



SPEAR U RANCH

SPRINGER, NEW MEXICO



MICHAEL GREGORY JR., REAL ESTATE | 505-603-6711 | NMRE.COM

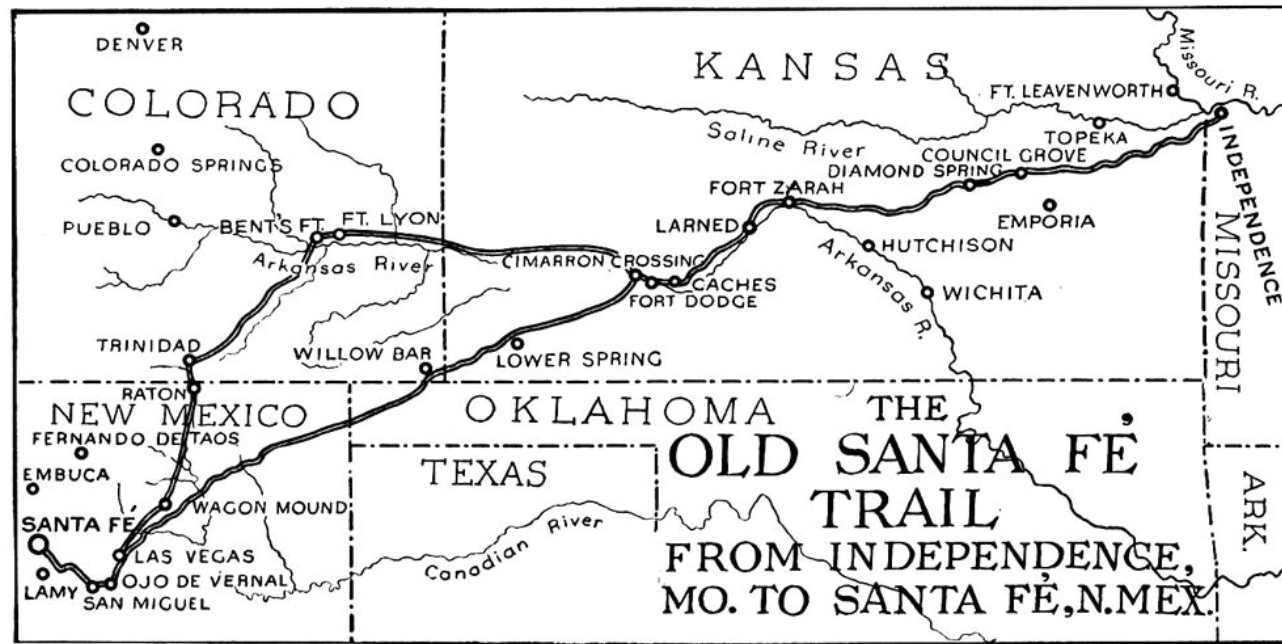
INTRODUCTION

The sweeping grasslands of northeastern New Mexico seem to have been created with cattle ranching in mind, and the Spear U Ranch, just outside of Springer, encompasses some of the best. Here, where the High Plains swell into the foothills of the Rockies, is a sprawling property that has been optimized for both cattle and horse ranching, with quality big game hunting as a bonus. Extensive enhancements put in place by actor Wilford Brimley, make this an ideal private retreat as well as a working ranch.



HISTORY

The famed Cimarron Cutoff of the Santa Fe Trail passed just southeast of the present locale of the ranch, and brought many settlers to the region in the early 1800s. Originally part of the massive Mexican Maxwell Land Grant of 1841, the Spear U Ranch became one of several very large cattle ranches in the area. Its natural grasslands and extensive improvements make it ideally suited to continue its ranching heritage for many more generations.



ACREAGE & WATER

The Spear U Ranch is 9,363.07 acres (9,169.55 deeded) of rolling grasslands situated at 5700 to 6000 feet, just a couple of miles southeast of Springer, New Mexico. In the western, hillier section of the ranch, pinion pines and juniper break up the grassland. Water on the ranch includes a portion of the Cimarron River on the north end of the ranch, one developed spring, and several undeveloped springs. Five wells supply water to horses and cattle in both the north and south portions of the property. The Springer Ditch provides significant water which is used to irrigate approximately 90 acres of pasture. Domestic water is provided by the town of Springer for the ranch headquarters.



