



TRACT 2:

LA FARM

ACREAGE TOTAL: 258,803
210.7 WATER RIGHTS ACREAGE
8,103 DEEDED GRASSLAND
40 STATE LEASE LAND

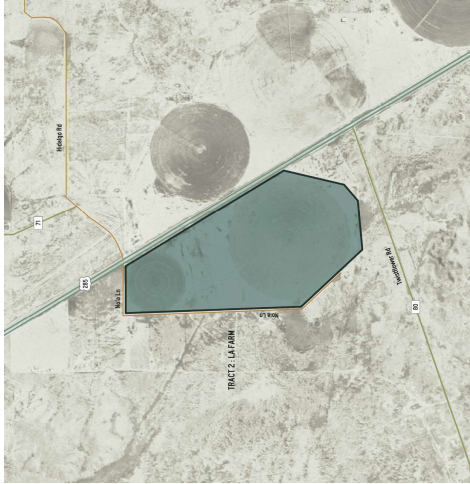
Just up the road from Capitan Farm, LA Farm expands the multi-tract agricultural and investment potentials with a substantial amount of water rights acreage.

Use Summary

Agriculture production is the primary use of this valuable plot of farmland. The tract has been well maintained for producing a variety of regional crops and grasses. This is a sound opportunity for farmers looking to expand their yields and investors seeking productive farmland. Access to state lease land provides backup grassland and recreational opportunities. The LA Farm expands the tracts' total income potential with minimal overhead, while adding to the overall appreciation potential.

Improvements

The farm has several improvements including a spacious 3,200 SF equipment shed and an enclosed storage shed, plus an older bunkhouse and a few outbuildings that can be used for storage.



Location & Access

LA Farm is located off the west side of U.S. Highway 285 about 2.6 miles north of One Horse Road, north of Roswell, NM. The property is in Township 8 South, Range 24 East, in Chaves County, New Mexico.

IRRIGATION & WATER SYSTEMS			
WELLS & PUMPS		IRRIGATION IMPROVEMENTS	
No. Wells / GPM	1/100 gpm (6.7 gpm/irrig acre)	No. Pivots	2
Avg. GPM/Well	100	Towers	12
Pumping Equipment	1 - Electric VHS turbine pump	Length Total	2,060