

Duran Energy Ranch

5,125± Acres | \$4,096,000 | Duran, New Mexico | Torrance County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Duran Energy Ranch

We are announcing the exclusive listing of the Duran Energy Ranch. The property is 5,125± acres of deeded land and 630 acres of state leased land. The Duran Energy Ranch is a Livestock, Wind Energy and Hunting ranch. You get the ranching lifestyle with a robust cash flow.

The ranch is in Torrance County, New Mexico between Corona and Vaughn. It's about 95 miles south of Santa Fe and 103 miles southeast of Albuquerque which makes it both reasonably convenient and reasonably remote.





Livestock Ranching:

The Duran Energy Ranch has historically been a sheep, cattle and llama ranch. The ranch stocking rate is about 11-12 cows per section depending on the rain. The watering, fencing and facilities infrastructure is fully functional and in good condition. Water from four water wells is distributed to 2-3 livestock drinking tanks in every pasture and to every structural facility. City water is also tied in and can be distributed to anywhere on the ranch.

The ranch is separated into eight pastures fenced for both sheep and cattle. Primary grasses are grama varieties, galleta, New Mexico feathergrass, and tabosa. There are some areas that have light to moderate cholla cactus and minor amounts of yucca.

The ranch has been grazed in a proper stewardship manner over the years so there are no vegetative issues.









Improvements:

Structural improvements are typical of ranch operations in the area and are in fair to good condition. Headquarter improvements consist of:

- A fully furnished 3 bedroom, 2 bath, fireplace residence
- Enclosed Barn
- Airplane hanger and strip
- Corrals and facilities built to handle sheep and cattle operations
- Railroad boxcar storage units
- Outlying wells have barns and storage facilities.

Wind Energy:

The Duran Ranch is in the best part of New Mexico's best and largest sustained wind corridor. The ranch has executed a firm wind contract that provides for increased terms every five years for the next 30 years. Wind operations include sixteen 2.8 mega watt turbines thus providing no-risk and increasing cash flows for the next 30 years.

Hunting and Wildlife:

The property has mule deer, coyotes, rabbits, quail, and an occasional elk.











Access and Terrain:

State lease access is along Highway 54. Access to the deeded lands, including the headquarters area, is privately controlled.

Terrain ranges from level to rolling with both grassy and treed areas and elevations vary from 6,100 to 6,250 feet.

2020 Taxes and State Leasing:

- Torrance County Real Estate taxes, \$1,120/yr
- NM State Lease, \$675/yr

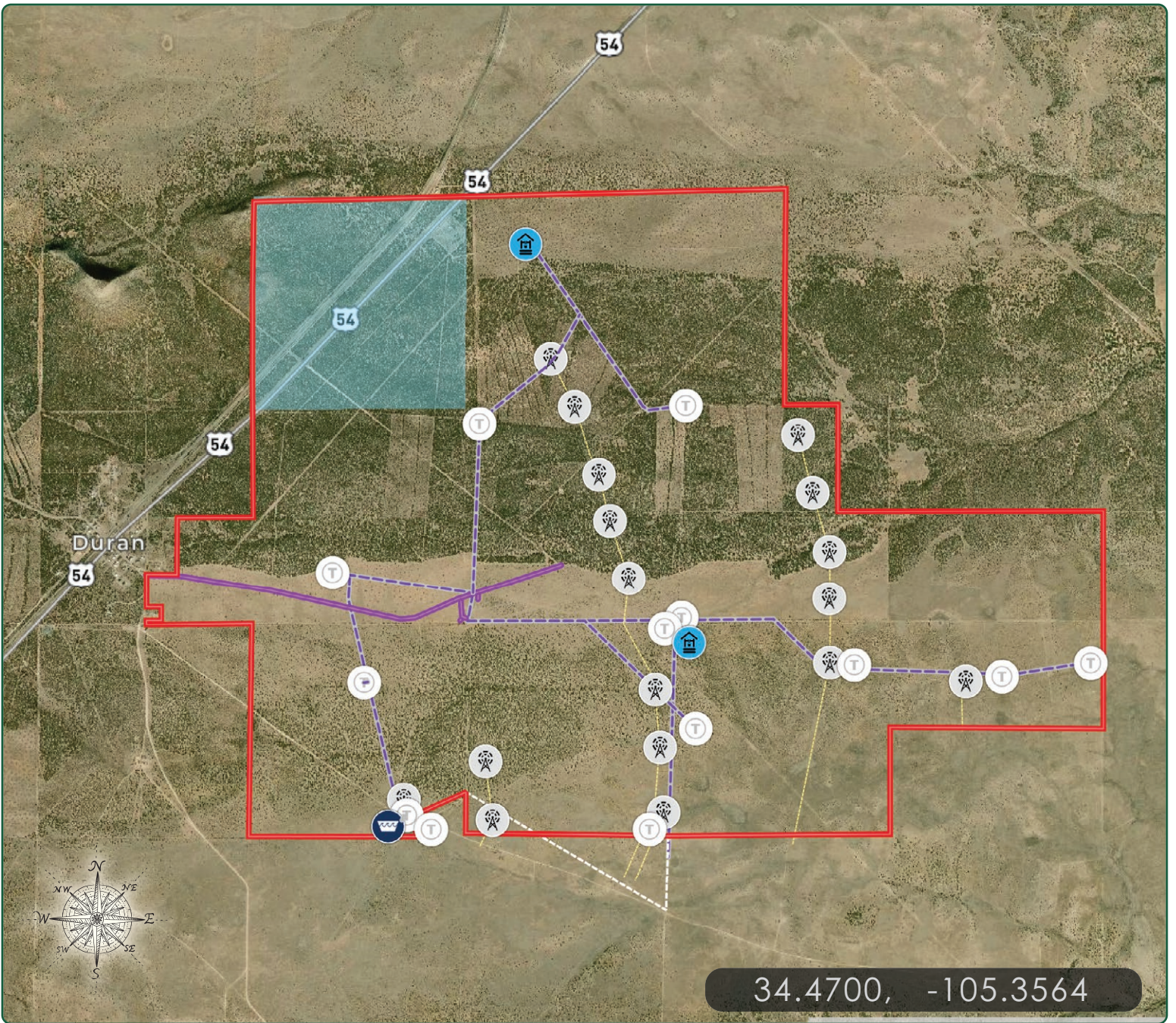
This is a traditional ranching property that has the perfect low-risk hedge against inflation with its substantial wind and hunting cash flows.

