

the Firehouse Farm




ranchline

Located within




In the Pecos River Valley...

...the Firehouse Farm is an excellent working farm located in southeastern New Mexico, west of U. S. Highway 285 along the Chaves-Eddy County line. The Pecos Valley is an integral part of the New Mexico Dairy Industry. Over 40 dairies are located in Chaves County alone. New Mexico dairies are one of the largest purchasers of agricultural products (feed crops) in the State.

The Firehouse Farm is 516 +/- surface acres, with 455.6 surface and subsurface water rights. According to the New Mexico State Engineer, the farm's water rights consist of 14.5 acres of surface rights, 5.9 acres of shallow water rights, 292.6 artesian water rights, and 142.6 artesian/shallow combined water rights. There is approximately 60 acres of non-irrigated land located adjacent to Firehouse Farm on the southern boundary.







*With its 516 acres of farmland,
and over 455 acres of water rights,
Firehouse Farm is perfectly
equipped with irrigation in place...*

A large center pivot irrigation system is shown in a lush green field under a clear blue sky. The system consists of a long, white main pipe supported by a series of blue metal towers. The towers are connected to a central pivot point, and the system is designed to rotate around this point. The field is a vibrant green, and the sky is a clear, bright blue. The text "Top-notch irrigation system..." is written in a cursive font across the top of the image.


Top-notch irrigation system...

The irrigation water currently used is subsurface water that is produced by three wells. Two of the wells are artesian wells that are reported to produce between 1,500 and 1,800 gallons per minute.

The wells are equipped with vertical turbine pumps: one is electric powered and the other is on natural gas. The shallow well produces approximately 1,000 gallons per minute. The subsurface irrigation water is brought to the surface by the turbine pumps and is then pumped through buried PVC water lines, which range in size from 10-18 inches in diameter. Also included with the farm are two L & S lateral sprinkler systems. These sprinklers water the majority of the farm, and are excellent for long, narrow fields. This method of irrigation is one of the most effective ways of utilizing water, leading to higher crop yields and better water conservation. One pivot is 2,600 feet in length and the other is 1,900 feet in length.





A wide, flat agricultural field under a clear blue sky. The field is covered in green crops, likely alfalfa, and extends to a distant horizon. The sky is a uniform light blue. In the foreground, there is a patch of brown, dry earth.

Flood irrigation is utilized on approximately 66.5 acres of the farm. This acreage is benched and leveled with each bench having a 10-inch riser that provides irrigation water to the surface.







Minimal maintenance for infrastructure...

Minimal maintenance will be required for the existing structures on the farm. With two functional hay barns, a livestock shed, and an excellent set of livestock corrals complete with a loading chute, sorting alleys, and a cattle squeeze, the Firehouse Farm is conveniently equipped for a commercial operation.

The corral facility allows an opportunity for versatility to graze livestock on crop stubble or permanent pasture.

The corrals are constructed of welded steel pipe set in concrete with welded galvanized side panels. Gates are all hinged and latched with overhead braces. The design is partitioned into several sorting pens, a sorting alley, a loading chute, a crowd lane, and an alley with a squeeze chute.

The livestock shed is open on two sides with a small enclosed storage room on one end. This structure can serve a number of purposes.