CATTLE

With a carrying capacity of 700 yearling cattle from April to October or 250 cows year-long, the Spear U Ranch maintains a healthy income stream from the ranch operation. Improvements for the cattle operation include full fencing, a 1,500 square foot hay barn, large equipment barn, 3,780 square foot shop, and shipping pens.



HUNTING

Recreationally, hunters and equestrians find much to enjoy on Spear U Ranch. The same natural grass and water resources that benefit cattle also benefit big game such as pronghorn, elk, and both mule and whitetail deer. The ranch receives 9 buck pronghorn and 3 doe pronghorn tags per year, and 1 bull elk and 1 cow elk permit. Other wildlife includes turkey, Canada geese, ducks, and doves.



HORSES

With miles of open ground and views of the Sangre de Cristo Mountains, the Spear U Ranch is ideal for days of horseback riding. Major equestrian improvements abound, including two horse barns (the largest over 2,000 square feet with tack room) with a total of eight stalls, a round corral and roping area. Those who would want to conduct cattle ranching on horseback certainly can do so here!



IMPROVEMENTS

A major attraction of the Spear U is the ranch house, which is a 5,264 square foot Spanish hacienda design home with a stucco veneer. The interior is marvelously decorated in a Southwest flavor, with both wood and tile floors and open living room and kitchen combination. It has two spacious bedrooms and three baths. After a hard day of riding, time in the jacuzzi pool or sauna will be greatly appreciated. In addition, a 50 x 40 foot swimming pool is located within the hacienda's walls outdoors. Other dwellings include a 1,284 square foot guest house, a 945 square foot apartment, and a 1,308 square foot employee house

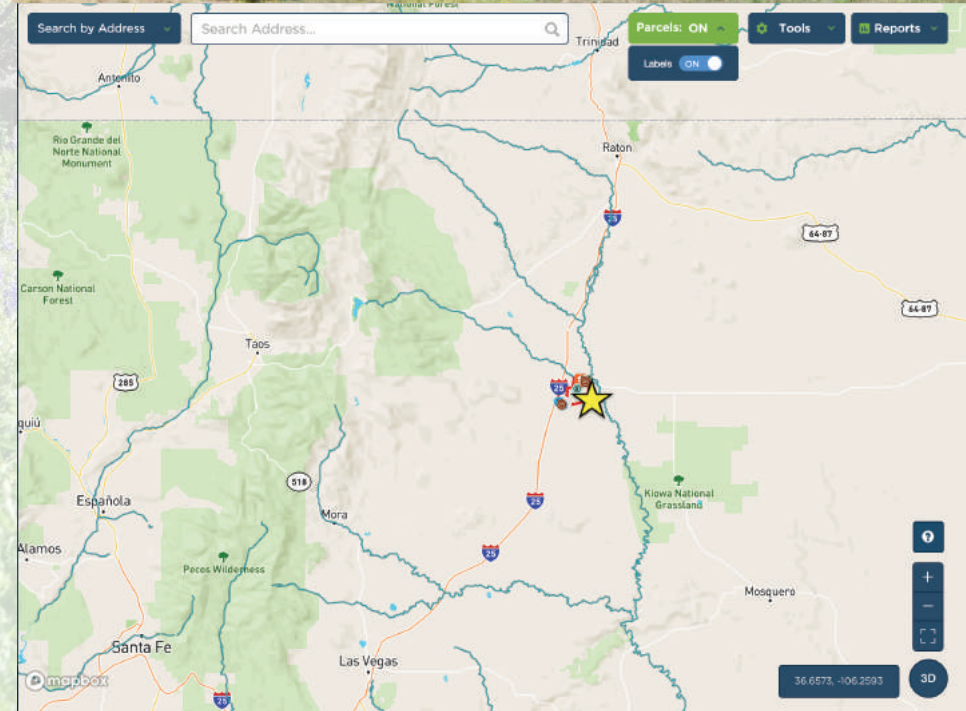


IMPROVEMENTS CONTINUED



LOCATION

Year-round access to the Spear U Ranch is just about as good as it gets. Interstate 25 runs just to the west of the ranch, and is a simple route to Santa Fe to the south (less than two hours) and Colorado to the north. Other recreational areas nearby include trout fishing on the upper Cimarron River (about 30 minutes) and downhill skiing at Angel Fire and Taos (an hour or so away).

