

Bullis Springs Ranch



**18,000 +/- ACRES
(270 AU)
RANCH FOR SALE
Boot Heel of Chaves County
SOUTHEAST NEW MEXICO**

**Office : 575-981-2427 Joe: 575-361-5269
Jodie : 575-361-0494
www.newmexicohomeranchrealty.com**

**UC RANCHTM
PROPERTIES**

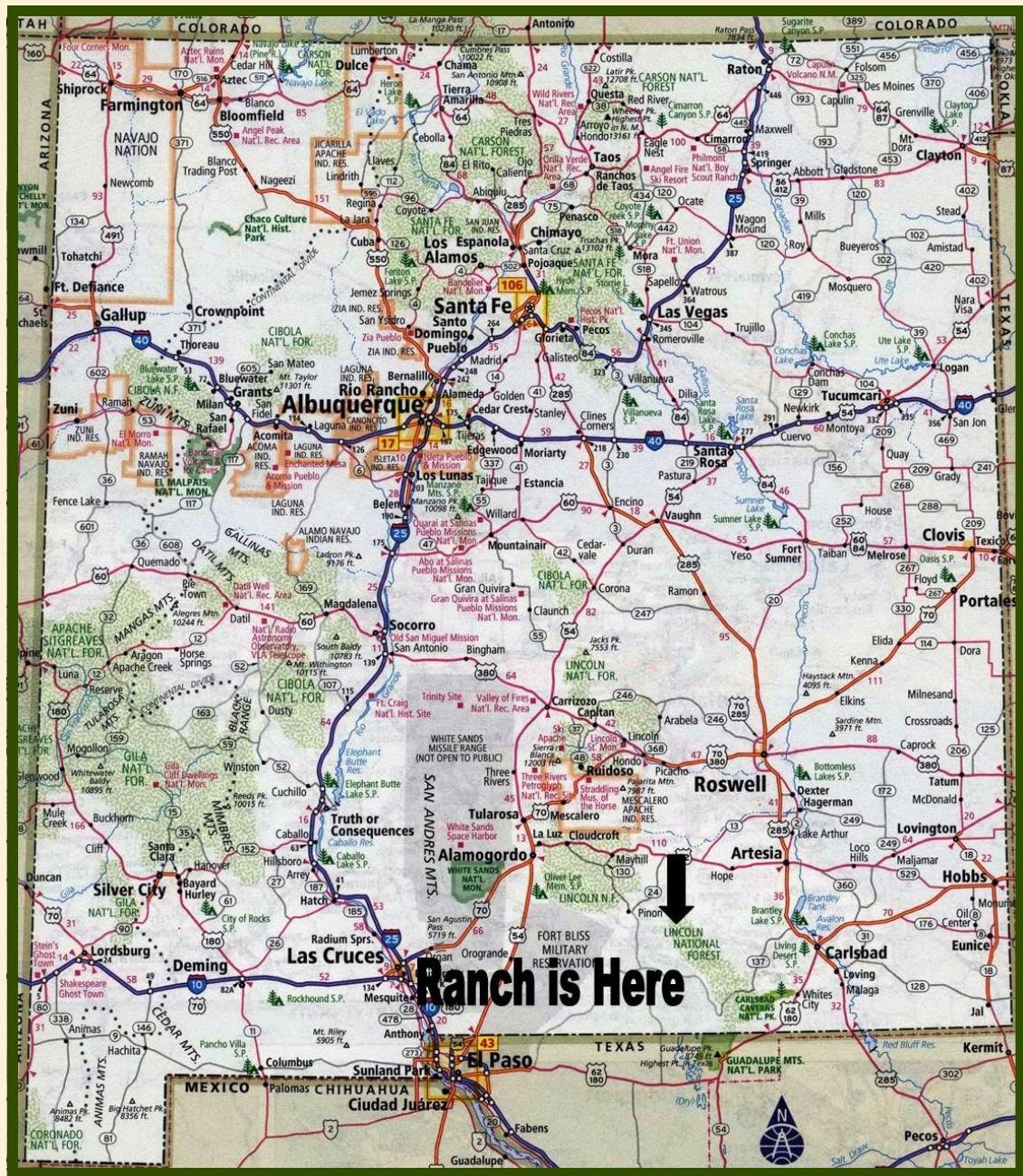


Bullis Springs Ranch is a large cattle ranch with approximately 18,000 acres that is located 53 miles southwest of Artesia, New Mexico, within the boot heel of Chaves County and the Guadalupe Mountains. This Lincoln National Forest ranch is located within the Guadalupe Ranger District and is allotted to run 270 animal units year long. Offering approximately 198 deeded and 17,802 acres under Forest Service Allotment, Bullis Springs .

