



7B Ranch For Sale

- \$6,950,000.00
- Pinon, NM
- 4400 Square Feet
- 17,800 Acres (MOL)

Majestic mountains...Rolling hills...Vast meadows...are all part of the beautiful landscape of the 7B Ranch. Located just 40 miles from Cloudcroft, New Mexico. The Ranch is a perfect display of nature's beauty. Mule deer, Elk, Turkey and an occasional bear are seen drifting across the landscape. The steep mountainous portions of the ranch provide the perfect habitat for wildlife, while the rolling hills and meadows set the stage for a successful cattle operation.

17,800 Total acres (MOL)

9,300 deeded acres(MOL); 7,000 BLM acres (MOL); and 1,440 State acres (MOL)

The headquarters 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. 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.

Abundant water throughout...The 7 B 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.

Native grasses include:

Blue gramma
Black gramma
Side Oats
Mountain Muhly
Winter fat

Tree cover is predominantly:

Pinon
Juniper
Cedar

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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