

ARROYO SECO RANCH



AN

EXCLUSIVE LISTING OF



FALLON-CORTESE LAND



1410 E. SUMNER AVE
FORT SUMNER, NM 88119

575-355-2855

KELLY SPARKS
575-760-9214

NICK CORTESE
575-760-3818

ranchseller.com

Arroyo Seco Ranch

THE PROPERTY: The Arroyo Seco Ranch is located on Pine Lodge Rd about halfway in between Roswell and Capitan. There is an all-weather county road from the highway to the headquarters.
3596 Deeded Acres, 1486 BLM acres, 5082 Total Acres

TERRAIN AND VEGETATION: The terrain is rolling hills with drainage to the large arroyos that bisect the ranch. The soil ranges from deep sandy soils to a rockier and more shallow soil that is consistent to this area of New Mexico. The vegetation on the ranch consists of a variety of grasses: gramma, tobosa, giant saccatone, and salt grass, just to name a few.

WATER: The ranch is watered by two main wells; one at the headquarters and a shared BLM well with a long history of shared use by several ranches. The well is located on an adjoining ranch and piped onto this ranch.

LIVESTOCK OPERATION: The ranch has a 100 cow year-round allotment from BLM.

IMPROVEMENTS: Located at the headquarters is a three-bedroom two bath Rock home. The home has a large family room with a fireplace. There is also a basement consisting of a large room and a bathroom.

WILDLIFE: The draws and arroyos on the ranch attract many varieties of wildlife. There is a resident herd of Mule Deer, coyotes, bobcats, quail, dove, and other migratory species.

BROKER NOTES: If you are looking for a ranch you can own and enjoy the quietness of the country, this is your place. The ranch is very secluded, but has easy access via a State Highway.

PRICE:

\$1,500,000.00







ARROYO SECO RANCH

