



## East View Ranch For Sale

- \$1,275,000
- Tatum, NM
- 3,160 MOL

Lea County cattle ranches are some of the most sought after ranch properties in New Mexico. East View Ranch is no exception.

The ranch is an improved livestock operation located northeast of Tatum, New Mexico. The ranch consists the following land tenures:

Deeded 1,330 Acres

NM State Lease 1,830 Acres

**TOTAL ` 3,160 ACRES**

### **Approximately Five (5) Sections**

Lea County ranches are highly sought after properties that historically remain in the same family ownership for generations. Opportunities to own an efficient easily accessible ranch property in this part of the world do not present themselves often. Alternative energy has made its way to the the Lea County Energyplex with nearby wind towers visible on the western side of the ranch.

The East View is a gramma grass cattle ranch perfect for a registered operation if a cattleman is so inclined. Most recently, it has been used as an Akaushi bred heifer operation, but has also been used as a year round cow calf operation. The versatility of the East View Ranch is apparent and gives the operator flexibility to adjust as weather and market conditions change.

The improvements consist of a bunk house and barn on the southern end of the ranch and the main living quarters on the north end of the property freshly painted with a new porch. There are five water wells with shallow, good water on the ranch with three solar equipped wells, one windmill and one generator powered well. The ranch is divided into six pastures and two traps for ease of work.

If you are looking for a strong grass ranch in some of the best country in New Mexico and only a few miles from the NM/TX State line, don't delay. The East View Ranch is priced to sell !!