



## Cottonwood Springs Ranch For Sale

- \$7,500,000
- Roswell, NM
- 42,595 Acres MOL

### COTTONWOOD SPRINGS RANCH

Cottonwood Springs Ranch is located in New Mexico's Chaves and Eddy Counties with excellent access to the regional trade area via New Mexico State Highway 285. The ranch is closer to Artesia, but Roswell is only a few miles farther to the north. The ranch consists of two BLM allotments commonly known as Felix River South Unit and the Cottonwood Unit. The Cottonwood Unit BLM allotment consists of 6,000.74 deeded acres, 13,964.61 State Leased acres, and 9,456 BLM leased acres. The Felix River South allotment is comprised of 3,177.64 deeded acres, 3,900 State leased acres, and 6,096 BLM leased acres. From the intersection of US 285 and Pearson Rd (North of Artesia, NM), the headquarters of the Cottonwood Springs Ranch can be accessed approximately 15 miles West of this four lane highway.

The headquarters consists of a three bedroom home, a pre-engineered metal shop and storage building, tack storage, and horse pens. Livestock working facilities with scales have experienced thousands of tons of cattle sorted and loaded at this location over the years. An older shearing barn is located about one mile South of the headquarters location. These pens also serve as shipping facilities. Two electric submersible livestock wells provide water for the Cottonwood unit and the Felix River South unit has two additional wells with one solar equipped and the other pumped with a generator, all with an average depth of 450'. There are approximately 40 miles of buried 1.25' poly pipeline throughout the ranch that carry water to multiple livestock drinkers and storage tanks scattered efficiently across ten pastures and one trap. Terrain is flat to rolling centrally and east with increased elevation as you travel west. Grasses found are primarily gramma, tobosa, side oats and filaree when proper moisture conditions exist. Far western pastures have been recently sprayed to eliminate greasewood and encourage grass growth. A well maintained ranch investment in southeastern New Mexico cattle country priced at:

\$ 7,500,000.00.

DEEDED 9,178 Acres

STATE 17,865 Acres

BLM 15,552 Acres

TOTAL 42,595 Acres MOL

SECTIONS 66.55 Sections

RATED 981 AU

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