

Macho Cerca Ranch

Chaves County ♦ 632 total acres (MOL) ♦ \$975,000

Located in the heart of Eastern New Mexico's ranch and farm country, the Macho Cerca Ranch offers a solid investment opportunity

Majestic blue skies that provide a stunning backdrop for towering clouds is what helps make the Macho Cerca Ranch what it is today. Beneath those skies lies a wide-open expanse of some of the area's best ranch and farmland.

Located approximately 15 miles from the progressive city of Roswell, New Mexico, this property is comprised to two land tenures which combine to provide an excellent livestock ranch operation and a solid investment opportunity.



Macho Cerca Ranch offers 228.95 acres (MOL) of water rights and approximately 5,000 feet of 10-inch pipeline delivering water to the two center pivot sprinkler systems.



400 West 2nd, Roswell, NM 88201
Toll-free: 1-866-323-3111
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Macho Cerca Ranch

This livestock ranch is located a short distance off NM Hwy. 285, a major north-south thoroughfare. Macho Cerca is on Otero Road, a county road providing access to the ranch. It also provides 228.95 acres (MOL) of water rights (1947 artresian).

Located at the headquarters is a modest 3-bedroom cinderblock house that is in need of repair. Electricity is supplied by Central Valley Electric Cooperative and telephone service is available.

Macho Cerca Ranch acreage breakdown:

527.43 acres (MOL) Deeded

104.57 acres (MOL State Leased)

632 Total Acres (MOL)



PAUL TAYLOR
LEADING THE WAY
IN RANCH REAL ESTATE

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Barns & Storage

The barn has approximately 60 x 100 feet and is designed to be used for equipment storage when appropriate. There is also a 30 x 70 metal frame and tin barn.



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Livestock facilities

The corrals consist of various sized pens constructed of cross-ties and bull-wire panels. Additional pens and alleys adjacent to the corrals are equipped with water and feed bunks. Adjacent to the corrals is a driving wing and alley for easy gathering of livestock from adjacent pastures.

This ranch offers a modern and adequate means of assuring proper animal distribution by being divided into various pastures taking into consideration cultivation and livestock use. In this connection, a high-density, high-frequency rotational grazing program is employed to maximize the ranch's grazing efficiency.

This ranch offers good hunting for antelope, blue quail and dove.



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At the Macho Cerca Ranch there is one Artesian well and storage with a GE 100 horsepower pump. There are dirt tanks, storage tanks and approximately 5,000 feet of 10-inch pipeline delivering water to the two center pivot sprinkler systems. At an elevation of 3,800 feet above sea level the annual precipitation is 14 to 16 inches. All terrain on this property is readily accessible by vehicle or horseback. The vegetation includes a wide variety of grasses, spring weeds and browses. These combine to provide year-long forage for sheep or cattle. Major types of forage include black, blue and sideouts, grama, tobosa, sand, dropseed, fillaree and silver bluestem.

Annual operating costs are low due to the year-round grazing and mild climate. The long growing season allows minimal winter feeding. The two pivot sprinklers deliver water reasonable cost.



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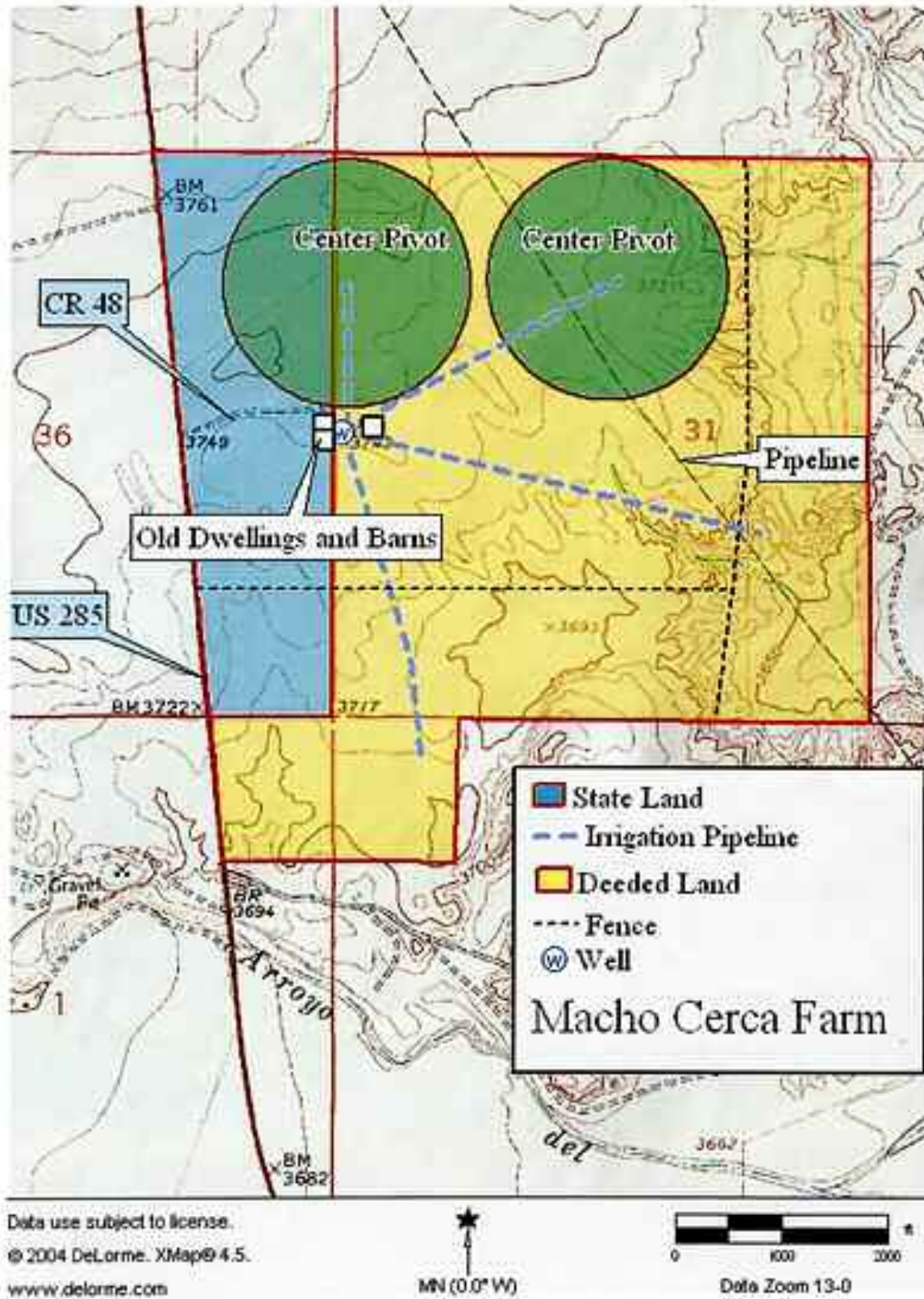
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