The ranch was set up with 14 pastures, and five traps.

The ranch has three dirt tanks and three wells and two springs which provide water by pipeline to various parts of the ranch.

575-361-0494
ucranchesforsale.com

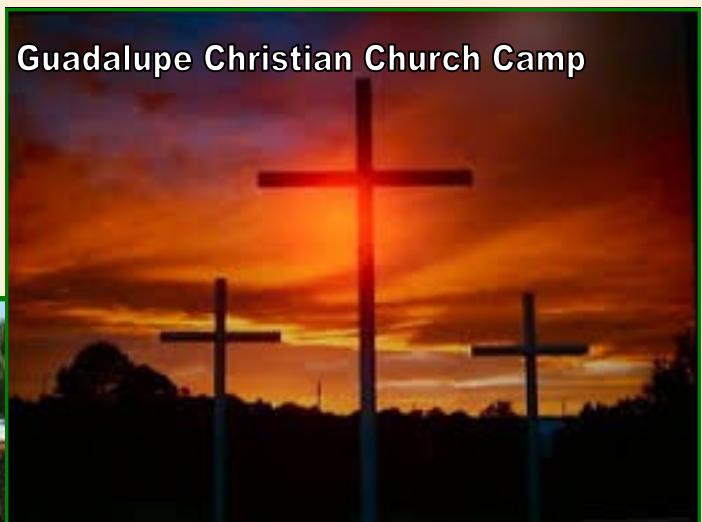


Located in the boot heel of Chaves County, the ranch is 53 miles southwest of Artesia, NM, which would be the nearest town with amenities. Located closer to Bullis Springs Ranch is Pinon, NM and Hope, NM is located around 30 miles from the ranch headquarters. The small community of Queen is 50 miles traveling south along the North Rim Rd.

Access to the ranch from Hope would be traveling south 5 miles on Armstrong Rd to Trails End Rd. Travel down Trails End Rd. approximately 21 miles to the intersection of Bullis Canyon Road, (road 30) and turn left. (Trails End Rd eventually turns into Russell Gap Rd.) The northern ranch boundary is about a mile up this road.

Locale

Guadalupe Christian Church Camp



Queen is a small community located in Eddy County, New Mexico. It is about 45 miles west of Carlsbad on Hwy 137.

Queen Store Café and RV park, fire station, subdivision and Christian Church Camp are located at Queen.

Pinon, NM Is an unincorporated ranching community in Otero County in southern New Mexico, in the southwestern United States. The town is in the pinon-juniper shrublands habitat with an altitude of 6,060 feet. The post office in Piñon opened in 1907. In 2014, Piñon was ranked as the most politically conservative town in New Mexico.

Hope, NM Hope is a village in Eddy County, in southern New Mexico, United States. It is about 20 miles west of Artesia on U.S. Route 82. It has had a post office since 1890. As of the 2017 census, the village's population was 121. At one time was a large farming community.

Artesia, NM Artesia is located in southeastern New Mexico, nestled between the two larger cities of Roswell to the north and Carlsbad to the south. The Texas border is less than 100 miles away to the east and the beautiful mountains, including the towns of Cloudcroft and Ruidoso, are to the west.

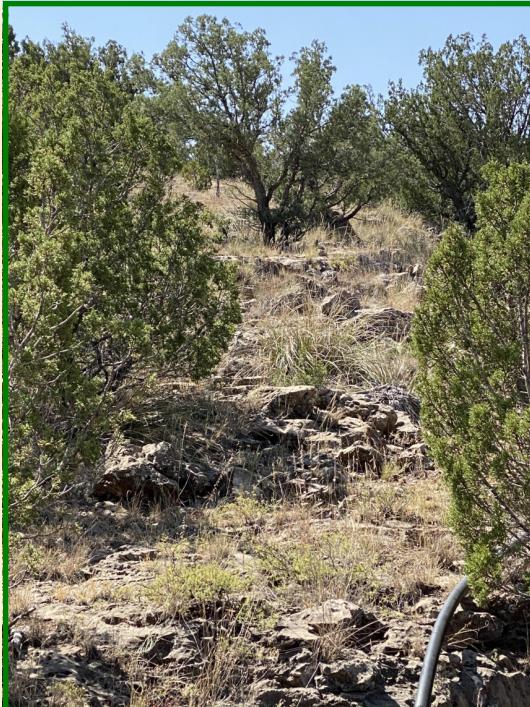




There are three dirt tanks, two springs, and three wells which provide water by pipeline to various parts of the ranch.