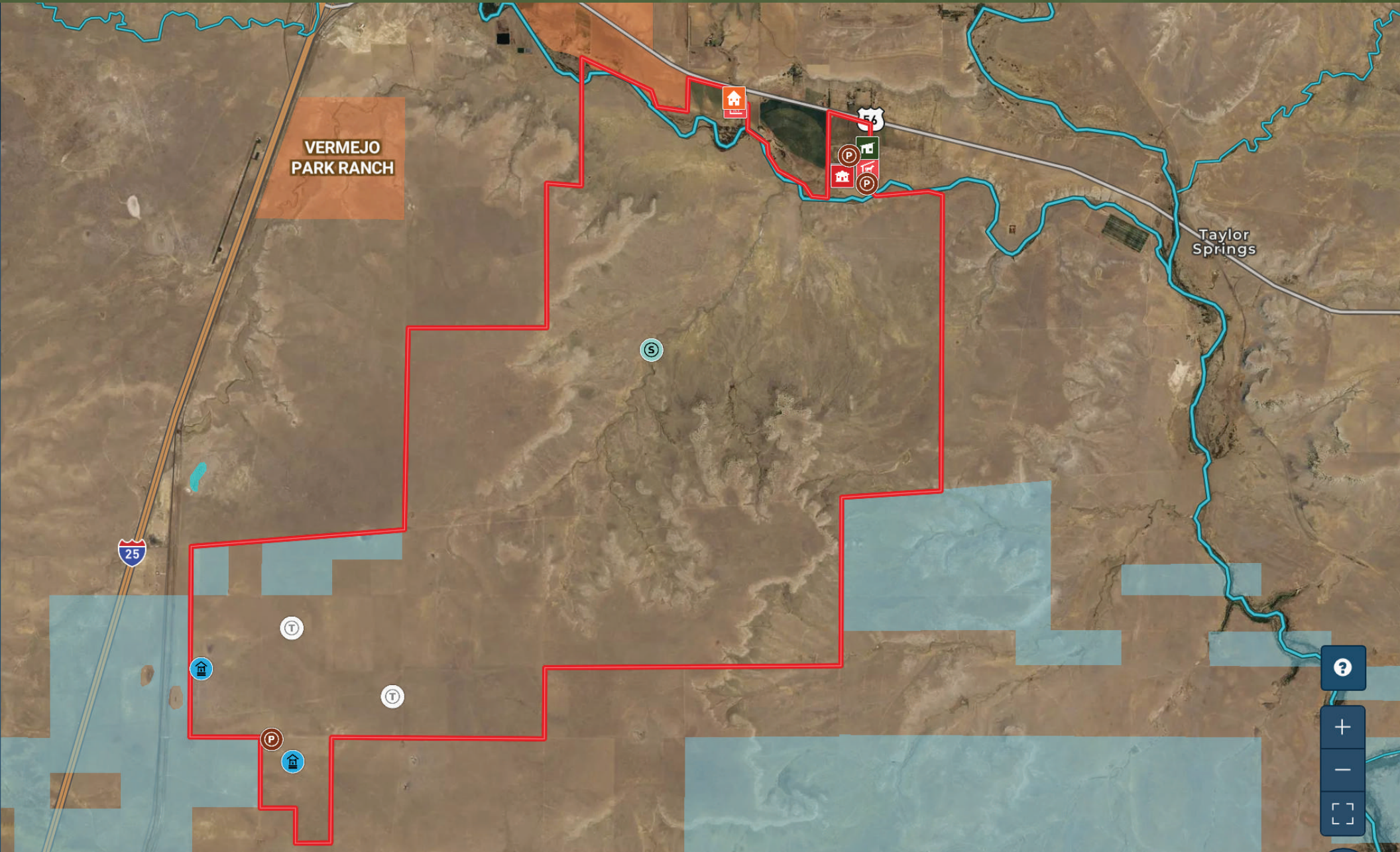


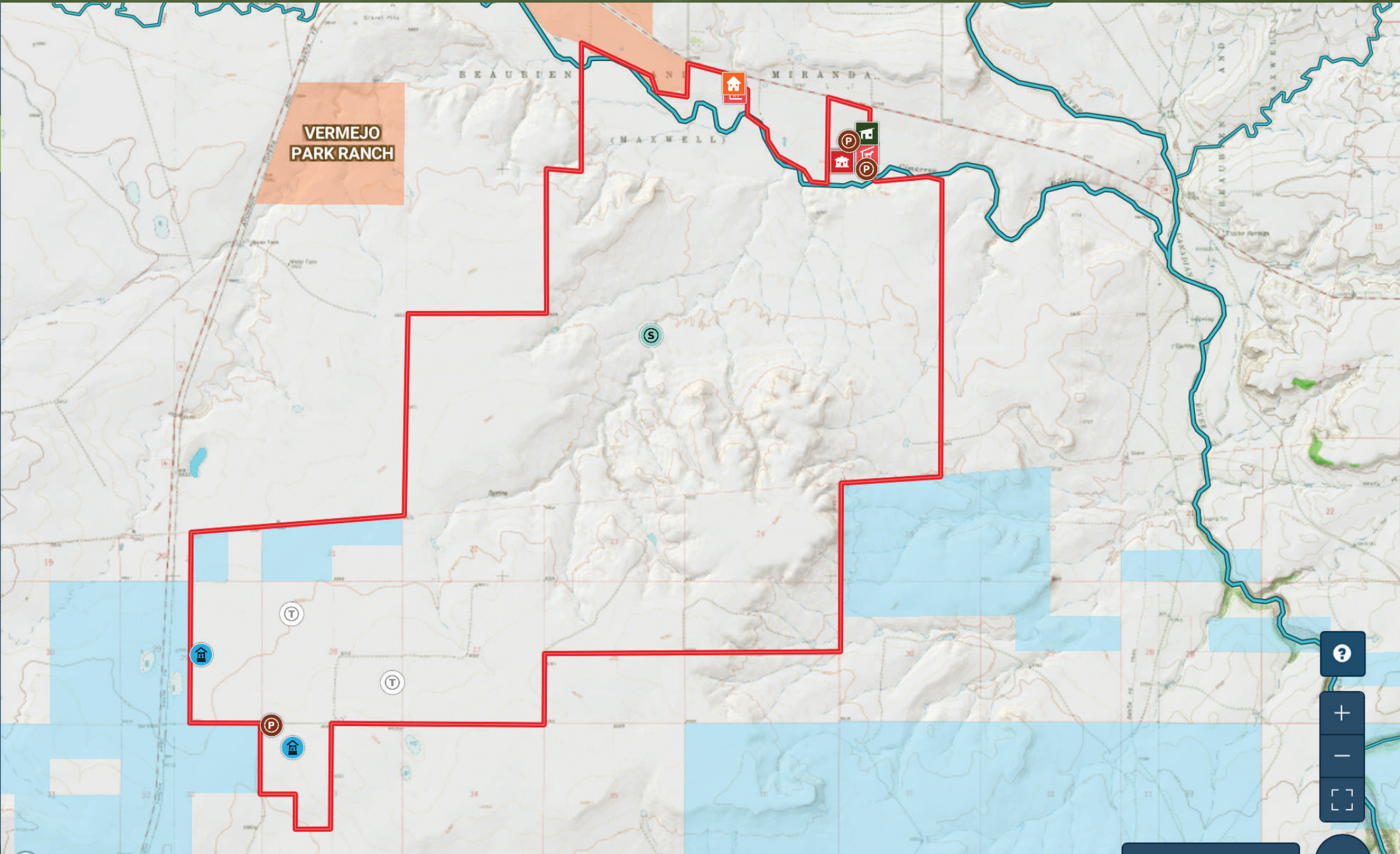
PRICE

We at Michael Gregory, Jr. Real Estate believe that the Spear U Ranch's combination of large, well-blocked grasslands, good water resources, a solid cattle operation, on-property hunting, and exceptional improvements make it a great find. Just as the pioneers along the Cimarron Trail 200 years ago were captured by the expansive beauty of this land, we think you may be as well. Let us know and we'll meet you on the Cimarron Trail.

\$7,790,000







MM