

**HUNTING/CATTLE RANCH**  
**6,400 DEEDED ACRES**  
**IN**  
**CATRON COUNTY, NEW MEXICO**



OFFERED EXCLUSIVELY BY

**HITCHING POST LAND CO. &  
SOUTHWEST PROPERTIES, INC.**

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S O U T H M C P H A U L R A N C H  
*(6,400 Acres)*



**This is a rare opportunity to purchase a large block of 6,400 acres of contiguous deeded land located in the beautiful high country of West Central New Mexico.**



The Ranch offers the opportunity to hunt trophy elk and mule deer, with 350 to 400 class bulls and 170 to 200 class bucks taken on the Ranch and in the area. Last year, the 6,400-acre McPhaul Ranch received approximately 8 muzzle-loader, either-sex bow and antler-less elk permits. Mountain lion, black bear, coyotes, bobcats and a variety of small game can be seen and/or hunted on the property. Fishing is about an hour away at Quemado Lake as well as nearby Springerville and the White Mountains of Arizona.

The abundance of wildlife, the varied terrain and excellent, four-season climate allow you to indulge in pursuits ranging from hunting, bird-watching, horseback riding and ATVs to hiking, camping, searching for arrowheads and antler sheds or simply relaxing under the wide canopy of a star-filled sky.

# L O C A T I O N   A N D   A C C E S S



The ranch is located north of Pie Town, New Mexico, at the base of the jagged peaks of the Sawtooth Mountains. Access to the ranch is through Forest Road 6A, a county-maintained road six miles north of Highway 60.

The closest international airport is Albuquerque International, which is an approximate 2 1/2 hour drive from the ranch. Springerville, Arizona, and Socorro, New Mexico, are each approximately 75 miles from the ranch and have airports sufficient to handle light jet aircraft.

W A T E R   &   C A T T L E



The Ranch is currently leased for cattle grazing. The carrying capability is approximately 9 to 10 head per section. There are also several excellent sites on the Ranch for food plots.

The property has approximately 5 dirt water tanks of various sizes scattered throughout. There is also a metal drinker, which is supplied by an adjacent well and pipeline. These multiple water sources help attract a variety of elk, deer and other wildlife year round.

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FILE #	LOCATION	TYPE	DEPTH	QUANTITY
RG-86799	New Test Well #1, Sec 20, T2N, R11W	STOCK Unequipped	155	5 GPM

## D E S C R I P T I O N



The Ranch is bordered to the southeast by the spectacular Sawtooth Mountains; to the south it shares a two-mile border with the Cibola National Forest and its 9,500-foot peaks.

Within a 20 minute drive you will find the Plains of San Augustin, site of the Very Large Array (VLA), one of the world's premier astronomical radio observatories; and the "Lightning Field," artist Walter de Maria's intriguing land art installation. You are also within a short distance of the lava beds, prehistoric ruins and rock structures of El Malpais National Monument, the famous Hole in the Wall and the Ice Caves.

C L I M A T E , R A I N F A L L ,  
T E R R A I N A N D V E G E T A T I O N



The Ranch sits on the Continental Divide, the “backbone” of North America, and is approximately 7,500 to 8,000 feet in elevation. Thanks to this, temperatures are basically mild even in the summer, averaging 70s and 80s, as well as the winter, with lows in the teens to 30s at night and highs in the 40s and 50s during the day. Winters are short-lived, usually lasting from December through February. The average rainfall is 12” to 15” per year; average snowfall is about 24” per year.

The terrain consists of rim rock mesas, sandstone bluffs with scattered Ponderosa pine, rolling hills covered in juniper and piñon and rolling, grassy meadows. Predominant grasses are gramma and western wheat grass; the brush runs the gamut, from oak to mountain mahogany to chamisha sage.

## C O M M E N T S



The Ranch property is home to hundreds of ancient Indian sites. Many of these have never been explored, lending an air of excitement to any excursion. Catron County itself is the last of the New Mexico counties that has more elk than people. Though it is one of the largest counties in the nation, only 15% of the land is in private hands—the balance is controlled by Federal and State governments. This is an excellent hunting or gentleman's Ranch, but also has great potential for future development into rural residential and recreational properties.

Come see for yourself and experience the beautiful high country of Western New Mexico!