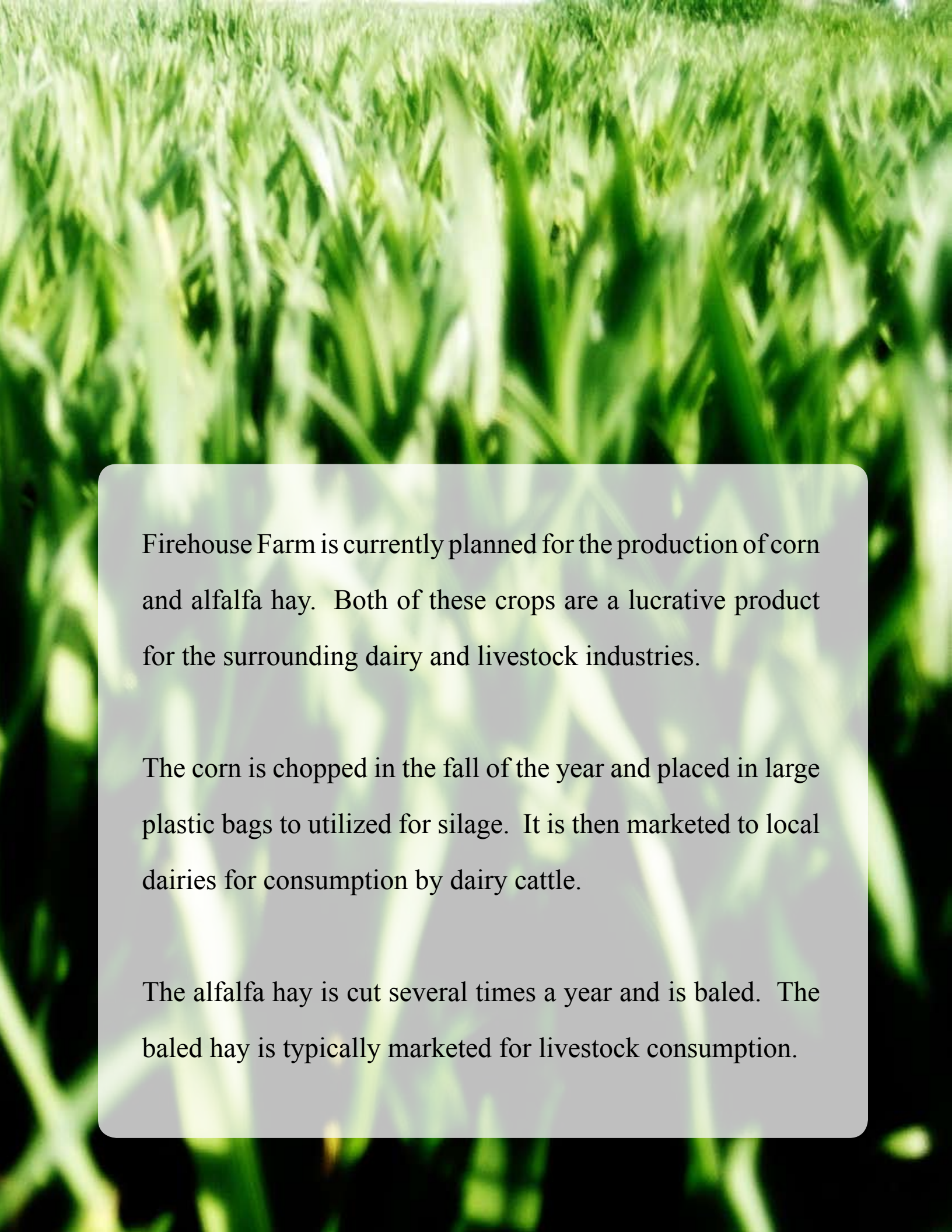




*Lucrative crop production
plan in place...*



*Supplying the local dairy
& livestock markets...*



Firehouse Farm is currently planned for the production of corn and alfalfa hay. Both of these crops are a lucrative product for the surrounding dairy and livestock industries.

The corn is chopped in the fall of the year and placed in large plastic bags to utilized for silage. It is then marketed to local dairies for consumption by dairy cattle.

The alfalfa hay is cut several times a year and is baled. The baled hay is typically marketed for livestock consumption.



NEW MEXICO OFFICE OF THE STATE ENGINEER

AMOUNT CONVEYED

State Engineer File Number: RA-589 & RA-1511A
 Sub-file Number 1562 of Cause Number 20294
 Owner of record has conveyed ALL of said right.
 (all or part)

Consumptive Use: 1366.8 acre-feet per annum
 Diversion Amount: _____ acre-feet per annum
 Other: _____ (units)

PURPOSE OF USE

Domestic: _____ Livestock: _____ Irrigation: XX Municipal: _____ Industrial: _____
 Commercial: _____ Other (specify): _____
 Specific use: Farm Land Irrigation

