



## 7B Hunting Ranch and Cattle Company Sold

- \$6,650,000.00
- Pinon, NM
- 4400 Square Feet
- 17,400 Acres (MOL)

### NEW MEXICO RANCH PROPERTY HIGHLIGHTS

With superior improvements throughout this sizeable, highly versatile ranch & hunting property â this is what living the Southwest ranch dream is all about! Youâll find:

- A fully upgraded, newly constructed, spacious lodge headquarters
- State-of-the-art cattle facilities with a desirable hydraulic chute
- Outdoor lighted arena and round pen
- Horse facilities
- Prolific hunting opportunities
- The Hunting Lodge is first-rate â definitely something to experience.
- Plus, itâs in one of the most pleasant climates in New Mexico!

#### LAY OF THE LAND

- 17,400 Total acres (MOL)
- 9,000 deeded acres(MOL)
- 7,000 BLM acres (MOL)
- 1,440 State acres (MOL)

#### THE HEADQUARTERS

The Main Lodge is one you seldom see in a New Mexico ranch operation. A newly constructed home of approximately 4400 square feet consisting of four bedrooms (all Masters) along with a Game room, upgraded kitchen and decorated to fit into the existing rugged ranch environment.

#### RANCH OPERATIONS

The outdoor lighted arena, round pen and cattle working facilities with hydraulic chute is one every cattleman dreams of owning.

The efficient grazing operation has been designed to properly distribute cattle across the ranch to take advantage of the variety of grasses. Working facilities are upgraded and positioned to reduce stress on animals by keeping them from moving long distances to the pens for seasonal works.

Tree cover is predominantly:

- Pinon Juniper Cedar
- Native grasses include:
- Blue gramma Black gramma Side Oats Mountain Muhly Winter fat

## WATER SYSTEMS

The 7B Ranch features numerous earthen tanks throughout the ranch. Water is supplied by the Pinon Water Coop. A tremendous asset and cost savings asset not to be ignored. Electricity service is provided by Otero County Electric. Average rainfall for the area is between 14 and 16 inches per year.

## ADDITIONAL INCOME OPPORTUNITY

The tallest peak on the ranch is at an elevation of approximately 6,500 feet. A 2-acre area at the top of that peak is leased by the FAA. The vortex site assists in air traffic control for the El Paso Airport. The lease value is \$6,000 per year, and will be transferred with the purchase of the ranch.

If you are looking for a ranch ready to go in one of the most productive ranching areas in New Mexico, you will want to take a look at the 7 B Ranch. You will not be disappointed!

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