

Jose P Canyon Ranch
17 Blessed Akerrs
Animas, NM 88020

\$3,750,000
19,736± Acres
Hidalgo County



Jose P Canyon Ranch
Animas, NM / Hidalgo County

SUMMARY

Address

17 Blessed Akerrs

City, State Zip

Animas, NM 88020

County

Hidalgo County

Type

Ranches

Latitude / Longitude

32.350361 / -108.708665

Bedrooms / Bathrooms

3 / 3.5

Acreage

19,736

Price

\$3,750,000

Property Website

brgranches.com



PROPERTY DESCRIPTION

Jose P. Canyon Ranch is a productive working cattle ranch situated among the rugged mountains and expansive grasslands of southern New Mexico. The ranch encompasses approximately 19,736 +/- total acres, providing the scale, water, forage, and infrastructure necessary for an efficient year-round cattle operation.

The ranch consists of approximately 2,445 +/- deeded acres, 4,173 +/- acres of New Mexico State Land, 12,878 +/- acres of BLM land, and approximately 240 +/- acres of uncontrolled land. Together, these lands support a permitted carrying capacity of approximately 240 animal units year-long.

Jose P. Canyon Ranch is a true producer's ranch, with the feed, water, improvements, and cattle-handling infrastructure necessary to operate from day one. Its accessible location, comfortable residential improvements, extensive livestock water system, and close proximity to interstate access combine to create an attractive opportunity for a serious cattle producer seeking a substantial southern New Mexico ranch.

WATER AND FEED

Water is a significant asset of Jose P. Canyon Ranch. An extensive livestock water system provides dependable distribution throughout the ranch, with six working livestock wells supplying over 20 miles of water pipeline serving the ranch's six pastures. Earthen stock tanks complement the well and pipeline system and provide additional livestock water where needed.

In addition to the ranch's extensive livestock water system, one irrigation well and approximately 16.5 acres of water rights are associated with the property, offering the potential for a small farming operation or the production of supplemental feed for the ranch. Water rights will need to be confirmed with the New Mexico Office of the State Engineer.

The ranch provides abundant native forage typical of this region of southern New Mexico. Primary grasses include grama grasses, complemented by plentiful tobosa grass throughout the lower draws and drainage areas. A variety of native browse and other supplemental forage species further contribute to the ranch's year-round grazing resources.

Combined with the ranch's extensive water distribution system and six pastures, these forage resources provide the foundation for an efficient and sustainable cattle operation.

CATTLE INFRASTRUCTURE

Jose P. Canyon Ranch has been developed with the working cattle producer in mind.

Several sets of working pens strategically located throughout the ranch allow cattle to be gathered, sorted, and worked in smaller groups without requiring the entire herd to be moved back to headquarters.



At headquarters, a large, recently constructed set of working and shipping pens provides the capacity to efficiently gather, process, sort, load, and ship the ranch's entire herd. The combination of interior working facilities and centralized shipping pens helps reduce cattle movement, labor requirements, and handling time.

With approximately 240 animal units permitted year-long, the ranch offers the infrastructure necessary to support a substantial cow/calf operation.

EQUINE IMPROVEMENTS

The ranch also features quality equine facilities designed for both working ranch horses and recreational use.

A recently constructed 80' x 120' building houses a six-stall horse barn with electricity which includes a tack room and workshop. The building provides substantial covered space for horses, equipment, and ranch-related activities.

Adjacent to the barn is a roping arena, providing a convenient location for working horses, practicing cattle-handling skills, and recreational roping.

These improvements complement the ranch's cattle facilities and provide a well-designed headquarters for a traditional western ranching operation.

RESIDENCE

The main residence at ranch headquarters is a recently remodeled three-bedroom, three-and-a-half-bath ranch home.

The current owner, who has a background in architecture, remodeled the residence in a classic Southwestern ranch style with a contemporary flair, creating a home that maintains the character of the Southwest while incorporating comfortable modern finishes.

A substantial 35' x 17' covered front porch provides an inviting outdoor living area and a natural gathering place at the headquarters.

The residence also features a fenced and landscaped backyard, providing a comfortable and dog-friendly outdoor space. The home and headquarters enjoy impressive views of the surrounding mountains and southern New Mexico landscape.

LOCATION

Jose P. Canyon Ranch is located in Hidalgo County in southwestern New Mexico, an area long recognized for its open spaces, productive native grasslands, mild climate, and ranching heritage.



The surrounding country is characterized by broad grassland valleys, rugged mountain terrain, rolling hills, draws, and desert-mountain landscapes typical of New Mexico's Bootheel region. The diversity in elevation and terrain provides both productive grazing country and the natural protection and character associated with a traditional western ranch.

The ranch's close proximity to Interstate 10 and nearby communities provides an excellent balance between the privacy and independence of a large working cattle ranch and access to livestock markets, supplies, services, and transportation corridors.

