

246 WILDCAT DRIVE FARM



AN EXCLUSIVE LISTING BY

FALLON-CORTESE LAND

1410 E. SUMNER AVE
FORT SUMNER, NM 88119

575-355-2855

NICK CORTESE
575-760-3818

KELLY SPARKS
575-760-9214

SCOTT BURTON
575-760-8088

WWW.RANCHSELLER.COM

246 WILDCAT DRIVE FARM

COME AND TAKE-A-LOOK AT THIS BEAUTIFUL 20 ACRE FARM WITH FANTASTIC VIEWS OVERLOOKING THE FORT SUMNER VALLEY. 17.5 ACRES OF IRRIGATED LAND IS IN HAY PRODUCTION. THE TOP BENCH IS PLANTED IN A GRASS MIX. THE OTHER 4 BENCHES ARE PLANTED IN NEW BABY ALFALFA.



A 6 YEARS OLD PALM HARBOR MANUFACTURED HOME IS ALL ELECTRIC AND CONSISTS OF 4 BEDROOMS AND 2 FULL BATHROOMS. IT BOASTS A SPACIOUS, OPEN CONCEPT LIVING ROOM, DINING ROOM AND KITCHEN ALONG WITH A UTILITY ROOM/MUDROOM.

THE MASTER BEDROOM HAS A LARGE MASTER BATH WITH HIS AND HER SINKS, A LARGE WALK-IN CLOSET, A GARDEN TUB AND A WALK-IN SHOWER.

THREE SPACIOUS BEDROOMS SHARE A SUPER BATHROOM WITH DOUBLE SINKS, WALK-IN SHOWER, AND EXTRA STORAGE.

THIS PROPERTY ALSO HAS SEVERAL YOUNG TREES INCLUDING: FLOWERING ASH, FLOWERING PEAR, YELLOW HONEY LOCUST, HACKBERRY, FRUIT BEARING PLUMB AND APPLE TREES.

PRICE: \$245,000