PLACE OF USE

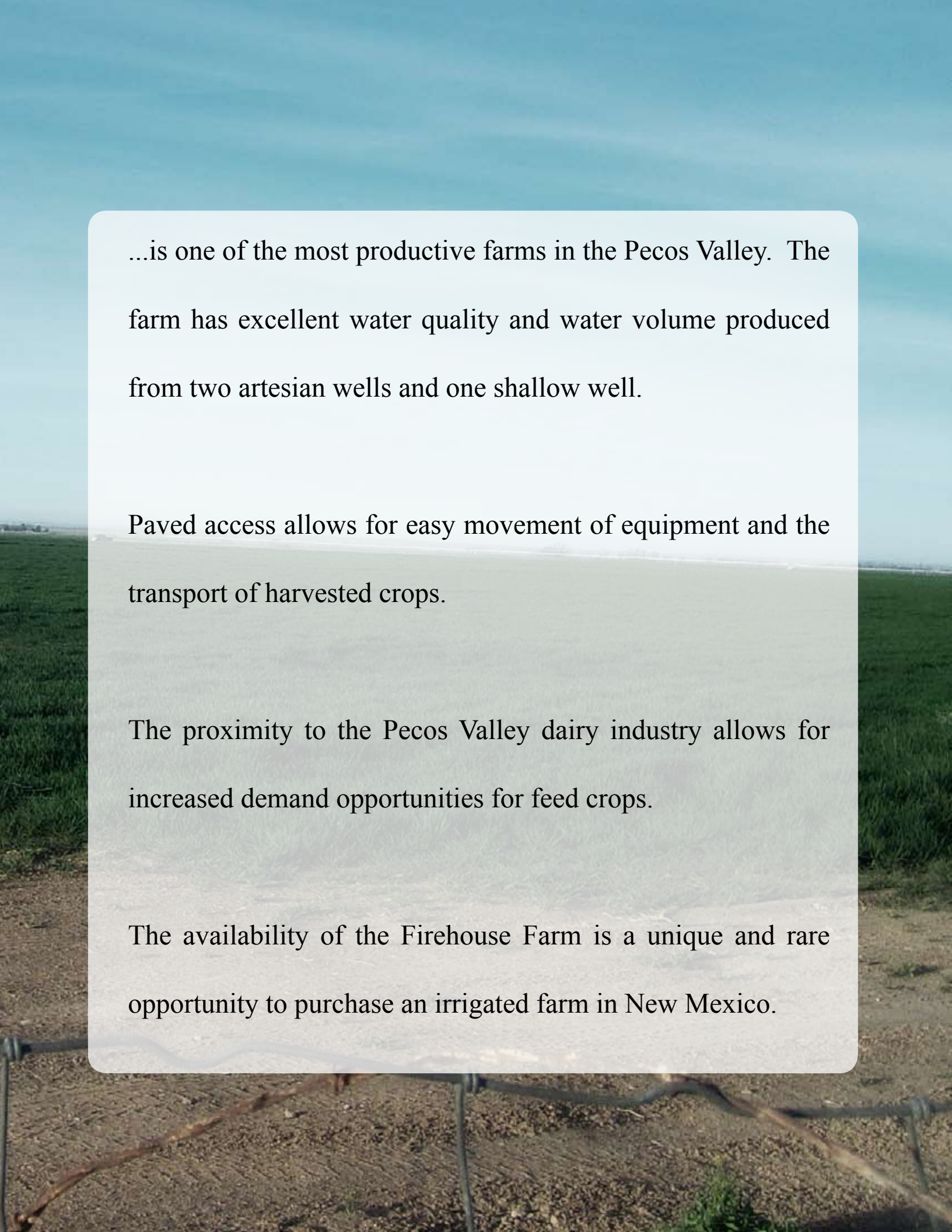
499.7 acres of land described as follows:

Subdivision of Section (District or Hydrographic Survey)	Section (Map No.)	Township (Tract No.)	Range	Acres	Priority
<u>Lots 3, 6, 11</u>	<u>2</u>	<u>16 S</u>	<u>25 E</u>	<u>93.6</u>	<u>6/12/1908</u>
<u>Lots 4, 5, 12</u>	<u>2</u>	<u>16 S</u>	<u>25 E</u>	<u>94.0</u>	<u>1900</u>
<u>Lots 9, 10, 15, 16</u>	<u>2</u>	<u>16 S</u>	<u>25 E</u>	<u>163.0</u>	<u>1/28/1937 & 3/2/1922</u>
<u>NW1/4SE1/4, NE1/4SW1/4</u>	<u>2</u>	<u>16 S</u>	<u>25 E</u>	<u>148.2</u>	<u>5/5/1921</u>



the Firehouse Farm...





...is one of the most productive farms in the Pecos Valley. The farm has excellent water quality and water volume produced from two artesian wells and one shallow well.

Paved access allows for easy movement of equipment and the transport of harvested crops.

The proximity to the Pecos Valley dairy industry allows for increased demand opportunities for feed crops.

The availability of the Firehouse Farm is a unique and rare opportunity to purchase an irrigated farm in New Mexico.

*Facts About
the*

Southeastern New Mexico Dairy Industry

- New Mexico dairies employ approximately 4,221 people. The New Mexico State University Cooperative Extension Service estimates that the direct economic impact of the dairy industry state-wide is approximately 1.02 billion dollars and a total impact of approximately 2.6 billion dollars. **New Mexico dairies are one of the largest purchasers of agricultural products (feed crops) in the State.**
- There are over 172 dairies in the State of New Mexico, with over 40 located in Chaves County.
- There are approximately 355,000 dairy cows in New Mexico. New Mexico has largest average herd size in the nation with an average of 2,088 milking cows per dairy.
- New Mexico dairies produce over 7 billion pounds of milk each year.
- Most of New Mexico milk is now processed in the State because of the cheese plants that moved here for the quality of the milk.



