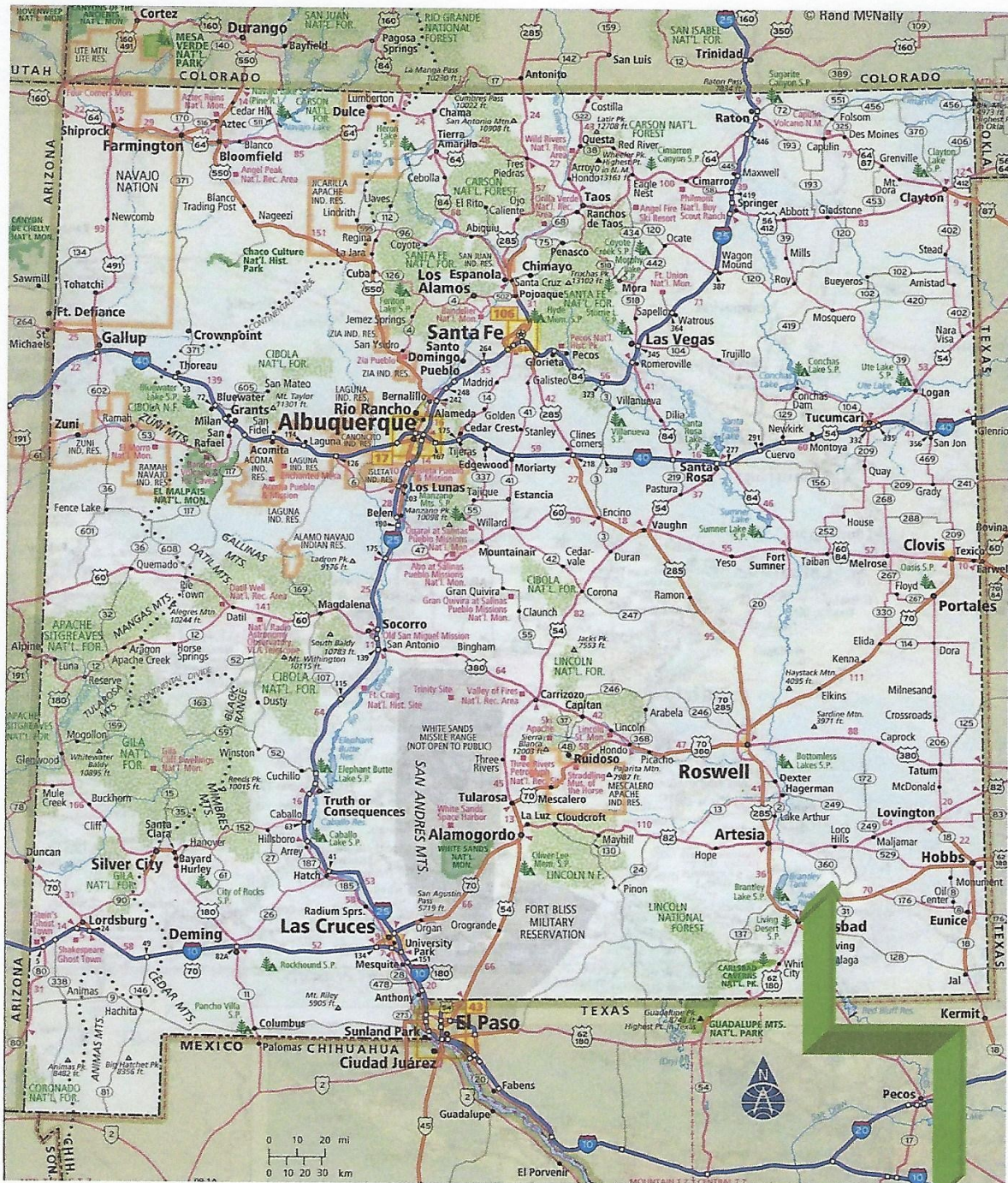
A large operating cattle ranch totaling over 14,000 acres. Located 14 miles North of Carlsbad NM, and 27 miles south of Artesia, NM.

