



RANCH EL RODEO

Moctezume, State of Sonora, Mexico

Approximately 28,000 acres, all privately owned. The ranch is divided into 19 separate pastures. Terrain varies from irrigated meadows (estimated to be approximately 120 acres), to rolling pasture land with shallow to steep arroyos, lush stream bottoms, and high, rugged mountain peaks which establish ranch boundaries on parts of the ranch. There is a variety of grasses on the ranch including various types of grama grass. Approximately 50 miles of roads allow easy access to most parts of the ranch. The ranch also features a 3,000 square foot home and other living quarters including a manager's house, quarters for ranch hands (vaqueros) and two motel type units for guests and / or hunters. The carrying capacity of the ranch is owner rated at 1,200 AU.



The owner's state that there are approximately 90 dirt water tanks (repesos) scattered throughout the ranch insuring plentiful drinking water for the cattle.

In addition, a small, 10-15 acre lake was created with a concrete dam. There are about a dozen individual flood irrigated pastures in which a variety of crops are grown including Maravilla (marvelous grass). And, there are numerous small spring fed streams around the ranch.

Offered for \$7,000,000

CONTACT: TED SCHAAL

MASON @ MORSE
RANCH COMPANY

214 8th Street Suite 100 Glenwood Springs, CO 81601

(877) 207.9700 ted@ranchland.com

www.ranchland.com