Water Description





Acreage Breakdown

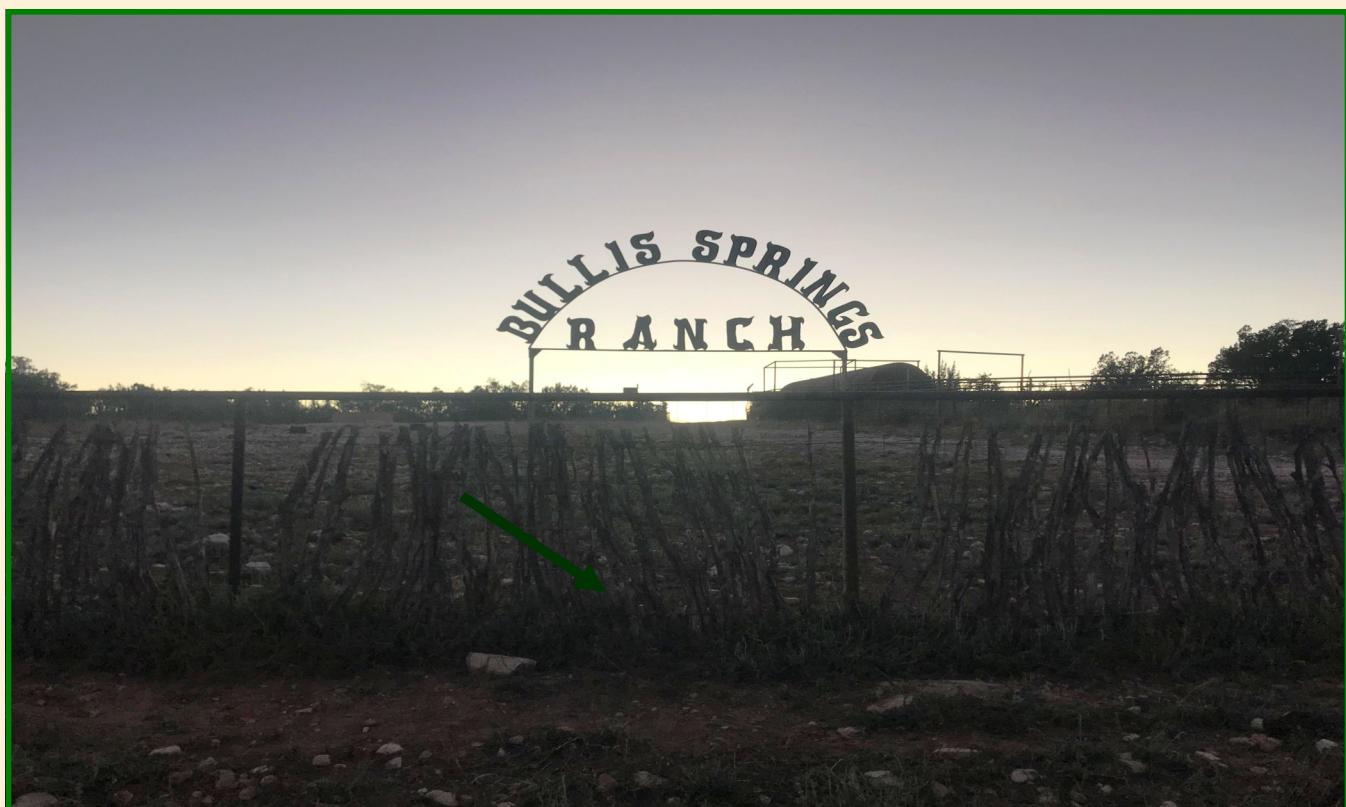
Deeded
FS
28 Sections

198+/- Acres
17,802- Acres
+/- **18, 000 Total Acres**

Leases and Taxes

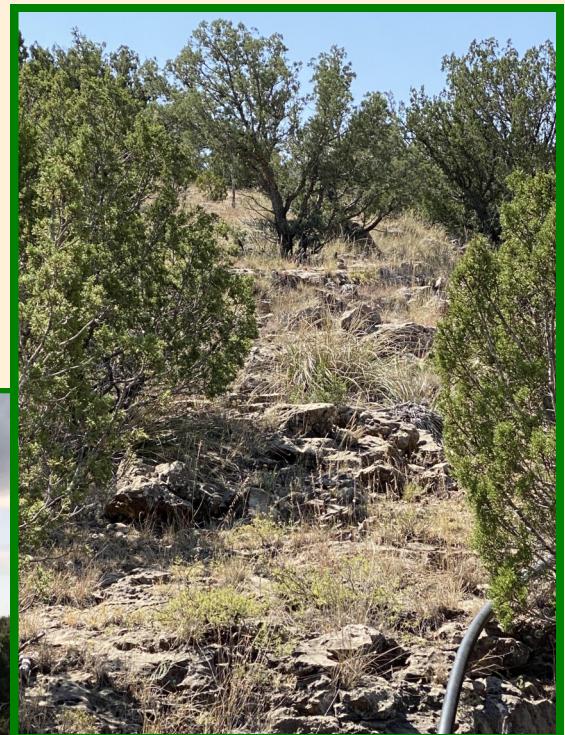
This ranch has one grazing allotment. It consists of the Bullis Springs Allotment. The FS has permitted this ranch for 270 animal units year long.

The FS Grazing Fees for 2020 is \$4374.
The Chaves County property taxes are approximately \$332.00 /year.



Vegetation