This BLM ranch is allotted to run 155 animal units year long. Offering 400 deeded, 1280 State Land, and 12513 BLM. The ranch has seven pastures, one trap, three dirt tanks and four wells which provides water by pipeline to various parts of the ranch.

There are 2 homes that have been recently remodeled and a large size apartment located in the barndominium that is currently being finished.

Located in Eddy County, the ranch is approximately 14 miles north of Carlsbad, located off of Hwy 206, Illinois Camp Rd. Currently, there are contracts in place with local oilfield companies to provide caliche material from the caliche pit located on the deeded acreage to 13 locations located on the deeded acreage of the ranch. There are approximately 10 locations at this current time that could provide additional income.

Many possibilities to provide additional income from the Permian basin and still have the benefits of running cattle, whether for tax reasons, enjoyment, or a stress relieving environment.



The Ranch is Here

Location



There are three dirt tanks, approximately 13 Storages, 16 troughs, and four wells which provide water by pipeline to various parts of the ranch.

Water Description





Acreage Breakdown

Deeded	400 +/- Acres
State	1280 +/- Acres
BLM	12513 +/- Acres
14193 Total Acres	
22Sections	

Leases and Taxes

This ranch has one grazing allotment. It consists of the Angell Draw Allotment. Permitted by the BLM this ranch can run 151 Cattle and 4 Horses, year long.

The BLM Grazing Fees for 2020 was \$2511.

The Eddy County property taxes are approximately \$2667/year.





Soils vary from Loamy to Reagan in areas.
The elevation is around 3500 feet.

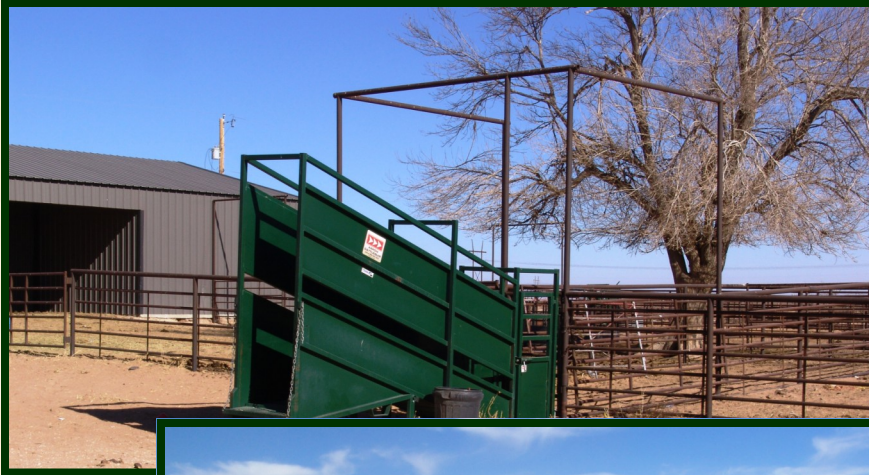
The ranch is mostly flat but does have draws thru some of the pastures.

Grasses consist of black and blue gramma, sideoats, among many more types.



Improvements

There are two sets of working pens on the ranch.



13 Storages and 16 troughs placed around the ranch.

Owner recently put in new fences on most of the ranch.



Remodeled Second Home is a 2 Bedroom, 1 bath. Homes are on the Double Eagle Water line.



Remodeled Main Home is a 2 Bedroom, 2 bath. Added over-sized 1 car garage. Homes are on the Double Eagle Water line.

Improvements

New fence thru out most of the ranch.



