

MIDWAY FARM AND RANCH



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MIDWAY FARM AND RANCH

THE PROPERTY: Midway Farm and Ranch is located 10 miles south of Clovis and 10 north of Portales along Hwy 70. The property boasts a beautiful 4 bed 2.5 bath house, 137+/- acres irrigated farm, 1019+/- acres of grass land. There is highway frontage on both Highway 70 and Cacahuete Road.

TERRAIN AND VEGETATION: The ranch soil is a sandy loam that is predominate in Eastern New Mexico. This soil doesn't require much moisture to produce an abundance of grasses. There are a variety of grasses: gramma, sand drop, buffalo, side oats, and sand bluestem. The terrain goes from flat land to rolling sand hills.

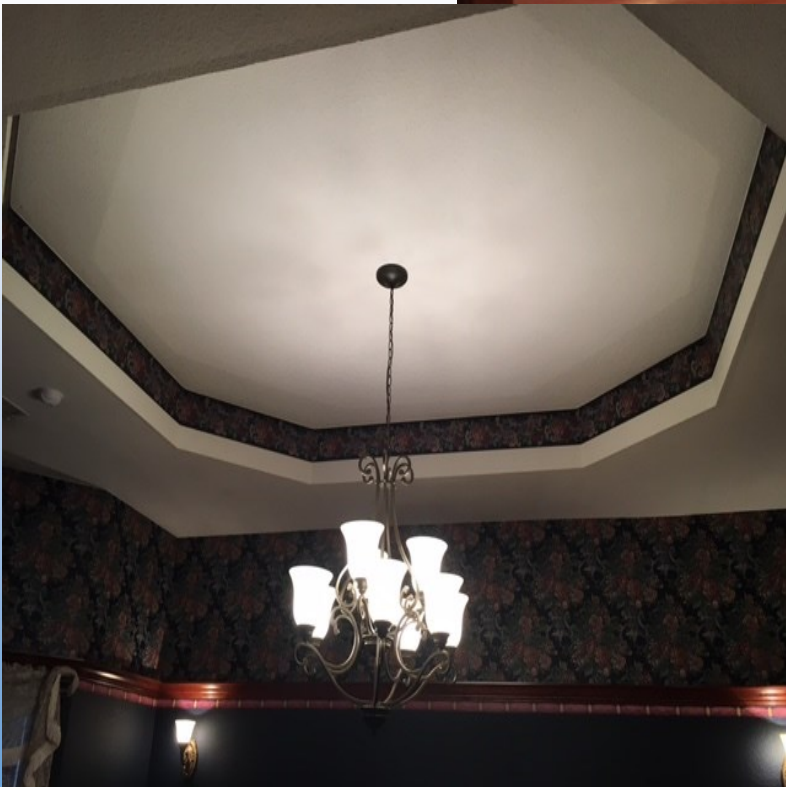
WATER: Two irrigation wells supply water to the Irrigation pivot on the farm. There is a domestic well that supplies water to the home and for livestock on the property. A windmill with a livestock drinker provide additional water. When the wind isn't blowing, which is unusual for Eastern New Mexico, there is a submersible on the pipe you can hook up to provide water for your livestock on those rare occasions.

LIVESTOCK OPERATION: This would be a great little ranch to run your cattle on grass during the summer and have the circle planted in wheat to rotate into for winter feed.

IMPROVEMENTS: A lovely, up-to-date 4-bedroom, 2.5 bath, 2963 SqFt home is an out-standing feature of this property. There is a large kitchen with beautiful granite counter tops, dark wood cabinets, walk-in pantry and all stainless appliances. The living room boasts a rock fireplace wall flanked with built-in dark wood bookcases. The Master bathroom has a large tile walk-in shower, his and her sinks and more storage than you can dream of. The oversized office has great potential for many different uses. There is also an attached 3- car garage that is 624SqFt. Another special feature of this home is a swimming pool and playground area with a wrought iron fence separating the two spaces.

WILDLIFE: There have been deer, pheasant and quail found on the property.

PRICE: ***\$995,000.00***











Midway

