

BUCKHORN RANCH

Sierra County, New Mexico





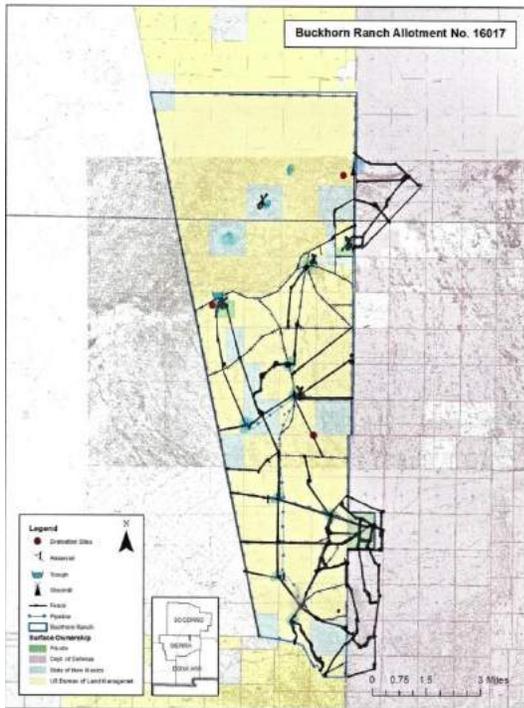
GENERAL DESCRIPTION

The 42,000+ acre Buckhorn ranch was established in 1929 and has been in the family ever since. The headquarters include an approximately 3500 square foot home, shop, hay barn, saddle house, stalls, corrals, roping arena and round pen. The home has 3 bedrooms, 3 baths, an open living/dining room, mudroom, office, and laundry room. The kitchen has modern stainless appliances and a working wood cook stove.





The Buckhorn ranch has been managed intensively under the concepts of Holistic Management/Regenerative grazing since 1990. There are a total of 44 pastures plus the 18 section Malpais pasture. The Malpais pasture is generally grazed in the winter months and the other pastures are grazed an average of one week each and rested approximately four to eight months before being grazed again. This type of grazing management allows for flexibility based on climatic conditions and livestock needs. The ranch is recipient of numerous Stewardship Awards.

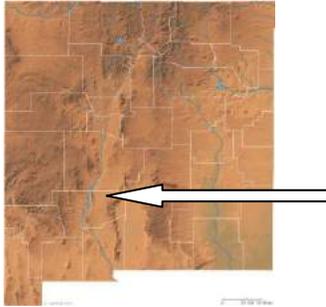


ACREAGE

The Buckhorn ranch is 42,147+/- acres in size and consists of 1,120+/- deeded acres, 5,194+/- acres leased from New Mexico State Land Office, 33,633+/- acres leased from the Bureau of Land Management, and 2,300+/- acres of uncontrolled (free use) land.

LOCATION

The ranch is located approximately 45-50 miles SSW of San Antonio, NM and 40 miles east of Truth or Consequences, NM and is accessible by State and County roads. Truth or Consequences (often abbreviated as T or C) is the county seat of Sierra County with a population of 5753. Formerly known as Hot Springs, it is noted for its hot springs spas. The school system is K-12 and the nearest college is New Mexico State University located about 70 miles south in Las Cruces, NM. Shopping and ranch supplies are readily available in T or C.



The ranch is bordered on the east by the White Sands Missile Range and on the west by the Pedro Armendaris Land Grant.

White Sands Missile Range (WSMR) is the largest overland military test range in the United States, occupying some 3,200 square miles of southern New Mexico. With more than 60 years experience in rocket and weapons system test and development this installation was established as the place to test rocket technology emerging from World War II. WSMR is where Trinity Site is located and where the first atomic bomb was tested on July 16, 1945.

Due to the proximity of the ranch adjacent to WSMR, the US government determined through flight safety analysis that a requirement exists to evacuate human beings from lands owned or under the control of the rancher when testing of military missiles and other equipment occurred. Under an Evacuation Agreement between the government and the rancher, the evacuations will not exceed 12 consecutive hours nor occur on two consecutive days. There would be no more than 25 firing periods per year and no more than 6 firing periods in any month. The rancher will receive as baseline compensation for complying with evacuation notices an annual payment of \$32,508.67. In addition, the rancher will receive reimbursements of \$531 for night evacuations or \$339 for daytime evacuations.

AREAS OF INTEREST

-The Buckhorn Ranch is located less than an hour away from *Elephant Butte Lake*; New Mexico's largest reservoir. Elephant Butte Lake offers fishing, boating, and water skiing.

-The Pedro Armendaris Land Grant consists of 358,643 acres and was awarded to Pedro Armendariz in 1819 by the Governor of Mexico. The land grant has gone through a number of owners and is currently owned by Ted Turner.

