

# Heart J Ranch

1,400 Deeded acres

5,120 BLM acres

580 Uncontrolled acres

18,569 State Lease acres

25,669 (+/-) Total acres



We are pleased to be offering this working cattle ranch located just 12 miles east of Roswell, NM. The Heart J Ranch is a great opportunity for someone looking for a ranch that is ready go to work. The owner states that the ranch is rated at 450 animal units. With the recent rains in 2022 this ranch has an abundance of feed and a good water system already in place. Access to the ranch is easy as it lies just off Hwy 380 and has good internal roads. Hunting on the ranch consists of antelope, mule deer, quail and dove. Owner is currently charging \$15,000 year for antelope hunts.

**\*\*Ranch is priced at \$3,450,000 or \$7,666 per AU**

**For more information call Ryan McKnight (575)315-5432**



On the northeast side of the ranch, the owner has done some mesquite control and rested this pasture for the last two years. This part of the ranch has a tremendous amount of grass and is ready to go. Fences on the ranch are in decent condition with the ranch being cross fenced into 5 main pastures and 3 traps.





The ranch has two sets of working pens. One at the headquarters and the second is located on the east side of the property. There is also a set of feedlot/conditioning pens that are also located at the headquarters. The feedlot pens do need some attention but could be up and running with a little effort. The headquarters consist of a modular home, feed pens, working corrals and a commodity barn.



The ranch boasts a lot of water storage with multiple large holding tanks scattered throughout the ranch. Water troughs consist of tire tubs and metal troughs that have been fiberglass lined.

