



## Berrendo Springs Ranch Sold

- \$485,000
- Roswell, New Mexico
- 20.5 acres

Country living with all the conveniences of town, the Berrendo Springs Ranch is a 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 double car garage – offer a comfortable and spacious private getaway. The working livestock facility – pens, hay barn and shop, are situated nearby the main house for ease of use.

In Roswell, New Mexico, this ranch offers rugged charm while providing close access to town and all its conveniences. In addition, this property is just a stone's throw from New Mexico's oldest country club and its 9-hole golf course and other amenities. All of this makes the Berrendo Springs Ranch a great place to raise your livestock and your family.

### **The Main House**

The Berrendo Springs Ranch main house offers two baths and three bedrooms with viewing of the pecan orchard as well as the creek. A shop, hay barn and large double car garage comprise the impressive property. Nestled in a park-like setting, this residential compound sports a traditional ambiance with a touch of New Mexican charm.

Livestock raising and farming can be found at Berrendo Springs Ranch. Cattle, sheep and goats benefit from the ideal grazing conditions where the land is accessible year round. Facilities include working pens, pipe and wire pens, hay barn and workshop.

There are 12.5 acres of water rights which allow you the additional flexibility of year-round forage with little supplements. In the past, the area has supported livestock, hunting, fishing and family activities.

Ownership of Berrendo Springs Ranch is your opportunity to live the western lifestyle amidst the beautiful pecan orchard.

### **Lay of the Land**

Berrendo Springs Ranch is on the northeast fringe of Roswell, New Mexico on Mescalero Road and is convenient to the Roswell Municipal Airport as well as the Country Club. This inspiring property is located in the high desert in southeastern New Mexico grass county. Elevation of the 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.

Local wildlife includes coyote, antelope, quail, dove, pheasant and fish in the creek.

The mild climate allows establishment of many types of flowering plants, perennials, and vines through the

compound. The array of rich color, texture and lush topography makes Berrendo Springs Ranch an unforgettable experience.

### **Climate**

Summer heat can be extreme, 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.

Berrendo Springs Ranch is a lovely hideaway with a number of potential features. Whether you are retiring or looking for a wonderful place to raise a family, the affordable carrying cost and the close proximity to town offers the flexibility of public school usage and shopping as well as additional employment.

### **All updating has been done in the past two to five years, including:**

- Metal Roof
- Complete house stuccoed
- Double pane windows, frames & screens, door with glass or screen
- Plumbing under house, septic tank and leach line; master bedroom shower, laundry room, new water heater, another water heater for the remainder of house
- New dishwasher
- Double oven, garbage disposal, new refrigerator stays with house
- Pergo floor in kitchen
- Carpet in hall, living room and bedrooms
- Flooring in both baths
- Lights and fans in bedrooms
- Domestic well. Has separate irrigation well with 12.5 acres water rights
- Domestic well 100 feet deep
- 400 gallons per minute irrigation well
- Sprinkler system, timer & filters
- Well & well house, irrigation well, new electric and rewound motor laser leveled
- Berrendo water to house
- Small well for animals, garden and sprinkler system
- County cleaned river, put in low water crossing
- Pipe rail down driveway
- 276 Pecan trees 110 are five years old; 79 are 3 years old; remainder are two years old
- Four fruit trees: Apple (2), pear, plum
- Four-stall cover barn with lights, insulated foaling stall; 110 & 220 electric
- Gas propane pipes to both water heaters and house heater
- 20.5 acres
- Front grass west of driveway is tall fescue House is 2,031 square feet
- Woodburning stove