SUMMARY

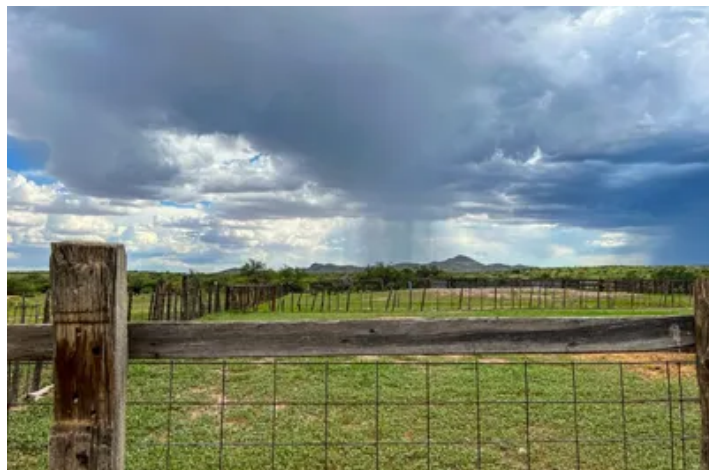
Jose P. Canyon Ranch represents an opportunity to acquire a well-improved and established southern New Mexico cattle operation encompassing approximately 19,736 +/- total acres, offered at \$3,750,000.

- 2,445 +/- deeded acres
- 4,173 +/- acres of New Mexico State Land
- 12,878 +/- acres of BLM land
- 240 +/- acres of uncontrolled land
- 240 animal units permitted year-long
- Six working livestock wells
- Two irrigation well
- Over 20 miles of livestock water pipeline
- Six pastures
- Approximately 16.5 acres of water rights
- Multiple sets of cattle working pens
- Large headquarters working and shipping facility
- 80' x 120' equine facility with six-stall barn
- Roping arena
- Remodeled three-bedroom, three-and-a-half-bath ranch residence

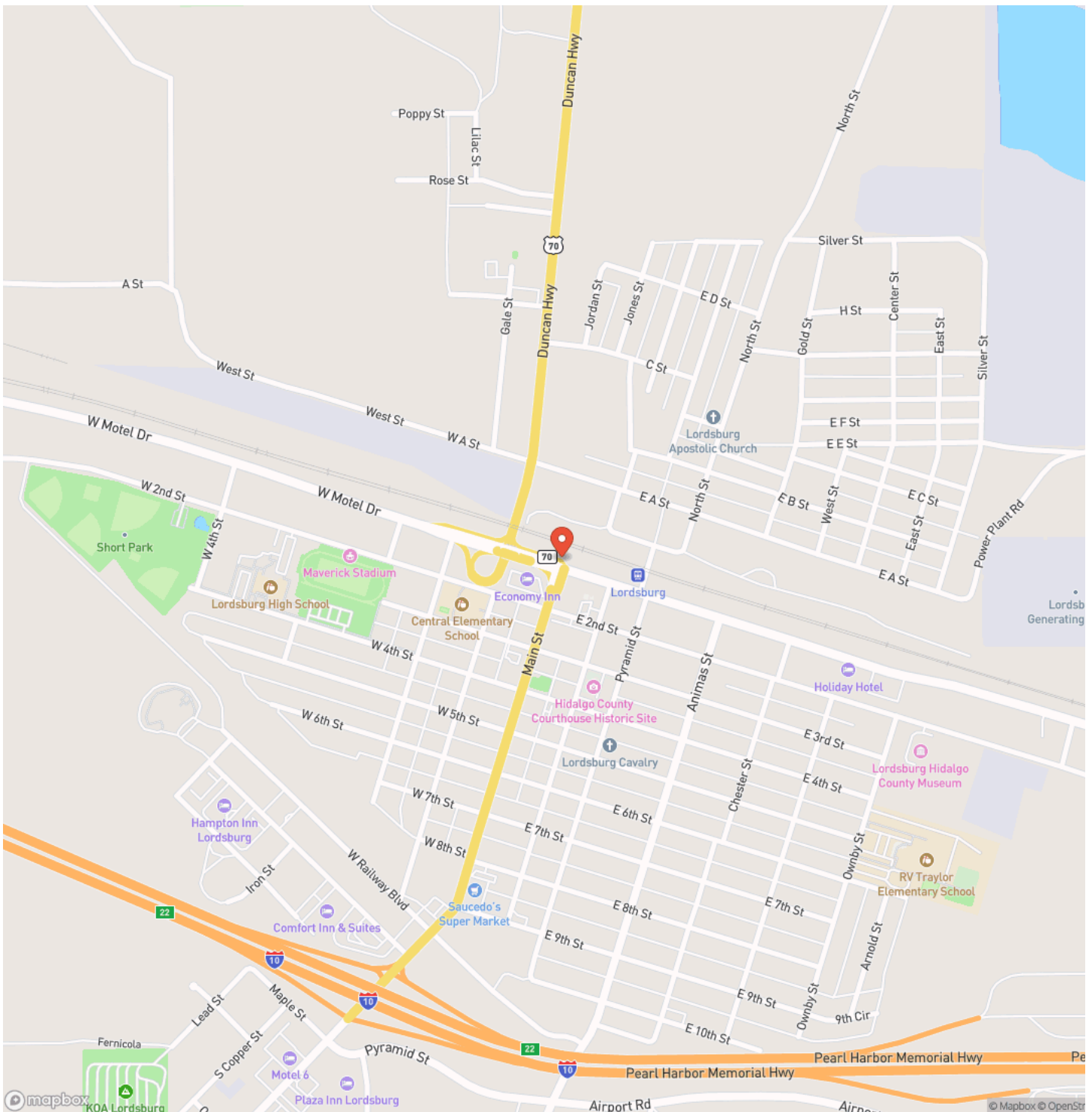
With its combination of productive native grasslands, extensive livestock water, functional cattle facilities, quality headquarters improvements, and substantial public-land grazing leases, Jose P. Canyon Ranch is a true producer's ranch-designed and improved for the realities of operating a successful western cattle ranch.