Barndominium with shade for your horses or cattle



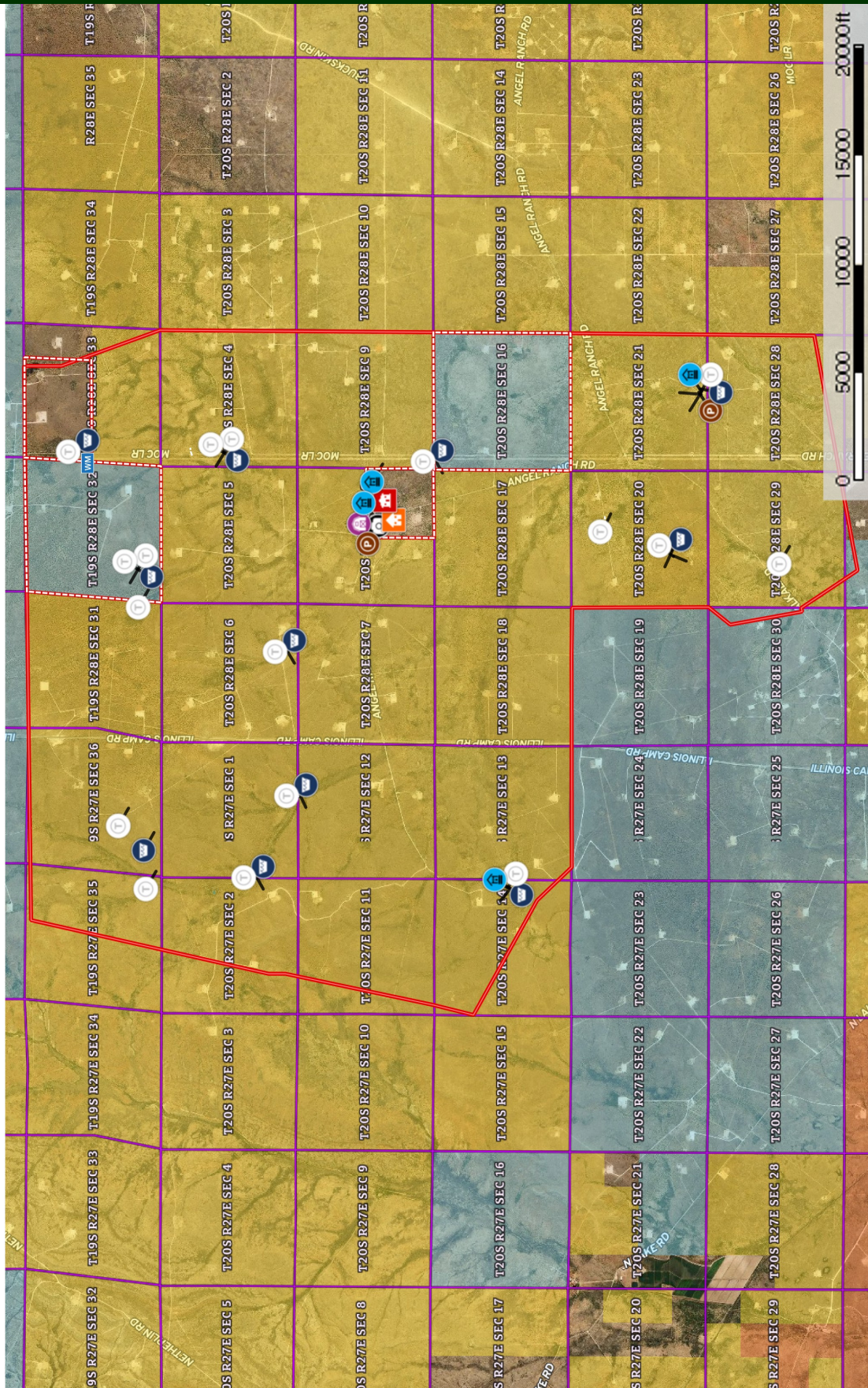
Large size apartment inside the barndominium.

Large Hay Barn located at the headquarters.



Angell Draw Ranch New Mexico, AC +/-

United Country
New Mexico HomeRanch Realty



Well
 Pond / Tank
 Trough
 Water Storage Tank
 Boundary
 Main House
 Forest Service
 House
 State Land
 Pens
 Fish and Wildlife
 Barn
 National Park
 Photo Point
 Water Meter
 Fence
 BLM
 Local Government

0 5000 10000 15000 20000ft

The information contained herein was obtained from sources deemed to be reliable.
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United Country New Mexico HomeRanch Realty
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1,900,000.00
Shown to qualified buyers

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- RealtreeUC.com (If hunting is available)
- RanchFlip.com
- WallStreetJournal.com
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