

# **CHICO VALLEY RANCH**



## **FALLON-CORTESE LAND**

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# Chico Valley Ranch

17,822+ DEEDED ACRES

15,021+ STATE LEASE ACRES

32,837+ TOTAL ACRES

**THE PROPERTY:** The ranch is located east of Springer, NM along the Chico Creek. There are two major historical trails on the ranch; the Cimarron Cutoff on the Santa Fe Trail and the Fort Union Cutoff. This ranch has been family owned for 130 years and is steeped in history.

**TERRAIN AND VEGETATION:** Chico Valley Ranch is in the heart of some of the best grass lands in New Mexico. The turf is in excellent condition and this is due to the same family, with a conservative approach to grazing, owning it for many years. They have maintained the integrity of the grass lands.

**WATER:** The water supply on this ranch is very good. The Chico Creek has many seeps and holes to water out of and in a wet year, runs in a few locations. All the windmills and submersibles are shallow between 50' and 120' deep. The owner has also worked on springs and have some flowing to drinkers. There are about 30 drinkers on the ranch along with storage tanks and about 20 miles of pipeline.

**LIVESTOCK OPERATION:** At the present time, the ranch is leased to a neighbor and they are running a cow calf operation along with keeper heifers. For years the owner had a very conservative cow calf operation. The ranch is in excellent condition.

**IMPROVEMENTS:** At the headquarters, there is a 3br 2ba home, a hired hand home, a shop, pipe corrals with scales, overhead feed bins and a hay barn. The most interesting part of the headquarters are the old rock buildings built in the late 1800's. The original stable has large log Vegas in the roof and the stalls are built with rough cut lumber nailed together with hand forged square head nails. A lot of history is in the walls of these buildings.

**WILDLIFE:** The ranch has an abundance of Antelope and the owner has seen a few Elk in the north-east corner of the ranch.

**BROKER NOTES:** I believe this to be one of the best cow ranches I have had the pleasure of listing. This ranch doesn't have over the top improvements to run up the price of the ranch but, everything you need is there. It is a working cowman's ranch that has it all; Water, Grass, Cover in the draws and Location. If you are looking for a ranch that will be your home for a long time, here is the place. The current owners have been here for close to eighty years and it could be good for you for the next eighty years.

**TAXES AND FEES:** \$1,342.00 (\$7.5 cents per acre)  
State Lease \$17,138.15 (\$1.23 per acre)

**PRICE:** \$10,115,000.00













