

# DEER CANYON RANCH



AN EXCLUSIVE LISTING OF



***FALLON-CORTESE LAND***



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## ***DEER CANYON RANCH***

**THE PROPERTY:** Located at 515 Deer Canyon Rd, 40 miles west of Artesia, NM.

22,565 total acres of BLM lease. BLM allotment permit is for 469 cows—owner is running 350 cows at present for a total lease cost of approximately \$10,000.

**TERRAIN AND VEGETATION:** Rolling hills with grass cover and a considerable proportion of wide draws with excellent grazing. Vegetation consists of gramma grass, tabossa, drop seeds, and browse.

**WATER:** Two strong wells approximately 1,000 ft and 1,300 ft deep with electricity and submergible pumps. One is located at the headquarters and the other is on the west side of the ranch. There is an extensive pipeline system with drinkers, storage and dirt tanks throughout the ranch.

**LIVESTOCK OPERATION:** The ranch is a BLM Allotment ranch with a 469-cow allotment. The owner is currently running 350 head of cows.

**IMPROVEMENTS:** A livable house, barns, pipe corrals, pasture corrals and net wire fences.

**WILDLIFE:** As the name implies, there are mule deer, antelope, coyote, fox, quail, and other game animals.

**BROKER NOTES:** A low cost operation with very little expense involved. A minimum amount of supplemental feed required.

**PRICE:** **\$1,900,000.00**





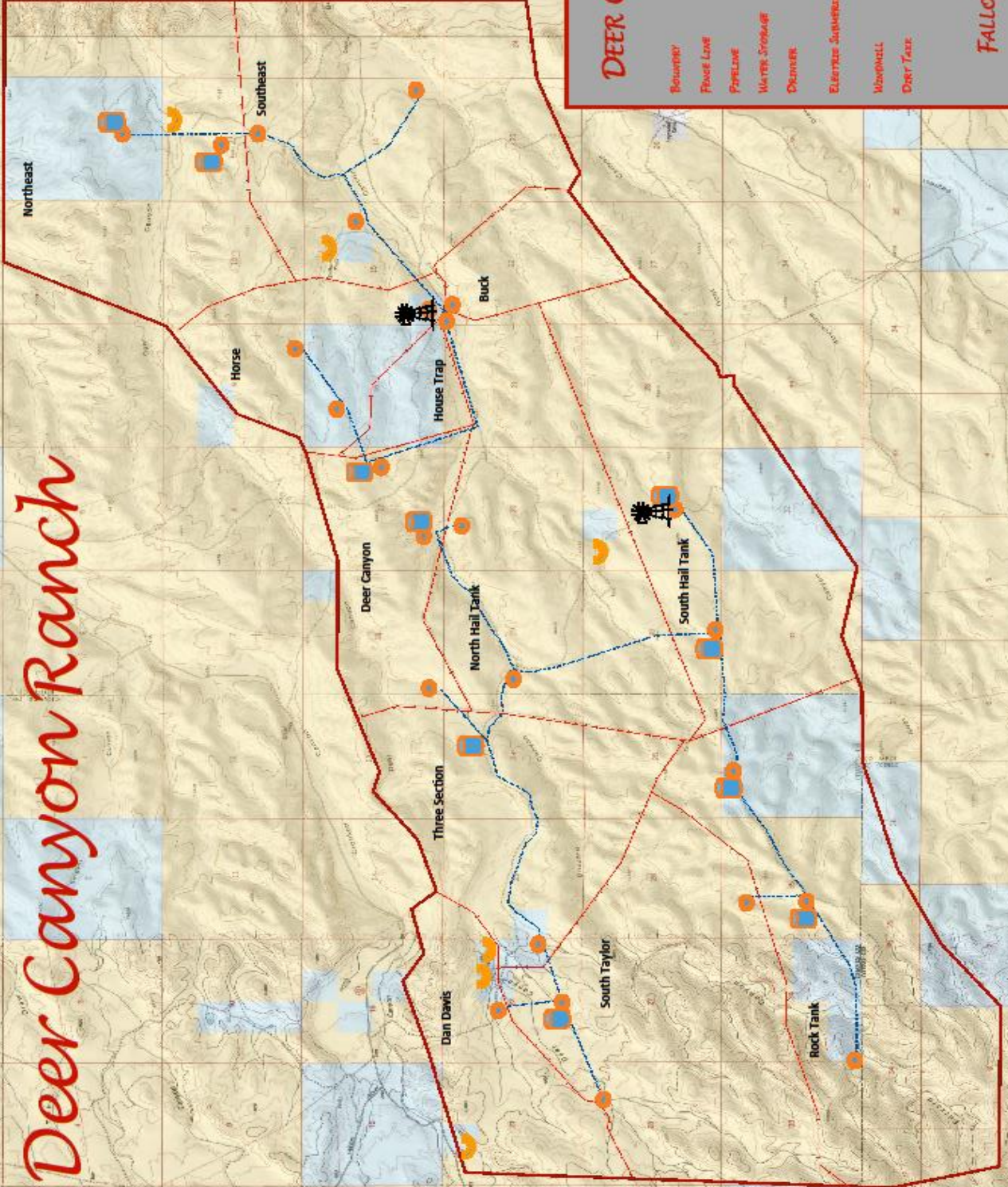








# Deer Canyon Ranch



**DEER CANYON RANCH**

- Boundary
- Pipe Line
- Pipeline
- Water Storage
- Diameter
- Electric Substation
- House
- Dirt Tank

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