

Brooklyn Ranch



AN EXCLUSIVE LISTING BY

FALLON-CORTESE LAND

PO Box 447
FORT SUMNER, NM 88119

575.355.2855

SCOTT BURTON
575.760.8088

KELLY SPARKS
575.760.9214

NICK CORTESE
575.760.3818

WWW.RANCHSELLER.COM

Brooklyn Ranch

THE PROPERTY: The ranch is located in Guadalupe County New Mexico approximately 8 miles east of Santa Rosa with 5 miles of Interstate 40 frontage.

5518+ DEEDED ACRES

640+ NM STATE LEASE ACRES

The ranch has the best of both worlds some scenic areas with hills and trees and some flat land. You can have a beautiful home site and excellent grazing for your cows.



TERRAIN AND VEGETATION: The terrain is rolling to level with excellent gramma grass turf. There are other grasses and a portion of the ranch has some juniper and cedar trees.

WATER: The ranch has one well with a submersible pump and pipeline powered by a generator. There is a railroad car that has been converted to a water storage located on the high point of the ranch, supplied by the pipeline. On the pipeline are drinker to give the ranch a great supply of water. There are also three other windmills on the ranch and numerous Dirt Tanks.

LIVESTOCK OPERATION: The ranch could be an excellent yearling ranch, or you could run a cow/calf year-round operation.

IMPROVEMENTS: Improvements consist of one set of corrals located close to the Interstate with great access.

WILDLIFE: The ranch has many Antelope and some Mule Deer along with quail, coyotes and other wild animals.

BROKER NOTES: This ranch is a must see for the serious rancher or for an additional property to add to your other ranches. It is easily accessed from the Interstate and ease to get around on it. The historical old Route 66 runs 5 for miles all along the southeast side of the ranch giving access to the south side of the ranch.

Price: \$2,675,00.00

NICK CORTESE 575-760-3818

KELLY SPARKS 575-760-9214

www.ranchseller.com

Information deemed reliable but not guaranteed.





