

BULLIS CANYON RANCH



FALLON-CORTESE LAND

575-355-2855

***1410 E. SUMNER AVE
FORT SUMNER, NM 88119***

NICK CORTESE KELLY SPARKS SCOTT BURTON

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BULLIS CANYON RANCH

THE PROPERTY: Just south of Hope, NM is an updated well-kept ranch with easy access off of Highway 82 . If you're looking for a ranch to run cow-calf pairs, this is a turn key operation, ready to go. This ranch is comprised of 5090 deeded, 4560 state, 720 BLM giving a total acreage of 10,370. Also, it's just minutes away from the Guadalupe Mountains that sit just inside the Lincoln National Forest, providing all kinds of hunting opportunities.

TERRAIN AND VEGETATION: The area is comprised of rolling hills to mostly flat country with several draws in addition to Bullis Canyon. The canyon runs through the south end of the ranch providing abundant forage during the rainy season. The average rain fall is approximately 12 to 13 inches; allowing many different grasses such as Black Gramma and drop seeds. There is also Tobosa and Creosote Bush scattered over the ranch.

WATER : Located at the headquarters is a 600 ft. well pumping 40 +\ - gal. and the well on south end is 700-750 ft. deep with a 3hp motor running 10-15 +\ - gal. There are 5 enclosed storage tanks, 2 open top storage tanks and 25 drinkers on the property.

LIVESTOCK OPERATION: This ranch has historically run 200 cows, but is permitted for more. It is ready for stock today.

IMPROVEMENTS: Located on the ranch is a beautiful updated, well-kept two bedroom, two bath, 2200 sq. ft. home with a large den and dining area. It really can't be appreciated until you see it in person! There is an additional 2 bedrooms, 1 bath, recently remodeled, bunkhouse at the headquarters, as well as a set of pipe pens and working chutes. Also at the headquarters, is a shop, a 60 x 60 ft. hay barn with a 20 x 15 ft. tack room and livestock scales.

WILDLIFE: There are deer and an abundance of Blue Quail to be seen on the ranch . The hunting for the past several years has been leased for \$15,000. It has very good bow hunting.

BROKER NOTES: If you are looking for a place to get away from it all, with easy access off the highway and throughout the ranch, then this is your place. It is priced in the market and ready for a new owner. Call us for an appointment to view the ranch!!