The average rainfall for this area is 18". The primary grass cover is blue and black gramma grasses.



Topography



There is approximately 20% of the ranch that falls below the rim that slopes towards Pinenon Draw.

The remainder of the ranch is above the rim and consists of mostly gently rolling hills but does have steep terrain in areas.



Cedars, junipers and pinon trees are the main trees found throughout the ranch.

The elevations are from 6,000 to 6,400 feet.



Wildlife

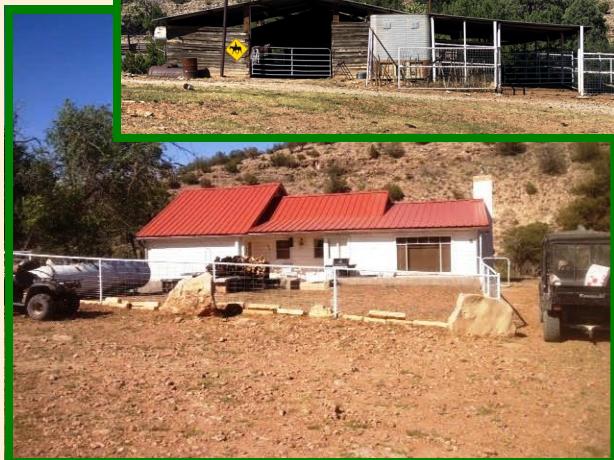
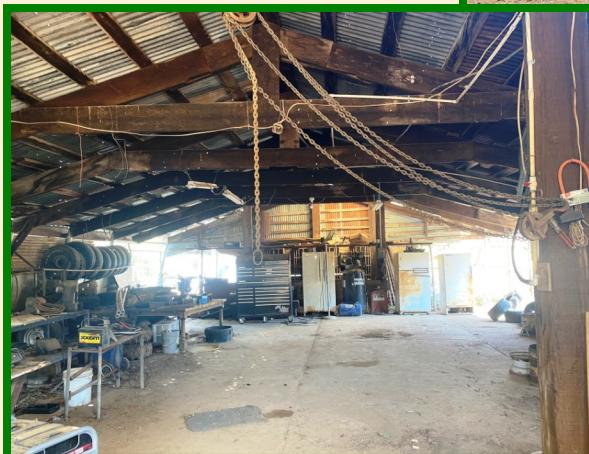


