

RANCH FACILITIES & IMPROVEMENTS

The Gran Quivira has all the attributes of a premium Southwest cattle ranch: top-quality cattle handling facilities, ample grassy pastures, flowing wells, extensive pipeline, ideal weather... and most importantly, pride of ownership in every detail.

The livestock facility & structures

All structural improvements have been strategically planned and efficiently constructed to support all aspects of livestock raising and handling in tandem with the climate and terrain.

The improvements are in good to excellent condition throughout the property, and include:

- A large set of working pens capable of holding 400 pairs during shipping and cow work.
- A covered working area includes tub, adjustable alley, hydraulic chute, and electricity.
- A large set of scales and a large alley system compliment the working pens.
- Another working pen is currently utilized for branding and pregnancy testing, along with one other catch pen.
- The original ranch two story barn houses a milking pen, wood granary, and second story hay loft.
- A 70 x 120 barn with 6 stalls and a calving area.
- Attached to the big barn is a 55 x 90 hay/equipment shed.
- A rodent proof saddle room and large tie outs.
- Two box cars for additional storage.

WATER FACILITIES

Water systems are extensive, state of the art, and provide plentiful livestock water, all year round.

There are over 130,000 gallons of water storage in 9 tanks spread throughout the ranch. The ranch boasts 7 wells, 5 of which are on solar, and 2 powered by the local electric cooperative. An extensive pipeline network connects all but 2 of the wells. Water quality is fair and suitable for cattle.

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HOMES & DWELLINGS

MAIN RESIDENCE

The pristine New Mexico landscape makes for a beautiful, secluded location for a ranch headquarters. Well-designed and situated, the 3,000 square foot residence has panoramic views of pastures, junipers, mountains, and never-ending sky...

Completely redesigned and remodeled with unique high-quality upgrades, this roomy Southwest charmer features:

- Extensive use of brick stone, slab stone, tile and wood accents.
- 3-bedrooms, 3-baths (a full, a $\frac{3}{4}$ bath and a $\frac{1}{2}$ bath).
- Double-paned, new windows, situated to take in the soothing Southwest views.
- All new plumbing and electrical, too!

From the covered patio, watch sunrise with a coffee or relax as it sets. Easy-to-maintain, native plant landscaping adds an artistic finishing touch.

OTHER STRUCTURES AND DWELLINGS

Constructed for function and comfort, the structures are perfectly suited to a working ranch life with amenities that surpass the area norm. The buildings can suit a variety of uses or needs.

Conveniently located near the main residence is:

A large rock garage

A bunkhouse – comfortably sleeps 6 with a $\frac{3}{4}$ bath

An office area (connected to bunkhouse)

A 3-bay garage (connected to bunkhouse)