PRICE: *\$2,500,000*





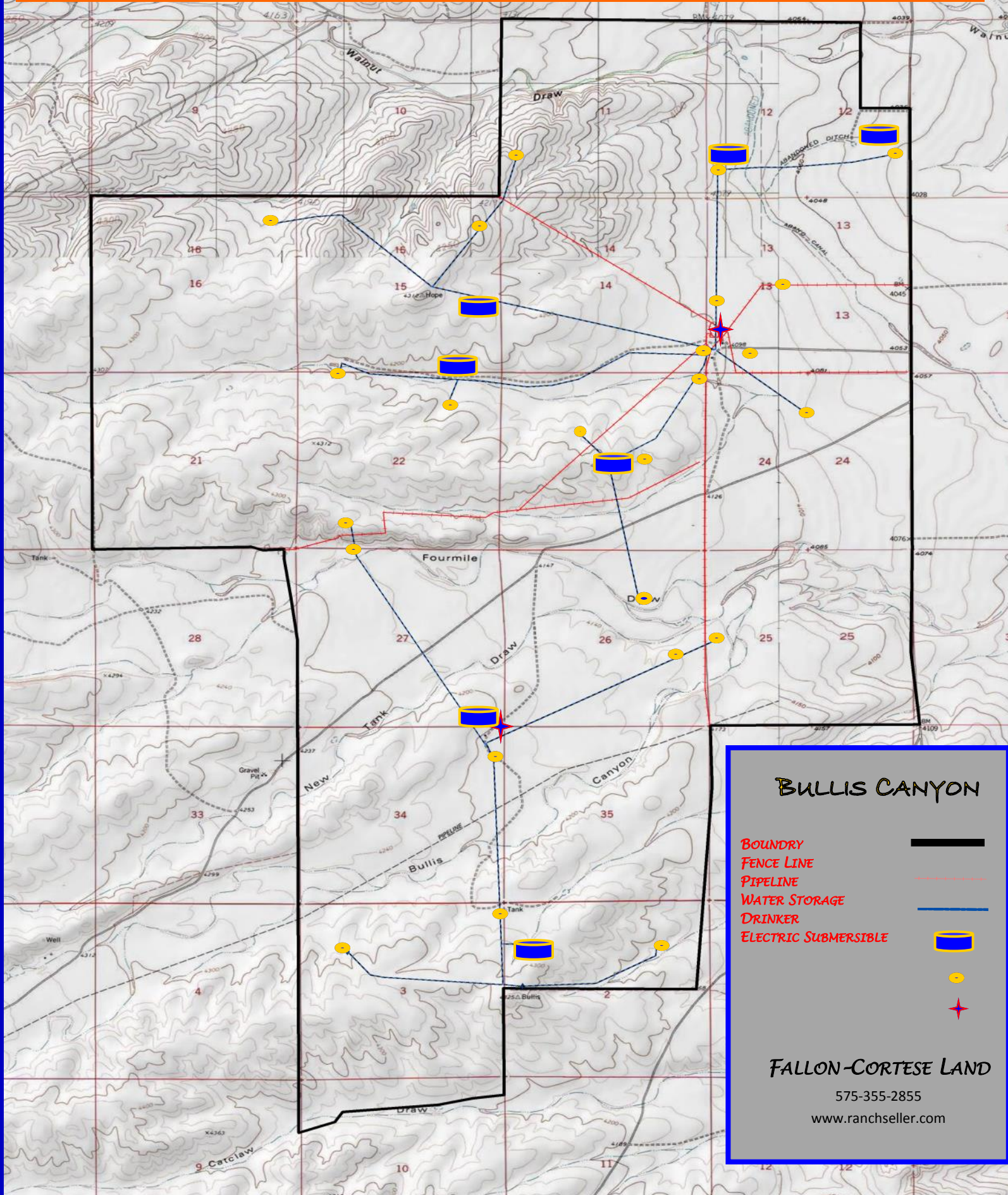








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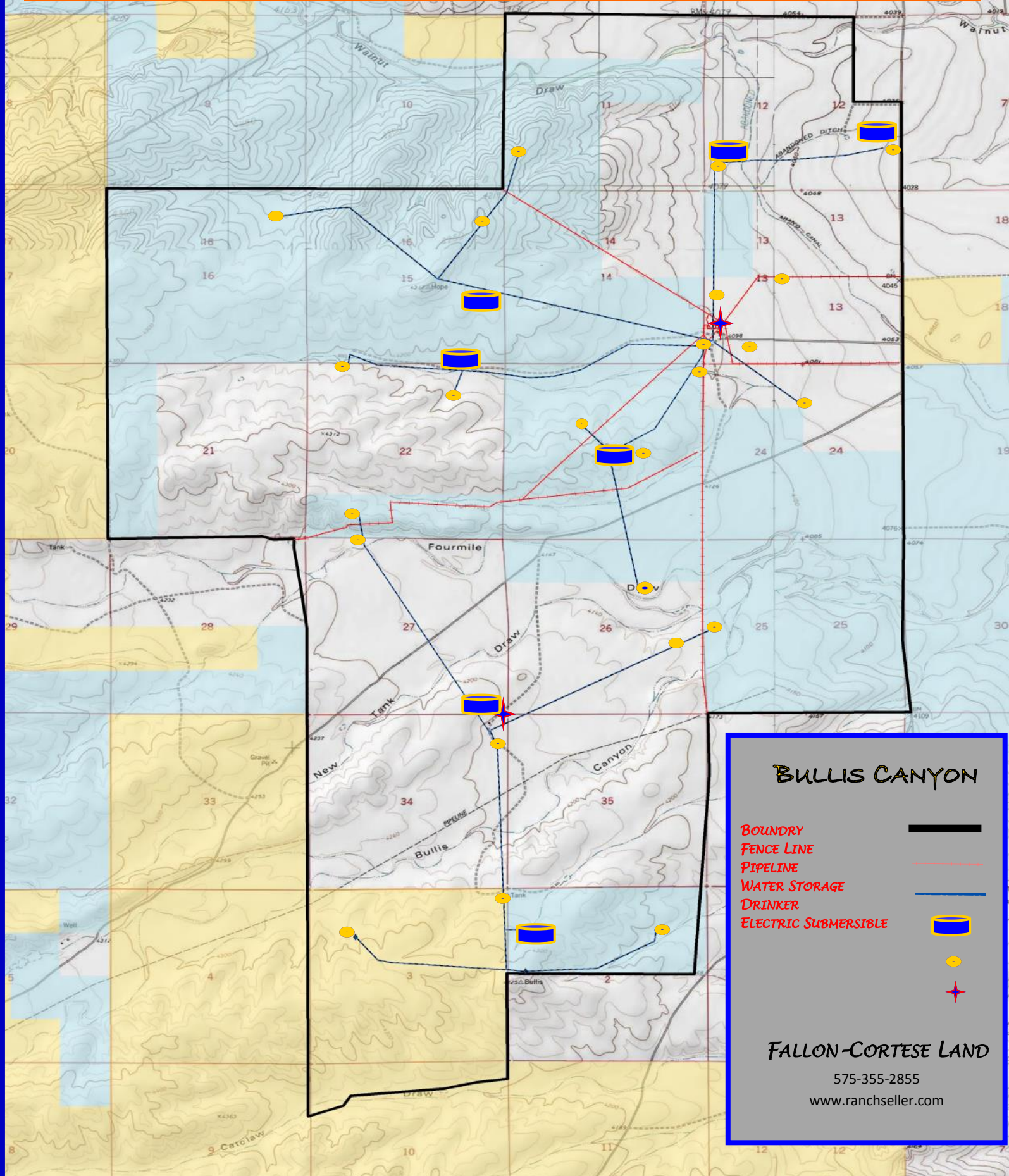
- BOUNDRY
- FENCE LINE
- PIPELINE
- WATER STORAGE
- DRINKER
- ELECTRIC SUBMERSIBLE