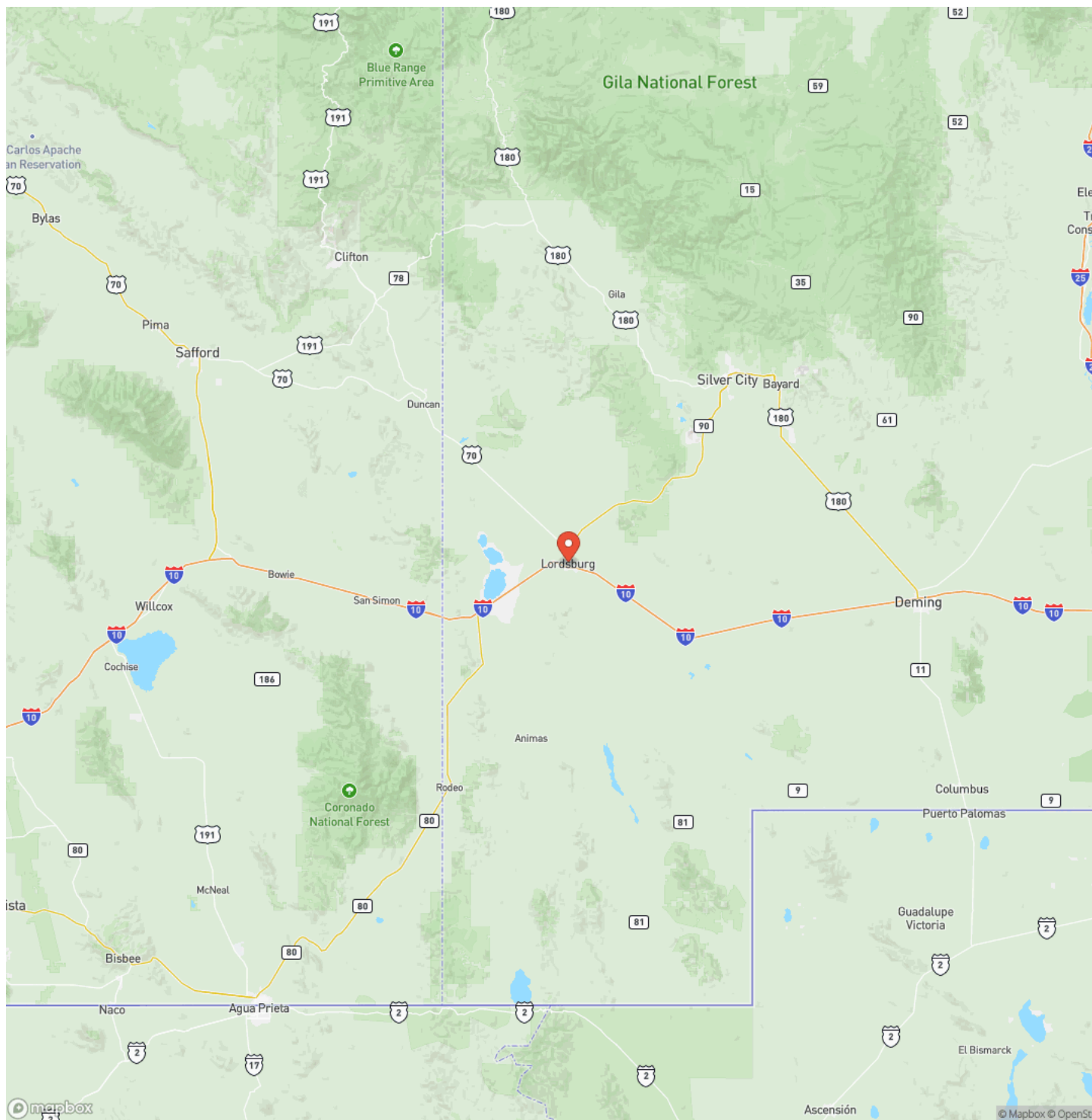
Jose P Canyon Ranch
Animas, NM / Hidalgo County