-The Jornada del Muerto desert is a wide and long stretch of flat desert landforms about 100 miles from north to south. The desert runs between the Oscuro Mountains and San Andres Mountains on the east, and the Fra Cristobal and Caballo Mountains on the west. El Camino Real, about 20 miles west of the Buckhorn ranch, was a trade route from Mexico City to Santa Fe, NM that traversed the Jornada del Muerto. The Jornada del Muerto name probably originated due to the complete lack of water, grazing, and firewood on the route through this area. Although quite flat, the Jornada del Muerto took several days to a week to cross and presented great difficulties to the earliest Spanish travelers who were on foot with carts or wagons pulled by oxen.

-Spaceport America is located approximately 38 miles south of the Buckhorn ranch. It is the worlds first purpose-built commercial spaceport in the world. The launch facility is owned by the New Mexico Spaceport Authority with a goal to develop space transportation, aerospace operations, research, and development for the nations space sector.

-The ranch is about 133 miles from Ruidoso, NM where the worlds richest Quarter Horse race occurs on Labor Day. Horse racing takes place during the summer months and skiing on Sierra Blanca Ski Area during the winter months. Sierra Blanca is the southern most ski area in the United States and can be seen from the ranch on a clear day.

-Founded in 1984, Gruet Winery specializes in Méthode Champenoise sparkling wines. Family owned and run, the Engle, New Mexico-based winery is located about 25 miles west of the ranch and produces Pinot Noir and Chardonnay-based sparkling wines and a small collection of still wines, with roots originating from Gilbert Gruet's Champagne house in Bethon, France. More than 25 vintages later, Gruet Winery has achieved unprecedented acclaim and remains a favorite of the nation's top sommeliers.

VEGETATION

The ranch has a wide variety of grass, shrub, and forbs. Some of the more common grass species include black grama, blue grama, sideoats grama, sand dropseed, mesa dropseed, alkali sacaton, bush muhly, wolf tail, Arizona cottontop, etc.

Shrub species include Mormon tea, four-wing saltbush (Chamise), broom snakeweed, creosote bush, apache plume, mariola, cactus, soaptree yucca, etc.

Bureau of Land Management condition and trend studies from 1982 to 2014 indicate that bare ground on gravelly soils has decreased 10% and litter covering the soil has increased by 43%.. Bare ground on another gravelly site decreased by 22.5% and litter increased by 29%. The improvement in ecologic conditions are the result of the grazing management implemented on the ranch since 1990 where one herd of cattle are grazed in a pasture for short periods of time and rested for long periods of time.



SOILS

The soils are mostly gravelly loam, gravelly, sandy, and malpais. These soils are moderately rolling to moderately sloping. The Bureau of Land Management rate the soils on the Buckhorn ranch as stable. The conditions on all the ecological sites assessed are sustainable and productive with stable natural drainages.



GRAZING CAPACITY

The Buckhorn ranch is rated by the Bureau of Land Management (BLM) at 504 animal units (1 AU = 1 cow and calf) year round or 5,020 animal unit months. The current grazing fee is \$1.35 per animal unit month. The BLM grazing fee is subject to change from year to year based upon a formula derived from economic conditions in the livestock industry. The BLM grazing fee is paid “after the fact”; the fee is paid based upon the *actual number of livestock that were grazed on the ranch* instead of being paid at the beginning of the grazing year based on estimated numbers.

The New Mexico State Land grazing lease is a renewable 5 year lease which costs \$4547 annually. The grazing fee rate is also subject to a formula based upon economic conditions in the livestock industry.

RANGE IMPROVEMENTS

The ranch map will show the location of the following range improvements.

The Buckhorn ranch has an extensive fencing and water system. The interior fences are two wire electric; a hot and a ground wire, and are very effective in confining livestock for rotation through the pastures while allowing wildlife to cross unimpeded. All boundary fences are barbed wire and in good condition.



The water system consists of 30 miles of pipeline connected to seven wells, 18 livestock drinkers ranging from 700 to 1000 gallons, and 200,000 gallons of storage. Three solar and 1 electric booster pumps move the water to where the cattle rotate through 44 pastures.

The pipeline system consists of 1 ¼” polyethelene pipe, 1 ½” polyethelene pipe, 2” polyethelene pipe, and 1 ½” PVC and provides more than adequate water for one herd of livestock. In addition, there are five wells currently not utilized in the pipeline system that can be tied into the pipeline for additional water if needed. The following is a breakdown of the water system:

*North Well---this is a strong well, 120 ft deep, and is presently not in service. Baca Well provides water for a 10,000 gallon fiberglass lined storage tank and a 1,000 gallon drinker at this location. Water is also furnished to Crater 2 well located in the Malpais pasture



*Crater 2 Well---This well is 180 ft deep and is not in service. There is a 10,000 gallon fiberglass storage and 700 gallon tire drinker at this location.

*Crater 1 Well---This is a strong well drilled in 2015 to 190 ft in depth. It has a solar pump (6 gallon per minute), a 20,000 gallon fiberglass lined storage and 750 gallon drinker.

