



## Macho Draw Farm Sold

- \$695,000
- Chaves County, NM
- 598 acres

### **Location**

The Macho Draw Farm is located approximately 12 miles North of Roswell, New Mexico, in Chaves County.

### **Acreage**

The farm is comprised of deeded land which provides an excellent livestock farm operation and investment opportunity.

598 acres approximately Deeded (MOL)

### **Carrying Capacity**

Privately managed.

### **Price and Terms**

The price includes the deeded land with all improvements, fixed and attached.

### **Improvements**

Macho Draw Farm improvements and construction are all in good to average condition. Extensive planning has produced a unique blend of practicality and utility combined with a beautiful location providing many amenities not available in most other farming enterprises.

### **Headquarters**

The headquarters has a striking 2,250 square foot ranch style brick home. Along with the main residence, a 950 square foot rock house is situated to take advantage of the panoramic views and provide additional housing potential if needed.

### **Utilities**

Electricity is supplied by Central Valley Electric Cooperative. Telephone service is available. Four television stations are received, Channel 8 from Albuquerque, Channel 6 from El Paso, Channel 3 (PBS) from Portales, and Channel 10 from Roswell. A satellite dish can be installed which has numerous additional channels.

### **Storage Barns**

There is a hay/lamb feeding barn of approximately 3,200 square feet designed to be used for multiple tasks. Also, there is a 4,200 square foot rock and wooden barn along with a 40' x 100' hay barn. A 30' x 50' shop plus a brick house used for storage is at the headquarters.

### **Water Rights**

332 acres Artesian water rights with 1947 priority date.

### **Corrals and Holding Trap**

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. Also, there are scales incorporated into the working pens.

### **Cross-Fencing/Pastures**

This farm 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 farm's grazing efficiency and cultivation potential.

### **Water Facilities**

There are two Artesian wells and storage. There are dirt tanks and storage tanks.

### **Precipitation**

14 to 16 inches annually

### **Elevation**

Approximately 3,800 feet.

### **Terrain**

All terrain is readily accessible by vehicle or horseback.

### **Vegetation**

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:

### **Grasses**

Black, Blue and Sideoats, Grama, Tobosa, Sand Dropseed, Fillaree and Silver Bluestem.

### **Taxes**

Real Estate Taxes - Approximately \$1,400.00 Per Year

### **Minerals**

None.

### **Schools**

Roswell Independent School District, Roswell Campus of Eastern New Mexico University, and New Mexico Military Institute. Roswell School District provides school bus service.

### **Special Features**

#### **EASE OF OPERATION**

Annual operating costs are low due to the year-round grazing and mild climate. The long growing season allows minimal winter feeding.

This farm is ready for a new owner to take advantage of this property's potential. A historic farming operation in the soil rich bottomlands of the Pecos Valley. Water is the key, as this farm currently has good quality and quantity.

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

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