## South McPhaul Ranch

- 6,400 deeded acres or approximately 10 sections
- The Ranch receives about 8 muzzleloader and either-sex bow elk permits

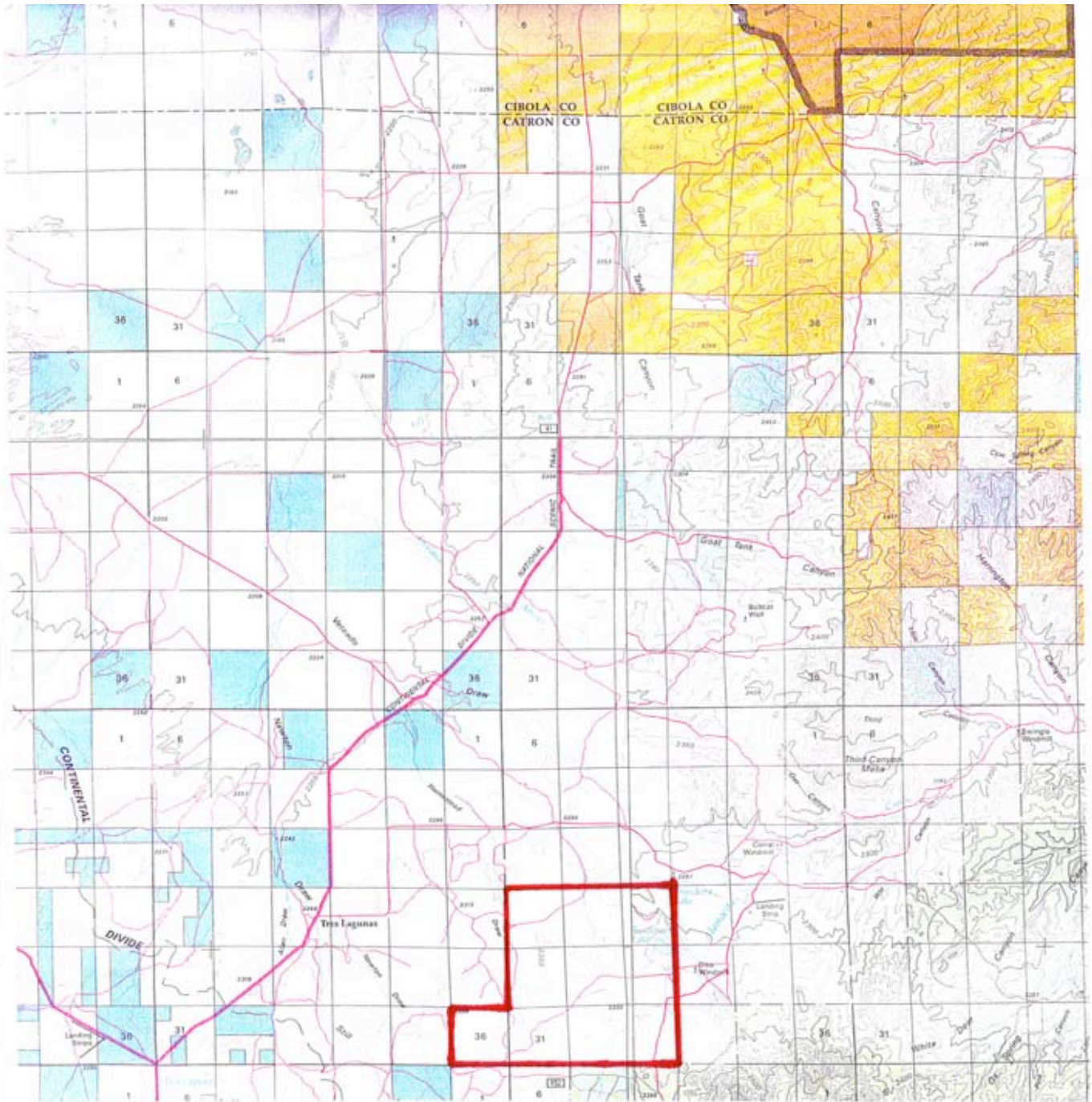
The South McPhaul Ranch is being offered at the reduced  
price of

**\$3,900,000 cash**

**4% commission paid to selling broker.**

*This property is shown exclusively by Hitching Post Land Co. and Southwest Properties, Inc., and shown to qualified purchasers by appointment only. The information provided on this property is from sources deemed reliable. No warranties, either expressed or implied, are made. All properties are subject to errors, omissions, price change, prior sale, or withdrawal from the market without notice. Purchasers should verify all facts. Hitching Post Land Co. and Southwest Properties, Inc., works for and on behalf of seller.*

M A P



South McPhaul Ranch