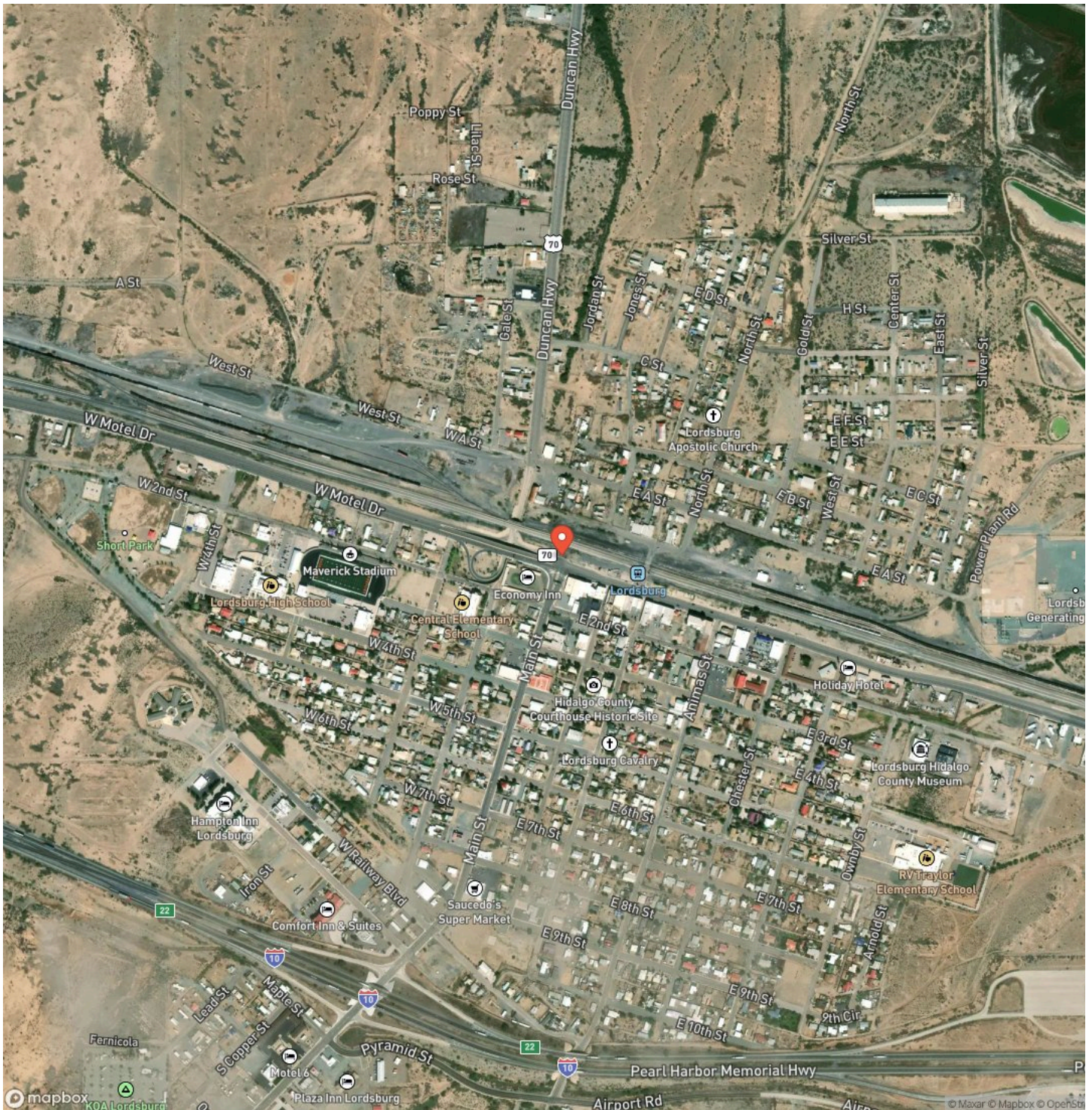
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Diamond

Mobile

(575) 740-1528

Email

john@brgranches.com

Address

City / State / Zip

Elephant Butte, NM 87935

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://brgranches.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Beaverhead Ranch Group
7 Mustang Rd
Elephant Butte, NM 87935
(505) 328-2530
<https://brgranches.com/>

