

Night Sky Ranch  
Hwy 60  
Melrose, NM 88124

**\$1,200,000**  
400± Acres  
Roosevelt County



**Night Sky Ranch**  
**Melrose, NM / Roosevelt County**

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**SUMMARY**

**Address**

Hwy 60

**City, State Zip**

Melrose, NM 88124

**County**

Roosevelt County

**Type**

Ranches

**Latitude / Longitude**

34.426151 / -103.628066

**Dwelling Square Feet**

3600

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

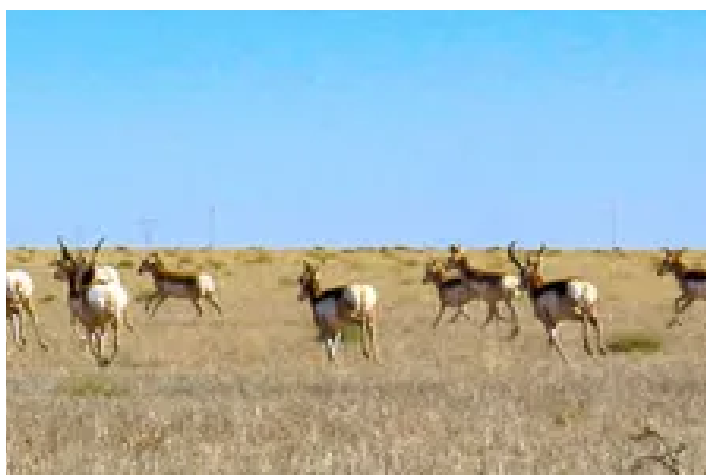
400

**Price**

\$1,200,000

**Property Website**

<https://brgranches.com/property/night-sky-ranch-roosevelt-new-mexico/98934/>



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### **PROPERTY DESCRIPTION**

#### **400± Deeded Acres - 480± Optional Lease Acres**

Welcome to *Night Sky Ranch*, a rare opportunity to own a beautifully improved home and highly functional ranch just 7 miles west of Melrose, New Mexico and 4 miles north of US Highway 60. Set atop the Llano Estacado-one of the largest tabletop mesas in the world-this property offers wide-open views, productive grassland, abundant wildlife, and exceptional infrastructure. An additional 480 acres that is currently being leased by the current owners could possibly be leased by the new owners. Ask the broker for details.

The newly remodeled 3,600± square foot home features 3 bedrooms and 2 full bathrooms and has been thoughtfully updated throughout. Improvements include a new roof, new cabinetry, updated flooring, wiring, plumbing, and fully renovated kitchen and new sunroom with large windows and an indoor fireplace and cooking area. Central air and heat along with 2 wood stoves heat the home. Enjoy cool New Mexico evenings and expansive views from the back deck, making this home ideal for both everyday living and entertaining.

Families will appreciate that Melrose boasts one of the top school systems in New Mexico, known for its low student-to-teacher ratio and high academic achievement. Melrose is a Class A school. It is known as a sports powerhouse in all competing sports for both boys and girls. School bus service is available directly to the front door.

The ranch encompasses 400 deeded acres of native grass pasture, primarily blue grama, sideoats grama, and multiple bluestem varieties. The turf is in good to excellent condition and is divided into 16 pastures designed for high-intensity rotational grazing. Perimeter fencing is new condition and consists of welded pipe corners, new steel posts and net wire, while interior division fences are 12.5-gauge, three-wire electric, supported by both electric and solar chargers.

Water is a standout feature, with a redundant and reliable system including three wells (two electric, one solar) feeding into a 5,000-gallon storage tank that distributes water to pastures and drinkers, via a pressure system. There are 10 tire drinkers on a float system, strategically placed so livestock travel no more than 1/4 mile for water. A playa lake adds additional character and utility to the mostly flat terrain at an elevation of approximately 4,465 feet.

Improvements include a 14' x 125' shed row with Ritchie automatic drinkers, a 40' x 40' metal shop, a 40' x 25' insulated shop, a 10' x 20' carport, additional shed row, and another carport. The existing corral system-primarily panels-will not convey, providing buyers the flexibility to design a corral layout that best fits their operation. An insulated, portable building with cement covered porch and a side entrance can be used as a tack room, medicine room or additional storage. The building has electricity and a water hydrant to it. Also has extra storage space in the attic. Additionally there are also large evergreen trees providing a wind break on all sides of the headquarters.

Historically, the property was home to the Rocklake community, adding a unique sense of heritage. Wildlife is abundant, with pronghorn antelope, mule deer, quail, dove, and other small game, making this ranch equally appealing for recreation and hunting.

Night Sky Ranch has been an efficient, well maintained sheep operation that has developed and established a profitable "Farm to Table" business selling whole or half boxes of frozen lambs by mail.



Night Sky Ranch is a great investment opportunity offering modern living, productive grazing land, excellent water, and classic New Mexico beauty under unmatched star-filled skies.



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## **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.



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