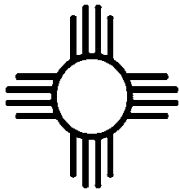


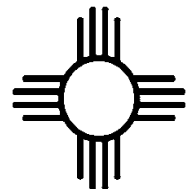
Valley Farm & Home



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

SCOTT BURTON
575-760-2088

VALLEY FARM AND HOME

TO BE SOLD AT AUCTION APRIL 6, 2019

LOCATED IN THE LOVELY FORT SUMNER VALLEY IS THIS 60 ACRE IRRIGATED FARM. THIS COULD BE THE CLEANEST AND BEST KEPT PLACE YOU WILL COME ACROSS IN YOUR SEARCH FOR A GREAT PLACE TO SETTLE. THE FARM HAS 57 ACRES OF WATER RIGHTS FOR THE 60 ACRES OF LAND. THE FORT SUMNER VALLEY IS A FLOOD IRRIGATED VALLEY WHOSE WATER SOURCE IS THE PECOS RIVER. WITH THIS ABUNDANT SUPPLY OF WATER, THE VALLEY GROWS HIGH-QUALITY ALFALFA HAY THAT IS SHIPPED A SHORT DISTANCE TO DAIRIES IN THE CLOVIS - PORTALES AREA, AS WELL AS TO LOCAL RANCHES. THE IRRIGATION WATER, ADMINISTERED BY FORT SUMNER IRRIGATION DISTRICT, IS VERY REASONABLY PRICED, COSTING AROUND \$45 PER ACRE OF WATER RIGHT; WITH AN HISTORICAL DELIVERY OF MORE THAN 5 ACRE FT. PER YEAR.

A BEAUTIFUL, WELL-KEPT, 3 BEDROOMS 2 BATH HOME ANCHORS THE FARM. THE KITCHEN HAS OAK CABINETS, CORIAN COUNTERTOPS, ALL NEW APPLIANCES AND LIGHT OAK STAINED WOOD FLOORS. THE LIVING ROOM HAS AN INSERT WOOD BURNING FIREPLACE. ON THE HOME PLACE, IS AN OLD WELL-MAINTAINED WOOD BARN WITH CORRALS. THIS IS THE PERFECT SPOT TO KEEP A FEW HORSES OR YOUR KIDS SHOW PROJECTS.

THE BARN ON THE 20 ACRE BLOCK IS 100 X 50 METAL BOLT UP BARN MADE BY STRAN. IT HAS A CEMENT FLOOR THROUGHOUT, A STORAGE/OFFICE ON ONE SIDE AND A WORK AREA ON THE OTHER. THERE IS A ROLL UP DOOR ON BOTH THE NORTH AND SOUTH ENDS, WITH A WALK-IN DOOR ON THE SOUTH END.

THE FARM HAS BEEN COMPLETELY LASER LEVELED TO MAKE THE FLOOD IRRIGATION IN THE FORT SUMNER VALLEY AN EASY AND EFFICIENT PROCESS. CONCRETE DITCHES WITH METAL IRRIGATION GATE COMPLETE THIS SIMPLE IRRIGATION PROCEDURE. CURRENTLY, IT IS IN ALFALFA PRODUCTION.

EQUIPMENT TO BE SOLD STARTED AT **10 AM** FOR MORE INFO SEE www.bjayucca.net

LAND TO BE SOLD IN 2 SEPARATE PARCELS AT **12 PM**

40 ACRES WITH 38 IRRIGATED ACRES, MAIN HOUSE AND BARN

20 ACRES WITH 19 IRRIGATED ACRES, STRAN BUILT BARN AND SMALL HOUSE

Viewing of the property to be April 4th and 5th **BY APPOINTMENT ONLY**

PLEASE SEE OUR WEBSITE WWW.RANCHSELLER.COM FOR:

COMPLETE INSTRUCTIONS & REQUIREMENTS

PROPERTY DISCLOSURE STATEMENT, LEAD-BASED PAINT

SEPTIC SYSTEM REPORT, ESTIMATED TAXES