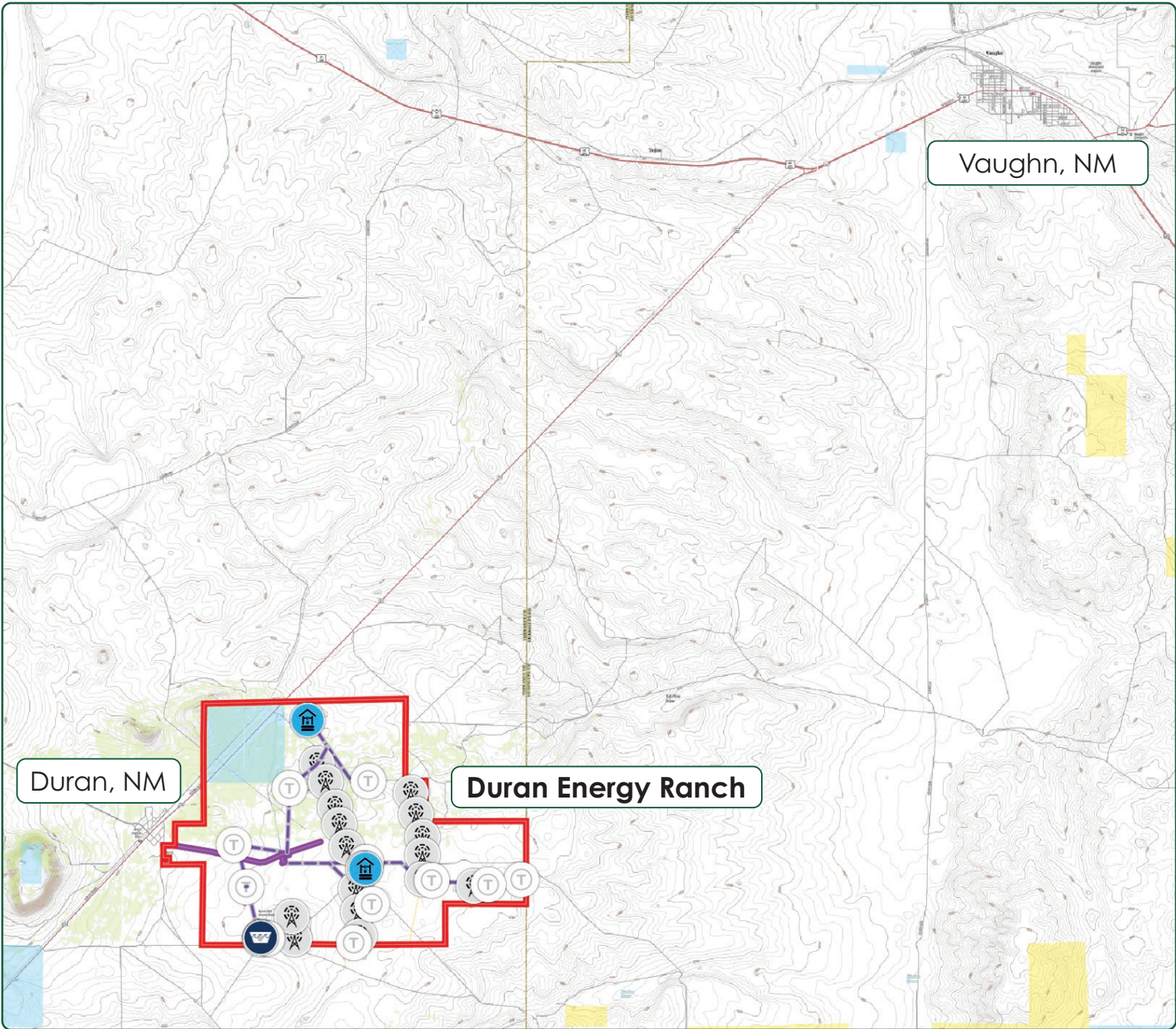
If you are in the market for a reputable high percentage deeded ranch with an excellent low-risk return on your investment for the next 30 years, the Duran Energy Ranch would be a really good fit.

The property is reasonably priced at \$4,096,000 or \$800 per deeded acre which includes the Ranch Land, Wind Energy and Hunting cash flows. All the deeded and State lease acreage is included.

Please contact Jim Welles or Dwain Nunez to schedule a showing or for additional information.







Duran, NM

Duran Energy Ranch

Vaughn, NM

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— AND SON LLC —

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