Roswell

The city of Roswell and Chaves County have been important historical sites throughout the history of human habitation in North America. Roswell, situated at the confluence of three rivers – the Spring, the Hondo, the Pecos – was established in 1870 by Van Smith, although the first historically documented settlement (1867) in the area was a settlement of crude adobe huts at “Rio Hondo,” the present day neighborhood of Chihuahuita. The Roswell and Chaves County area was contained within the original homeland of the Mescalero

Apaches and overlapped the hunting grounds of the Comanche’s and became the campsite on the Goodnight-Loving Trail, which opened in 1866. The trail brought the ranching industry to the area, which flourishes to the present day.

Visitors to the city will find a plethora of cultural activities. For example, museum and art lovers of every age and interest can explore five outstanding museums: the Anderson Museum of Contemporary Art, featuring a wide ranging collection of modern art; the Roswell Museum and Art Center, with its collection of paintings by Peter Hurd, Henriette Wyeth, Georgia O’Keefe, as well as the fabulous Rogers Aston Indian Gallery; the Historical Center for Southwest New Mexico, located in the James Phelps White stately home and filled with antiques, artifacts, and a changing gallery of exhibits; the General Douglas L. McBride Museum, with its military armament displays; and the International UFO Museum, featuring UFO phenomenon exhibits and The Alien Caffeine Espresso Bar.

There’s much more to do in this All-America City. If your cup of tea is stargazing and planet exploration, the Robert H. Goddard Planetarium is an exciting choice. Bird watchers and wildlife aficionados will relish trips to Bitter Lake Wildlife Refuge with its designated fishing and hunting areas and flocks of migratory fowl. The Spring River Park and Zoo boasts animal exhibits, paved bicycle paths, a children’s fishing lake, a carousel, and a miniature train ride. Golfers will enjoy two of the finest courses in Southeast New Mexico: Cahoon Park, an 18-hole golf course open to the public and New Mexico Military Institute’s 18-hole course also open to the public.



A view down Main Street.



Downtown Roswell which houses the famous UFO Museum.



Wells Fargo Bank Building in downtown Roswell.



The Chaves County Courthouse.

Mountain Attractions

Popular summer activities in the Ruidoso area include golf, horse racing, hiking and biking. In the Lincoln National Forest, fishing, camping and RVing are popular activities. Nearby, at the **Inn of the Mountain Gods Resort**, this newly renovated 5-star hotel offers a championship golf course and the popular Casino Apache with blackjack, craps, roulette, video terminals and slots. More information is available at www.ruidoso.net.

Ski Apache

Ski Apache is New Mexico's premier ski and snowboard resort. Sierra Blanca – the area's 12,000 foot



peak is Ski Apache's centerpiece. Fifty-five trails, beginning at 11,400 feet, fan out for skiers and snowboarders of all levels with a fall line of over 1800 feet, makes skiing and snowboarding here a blast for everyone. Ski Apache is located just minutes from the beautiful mountain resort village of Ruidoso, New Mexico.

Ruidoso Downs Race Track & Casino

Fast horses and hot slots are the name of the game at Ruidoso Downs Race Track and Casino. The first race at Ruidoso Downs Race Track was run in 1947, then in 1999, a new era of racing in New Mexico began with the legalization of slot machine casinos at race tracks. The Billy the Kid Casino opened in May of 1999 and houses over 300 slot machines. The casino is open daily and, in 2006, paid out over \$100 million in winnings. Racing in the mountains takes place annually from Memorial Day to Labor Day, culminating with the \$2 million All American Futurity.



Bonita Lake, located near Ruidoso, New Mexico, is a couple hours away from the Firehouse Farm. The world-famous Inn of the Mountain Gods in Ruidoso is pictured below.





The Firehouse Farm is located within the Pecos River Valley in southeastern New Mexico west of U. S. Highway 285 along the Chaves-Eddy County line. The neighborhood is comprised of irrigated farms and commercial dairies. Pearson Road runs adjacent to and along the northern boundary of the farm. Firehouse Road runs adjacent to and along the western boundary. Both are paved roadways.



the Firehouse Farm
\$4,000,000
offered exclusively by Ranchline, Inc.

516 Total Acres (MOL)
455.6 Acres Surface and Subsurface Water Rights



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