

# TORRANCE COUNTY RANCH



AN EXCLUSIVE LISTING OF

## ***FALLON-CORTESE LAND***



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# Torrance County Ranch

**THE PROPERTY:** Centrally located in Torrance County off State Road 42 and Hwy 60 outside of Willard, at 60A Ness Farm Rd, Estancia, NM. . The ranch is in two parcels, north and south; some deeded, state lease and forest permit; but all located in a 10 mile radius of each other.

<b>Total Deeded Acreage:</b>	<b>11,000 +/-</b>
<b>Total State Lease:</b>	<b>1720 +/-</b>
<b>Forest Lease:</b>	<b>TBD</b>

**TERRAIN AND VEGETATION:** The south ranch is light sand country with rolling hills covered in buffalo grass, blue stem, blue gramma, sand drop seed and side oats. The north side includes many of the same grasses; but predominantly gramma turf on open rolling hills and is a tighter soil, in contrast to the south side's sandy soil.

**WATER :** This ranch is very well watered, with strong wells scattered throughout the ranch, the majority are submersible with some solar wells and storage tanks .

**LIVESTOCK OPERATION:** Currently, the ranch is running a mix of both yearlings and cow/calf.

**IMPROVEMENTS:** There is a 3 bedroom/2 bath double wide mobile home on the north side that is currently being rented. There is an additional house located there but, is in need of updating. Also, at the headquarters are pipe pens with guardrails and good working facilities.

**WILDLIFE:** There are some deer, antelope, and an occasional elk.

**BROKER NOTES:** Here is a ranch that has a very diverse capability. Whether you choose to have a seasonal grazing with yearlings on the stout grass or a year-round cow/calf operation, this ranch is diverse enough to do either or both. A deeded ranch of this quality and location doesn't come along every day.

**PRICE:** \$4,400,000.00