Mule deer, Javelina, Elk, Barbary Sheep and other wildlife round out the diver-



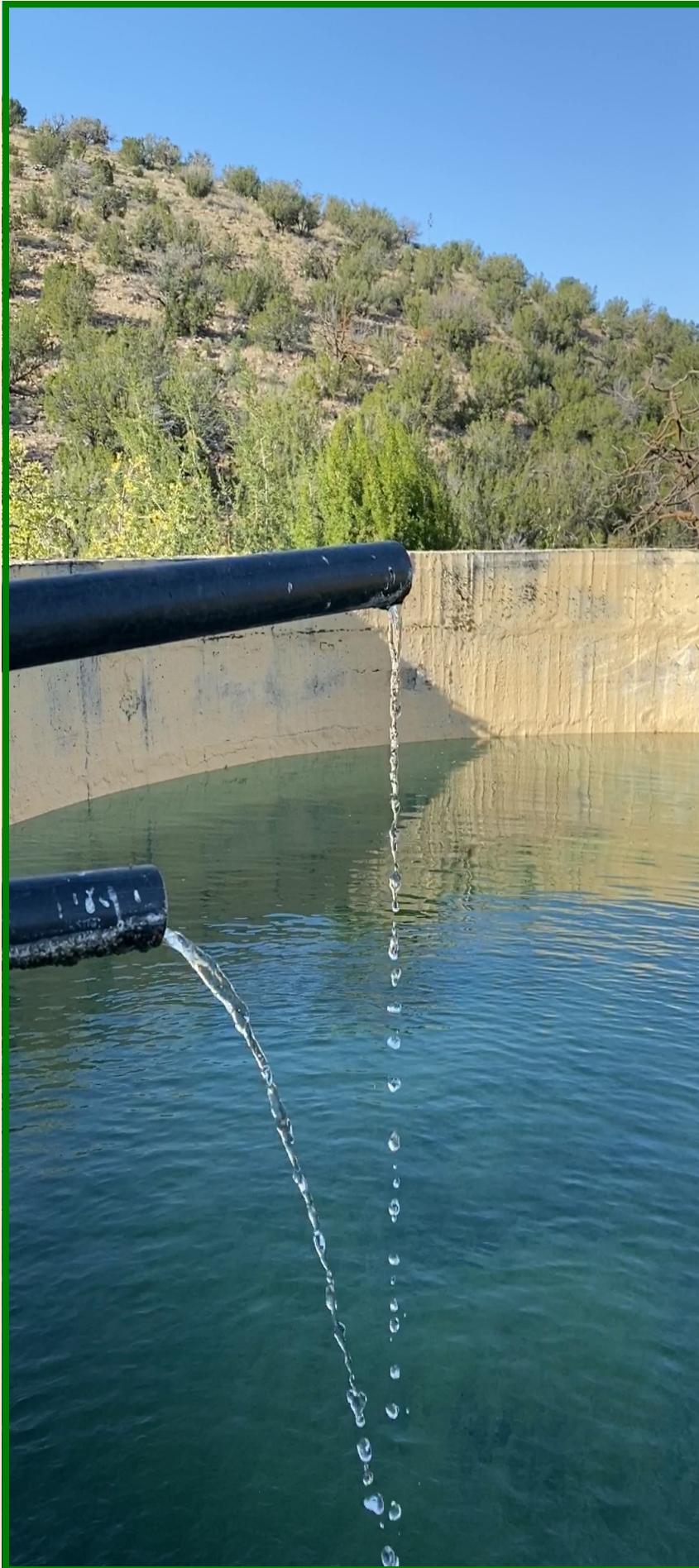
Improvements

There is one set of pens situated in the northern part of the ranch close to the headquarters and one set located in the southern part of the ranch. The southern set of pens are what the current owner uses to work most of the cattle. Both of these pens have good access to the county maintained road.



Structural improvements are located at the headquarters which is located in Bullis Canyon. There are 2 residences, one of which has been completely remodeled and the other residence has been somewhat remodeled. . One large barn, several storage type sheds and horse corrals can be found at the headquarters.

There are 3 wells located on the property and 2 springs. One well and the 2 springs currently water most of the ranch.

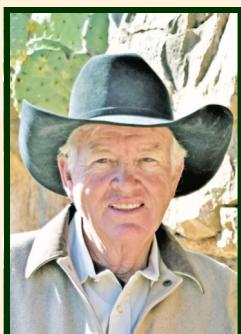




Jodie Chism

UC Ranch Properties | United Country New Mexico HomeRanch Realty
575-361-0494
chismjodie@gmail.com
License #19842

Jodie Chism is a real estate agent in Carlsbad NM and southeast NM. She joined her father Joe Cox in the Carlsbad NM real estate business in 2014. Jodie specializes in ranches and farms in New Mexico and residential in and around Carlsbad, NM. Prior to coming to work for United Country | New Mexico HomeRanch Realty, Jodie worked for USDA - Farm Service Agency for almost 20 years, helping local farmers and ranchers with farm programs. Jodie grew up in the ranching industry and she and her husband Matt also own a cattle ranch in the Guadalupe Mountains, of the Lincoln National Forest outside of Carlsbad, NM. Jodie as knowledge in farm programs as well as BLM, Forest Service, and State Land grazing leases, making her your New Mexico Ranch Realty specialist.