*Baca Well---This well is 90 ft in depth with a 40 ft water level. Powered by a 13 gallon/minute solar pump with a 10,000 gallon metal storage and a 1000 gallon drinker.

*Fuller Well--- is 90 ft deep with a 40 foot water level. It has a solar pump (6 gallon/minute) with a 20,000 gallon fiberglass lined storage and two 750 gallon fiberglass lined drinkers. There is also a solar booster at 6 gallons per minute. There is also a windmill not in service and which is 90 ft deep with a 40 foot water level. The shipping pens, working corrals, and livestock scales are located here.



*Malpais Well---90 feet deep with a 40 foot water level and a solar pump (6 gallon/minute). Also has a 15,000 gallon fiberglass lined storage and two 1000 gallon drinkers.

*5 mile drinker---this is a 1000 gallon drinker.

*Middle well---this is a weak well at 120 ft depth. There is a solar booster pump (6 gallon/minute) with a 20,000 gallon metal storage and a 1000 gallon drinker and an earthen tank which furnishes water year round.



*AAA---is a 10,000 gallon metal storage and 1000 gallon drinker. An earthen tank furnishes water seasonally.

*Lasso---a 10,000 gallon fiberglass storage with a solar booster pump (6 gallon/minute) and a 1000 gallon tire drinker.

*TJ's---is a 1000 gallon drinker.

*Mare---is a 20,000 gallon steel storage tank with a 1000 gallon tire drinker

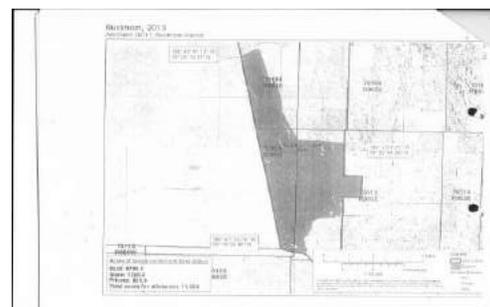


*HQ---Has one strong well 190 ft in depth and a 100 foot water level powered by 220V ½ hp submersible pump. There is also one weak well 190 ft in depth and a 100 foot water level powered by a 220V ½ hp submersible pump. Another well is 480 ft in depth and 140 foot water level powered by a 220V ¾ hp submersible pump. One weak well 100 ft in depth is not in service. An electric 1 ½ hp booster pump and 25,000 gallon fiberglass lined storage and three 750 gallon drinkers. An earthen tank provides seasonal water. The HQ is where the home is located with corrals, stalls, loading chute, roping arena, and a large round pen.

*Mountain tank---has a 10,000 gallon steel storage tank and a 1000 gallon drinker.



Over the past 20 years, the Buckhorn ranch has treated 11,595 acres of brush control that has eliminated about 90% of the creosote. This practice reduces brush competing with grass for water and nutrients which improves the productivity of the ranch. The photo below shows the Pedro Armendaris ranch in the background where the creosote has not been controlled. The foreground shows where the creosote has been controlled and the grass has responded to the brush control as well as from grazing management. The map shows the total area of creosote brush control on the Buckhorn ranch.



TERRAIN

Topography of the ranch ranges from 6200 feet in the San Andres foothills in the southern part of the ranch, to 4000-4500 feet on the north end of the ranch in the Malpais pasture. This gives the ranch a 16 mile long sloping northern aspect. North facing slopes receive less exposure to the sun, therefore being generally cooler which favorably impacts soil temperature, evaporation, and vegetative growth.

The landscape consists of long, gentle sloping ridges north to south, with draws and drainages in between the ridges.



CLIMATE

There aren't any current National Weather Service(NWS) stations in the close vicinity of the ranch. However, old NWS records at Engle, 20 miles to the west of the ranch, from 1894-1988, showed an average of 10.76 inches of precipitation.

Bosque del Apache NWS, which is approximately 40 miles northwest of the ranch, shows annual precipitation to be 8.72 inches from 1894-2021.

Winters are moderate with snowfall below four inches, although, some years the ranch can receive snowfall of a foot or more. The snow will generally melt rapidly over a couple of days. With the one-herd grazing system in place, there is only one to two troughs that are being used by the cattle at any one time so there are very few days when ice in the troughs has to be broken.

Temperatures will range between 90-100 degrees in the summer to 60-70 degrees at night.

WILDLIFE

Because the ranch lies between White Sands Missile Range and the Pedro Armendaris Land Grant, and because of the availability of water on the ranch, big game species such as oryx, mule deer, and antelope are attracted to and migrate onto the ranch.



TAXES

PRICE

\$3,500,000

- This equates to an investment of \$6,945 per animal unit as compared to \$10,000-20,000 per animal unit for an all deeded ranch.

Email tom@sidwellfarmandranch.com or call Tom Sidwell, 575-403-6903

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