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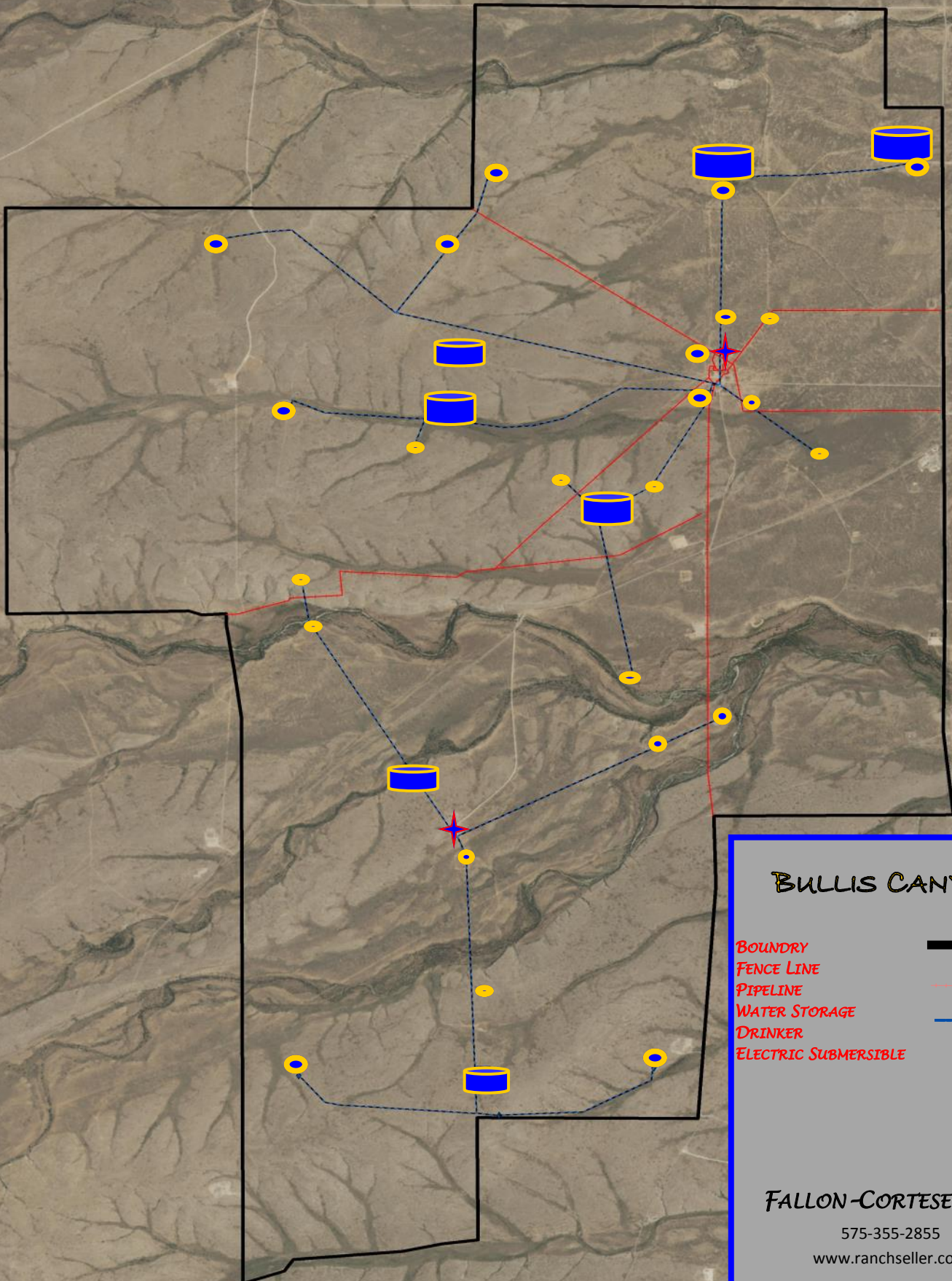
BULLIS CANYON

- BOUNDARY 
- FENCE LINE 
- PIPELINE 
- WATER STORAGE 
- DRINKER 
- ELECTRIC SUBMERSIBLE 

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BULLIS CANYON

- BOUNDARY ———
- FENCE LINE - - - - -
- PIPELINE - - - - -
- WATER STORAGE [Blue Cylinder]
- DRINKER [Yellow Circle]
- ELECTRIC SUBMERSIBLE [Red Star]

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