

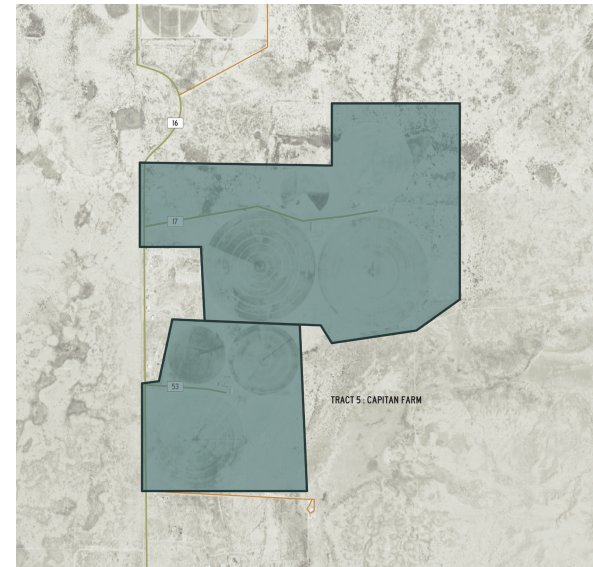
TRACT 5:

CAPITAN FARM

ACREAGE TOTAL: 789.4**423.5 WATER RIGHTS ACREAGE****365.9 DEEDED GRASSLAND**

With proximity to Roswell, main roads, and regional commerce, this high production hub of farm operations has substantial acreage with abundant historical water rights and phenomenal irrigation systems.

Years of quality improvements to the land, buildings, and systems provide efficient and consistent production, and enhance the overall health of the soil, crops, and grassland acreage. Even though it's close to everything, the Capitan Farm property is large enough to remain scenic, quiet, and secluded.



Location & Access

The Capitan Farm is located approximately 5 miles northeast of Roswell, New Mexico in Chaves County. Its convenient location positions it as the closest tract to Roswell and area commerce. The 789.43 acres are within Sections 1, 2, 11, and 12, Township 9 South, Range 24 East in Chaves County, New Mexico.

Capitan Farm property is located along the east side of Capitan Road about 3.6 miles north of U.S. Highway 70. The well-maintained roadways provide easy in and out access year-round.



Use Summary

With an impressive amount of quality irrigated acreage, agricultural production reigns supreme at Capitan Farm.

An expanse of grasslands also gives the property multi-use options, including backup livestock grazing or recreation. Top-of-the-line storage and versatile facilities make this property a full-functioning farm operation that also supports the other tracts storage and use needs.

Tap into this tract's prime investment potential in land and water rights, and reap all the benefits of owning, operating, and appreciating a productive agricultural operation.



Improvements

The Capitan Farm tract is significantly improved with versatile storage, living and production facilities, plus top-notch water and irrigation systems are also in place.

The farm is very well watered with numerous irrigation towers and systems. In addition, the property includes 4 wells, 4 pumps, and tanks.

Dirt tanks and draws throughout the property hold water for much of the year, making it highly valuable for agriculture, wildlife, and grazing operations.

IRRIGATION & WATER SYSTEMS

WELLS & PUMPS	
No. Wells / GPM	4/2,725 gpm (6.82 gpm/irrig acre)
Avg. GPM/Well	681.3
Pumping Equipment	3 - Electric VHS turbine pumps 1 - Submersible pump

IRRIGATION IMPROVEMENTS	
No. Pivots	7
Towers	35
Length Total	6,080



Buildings

HYDROPONIC GROW FACILITY

The grow facility is housed in a climate-controlled building. Solidly constructed with a steel frame, the facility has also been used to store the tracts' feed, grain, and farm produce.

WAREHOUSE/APARTMENT STRUCTURE

Storage, workspace, or living quarters, this multi-use structure offers versatility to suit the various needs of the farm work/life.

EQUIPMENT SHED

Storage is always a commodity on farms, and this tract includes a good-sized equipment shed with room to store the farm's main operational equipment and more.

