Capitan View Ranch Sold

- $650,000
- Chaves County, NM
- 580 acres

Country living at its finest, Capitan View Ranch isa magnificent retreat perfect for the seasoned farmer, rancher or nature lover. Here you will raise livestock, explore, or just plain relax and live the western lifestyle.

The headquarters main house and generous carport offer a comfortable and spacious private getaway. The working live-stock facility pens, hay barn and shop, are situated near by the headquarters for ease of use. Near Roswell, New Mexico, Capitan View Ranch retains that rugged charm while providing a close access to town with its conveniences. This is a great place to raise your livestockand your family.

Headquarters
The Capitan View Ranch headquarters offers three bedrooms with doors opening onto a splendid wrap-around porch and two baths. A shop, hay barn and large carport comprise the impressive headquarters.

Nestled in a park-like setting, this residential compound sports a traditional ambiance with a touch of New Mexican charm.

Livestock Facilities
Livestock raising and farming are naturals at Capitan View Ranch. Cattle in high desert terrain lends itself to ideal grazing conditions where the land is accessible year round. Facilities include working pens, pipe and wire pens, haybarn and workshop.

In the past, the area has supported livestock, hunting, trail riding and family activities.

Ownership of Capitan View Ranch is your - opportunity to live the western lifestyle while running a livestock or farming operation.

Lay of the Land
Capitan View Ranch is eight miles northeast of Roswell, New Mexico on Capitan Road and is convenient to the Roswell Municipal Airport. This inspiring property is located in the high desert in southeastern New Mexico grass county. Elevation of Capitan View Ranch is approximately 3,500 feet providing breathtaking vistas of near and far mountain peaks and valleys. Both rugged and rolling landscape stretches out in all directions. Grassy slopes, ravines and the frequent relief of fields sporting several species of native grasses paint the area with texture and color.

Local wildlife includes deer, coyote, bobcat and antelope.The mild climate allows establishment of many types of flowering plants, perennials, and vines throughout the compound.

The array of rich color, texture and lush topography makes Capitan View Ranch an unforgettable experience.

Acreage

Deeded.....300(MOL)
BLM.....160(MOL)
State.....120(MOL)
Water Rights...117.6(MOL)

Climate
Summer heat can be extreme in the high desert, which is typically hot with abundant sunshine. Year-round temperatures are mostly comfortable; winters are not severe and snow is often a fun event. Skies are mostly clear with brilliant night skies. Sunrise and sunset are colorful and majestic a perfect setting you will want to share with family.

Thunderous midsummer storms provide most of the precipitation with the annual average around 14 inches. The growing season is an ample 190 days.

Capitan View Ranch is a livestock grazing facility or farm with a number of potential features. Affordable carrying cost and a wonderful place to raise a family are only a few. Its close proximity to town offers the flexibility of public school usage and shopping as well as additional employment.

This is a great opportunity to own a true farm and ranch property. Do Not Delay!

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