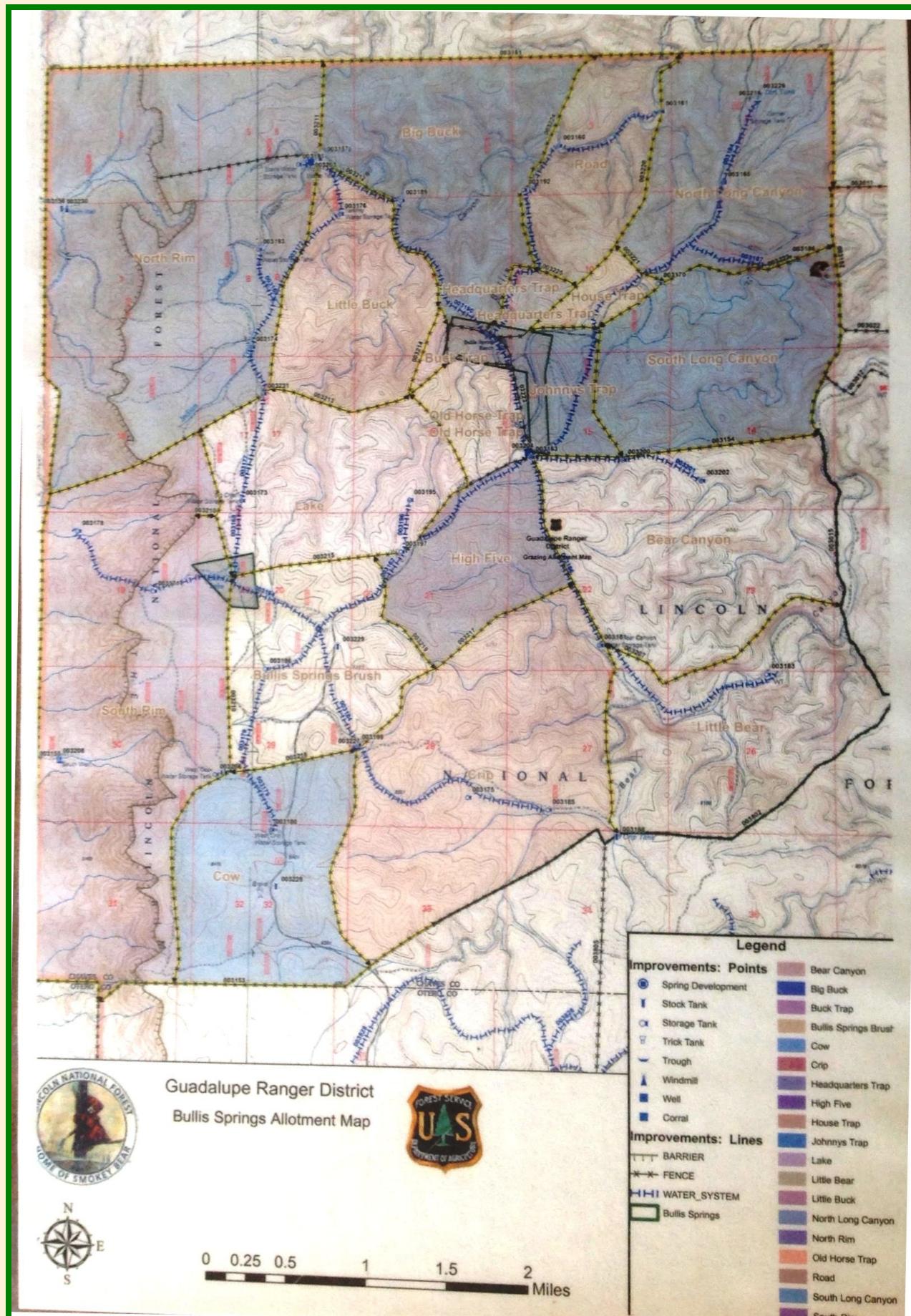
Joe Cox

UC Ranch Properties | United Country New Mexico HomeRanch Realty
575-361-5269

Joe Cox has been a real estate broker in Carlsbad, NM since 1997 and has owned his brokerage since 2001. He specializes in NM farms for sale, NM ranches for sale, and commercial property. Owning and operating cattle ranches for almost 47 years has given Joe a vast knowledge of the cattle industry in and around New Mexico.

Joe Cox has sold ranches in NM and real estate in NM for the last 24 years, giving him the experience needed to help you with your home for sale, farm for sale, ranch for sale, commercial property for sale, and any real estate need you might have.







Price
1,700,000.00
Shown to qualified buyers

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacity, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all informa-

