

TRACT 1:

MACHO SPRINGS FARM

ACREAGE TOTAL: 556.42

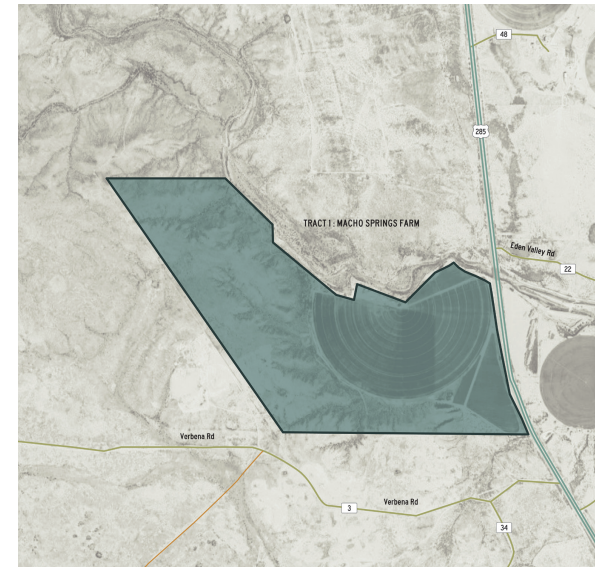
232.5 WATER RIGHTS ACREAGE

323.92 DEEDED GRASSLAND



Enjoy the peace and quiet of the scenic Southwest and unequalled country living from this high-producing agricultural tract and deeded grassland unit.

Also suited for use as a horse and hunting ranch, it can be used as an enjoyable farm or recreation base camp or a comfortable, convenient family residence with proximity to Roswell as well as the other farms.



Location & Access

Neighboring the Macho North and Macho Farms, Macho Springs Farm is located 13.2 miles north of Roswell. The Farm and home site are easily accessible off the west side of U.S. Highway 285 about one mile south of Otero Road.

The 556.42 deeded acres are located as part of Sections 1 and 2, Township 8 South, Range 23 East in Chaves County.



Use Summary

An easy 15-minute drive to Roswell, this farm tract and residence is tailored to support a high-productivity farm enterprise with every essential amenity.

Its convenient location, central proximity to the other tracts, excellent land and soil quality, storage capacity, top-of-the-line irrigation systems, plus substantial deeded acreage and water rights, make it a key producer and component of the farm tracts.

The barn and horse facilities offer multi-use possibilities, enhancing agribusiness potentials as well as lifestyle enjoyment. For the far-seeing investor, the acreage offers sound appreciation as a long-term investment in both land and water rights.

Improvements

The Macho Springs Farm tract features above-standard improvements throughout, including high fencing around the farmable areas, making it a premier regional offering.



IRRIGATION & WATER SYSTEMS

WELLS & PUMPS	
No. Wells / GPM	2/2400 gpm (12.9 gpm/irrig acre)
Avg. GPM/Well	1,200
Pumping Equipment	2 - Electric VHS turbine pump

IRRIGATION IMPROVEMENTS	
No. Pivots	1
Towers	12
Length Total	1,815

Buildings, Homes & Dwellings

THE FARM HEADQUARTER RESIDENCE (2,309 SF)

Warm and welcoming, the ranch house style home offers comfort, functionality, plenty of room, plus contemporary aesthetics. Constructed with a classic, sturdy wood frame design, and trimmed with brick veneer, the 3-BR/2.5-Bath design offers flexible use opportunities.

DETACHED 3-CAR GARAGE

The roomy garage is ideal for autos, recreational vehicles, storage, and/or workshop space. This well-constructed building features excellent headroom, motorized doors, and space to fit the needs of a modern-day farm lifestyle.

EQUIPMENT SHED (3,000 SF)

The largest building on the property, the equipment shed is a vital part of the farm operation. Soundly constructed with durable steel and wood beams, the ample space is geared for housing anything from a cultivator, baler, combine, truck, spreader, tractor, backhoe, UTV, front-end loader, plow, harrow, seeder, rake, grain cart... or anything in between.

MULTI-USE HORSE BARN (1,950 SF)

The traditional barn has areas for tack, feed, and hay storage, plus corrals. The building can also be used for storage, a workshop, or a variety of 4-legged members of the farm family.

