

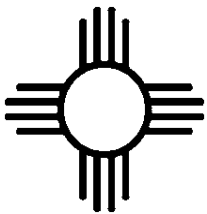
CORONA RANCH

AN EXCLUSIVE LISTING OF

ZIA REAL ESTATE

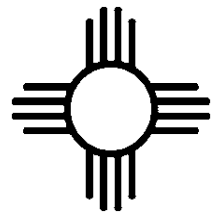
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www.ranchseller.com

Corona Ranch



The Corona Ranch consists of the following acreage:

7050+ DEEDED ACRES
480+ NM STATE LEASE
20,000+ FOREST LEASE
3460+ FREE USE ACRES
30,990+ TOTAL ACRES

\$6,900,000



TERRAIN AND VEGETATION:

The terrain on the ranch is mostly rolling hills, with some mountains and canyons on the property. The elevation ranges from around 6500' to 7000'. You can find Cedar, Juniper and a few pines on the ranch. The cover runs from fairly thick to open

rolling plains. The grasses are mainly gramma grass with some galleta.





IMPROVEMENTS:

There is a very well maintained owners home with Two bedrooms and Two baths. There is also a hired hand home that is Two-bedroom, One bath home. At the headquarters there is a metal two bay shop, a large haybarn, and some

outbuildings. The jewel at the headquarters is a newly constructed insulated foaling shed, a new metal haybarn, with two

different sets of covered stalls and runs on them. If



that isn't enough, there is a roping arena with a return alley.



When you go

around the ranch's 12 pastures you will find working corrals in all of them. When branding time comes, you can work the cattle right where they are. This is a very easy-to-work ranch.





LIVESTOCK OPERATION: Currently, the owner is running around 400 hd of pairs and bulls and will usually carry over 80 head of heifers to breed. Although there is a forest on the ranch, it is a very forgiving country, and the cattle can easily access the grass.



WATER: There are currently seven working wells on the ranch that supply water via a pipeline system throughout the ranch. There is also one well on the northwest side of the ranch that has been drilled and waiting to be hooked up. The depth of the wells range from

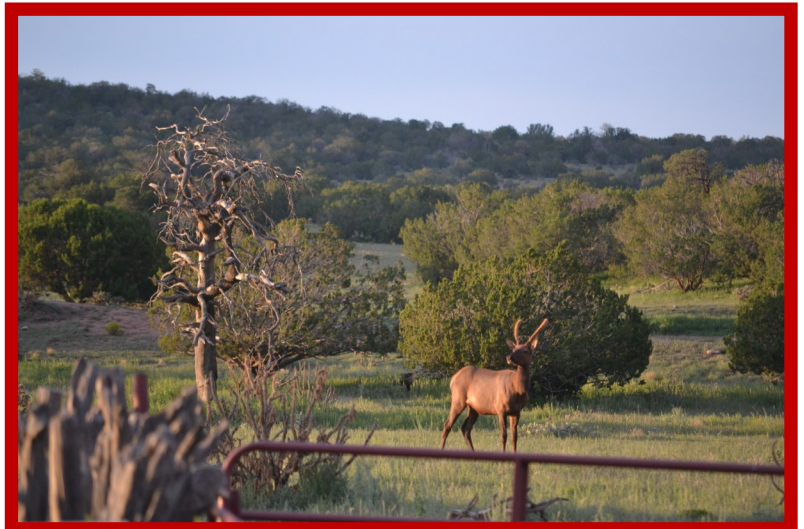
350' deep to 600' deep and are strong wells put out between 5 gpm and 15 gpm. The pipeline on the ranch is mainly poly with one line east of the house that is PVC. Along the pipeline system there are around 8 to 10 storage tanks of 10,000 gallons or more each, as well as 25 or more drinkers. There are also 25 to 30 dirt tanks that hold water most of the time.





WILDLIFE: When we say wildlife, we really mean wildlife. The ranch boasts a resident heard of elk with many large bulls. Mule deer are abundant on the ranch as well as antelope and barbary sheep. Then there is the usual run of quail, dove, bear,

lion and coyote. If you or your friends are hunters, this ranch is for you. There is also the potential income from selling hunts.



FREE USE

ACRES: In the acreage breakdown we mentioned free use acres. There are some subdivisions on the ranch. These subdivisions were developed some years ago and are probably 30% built out. The



subdivision covenants state that you may only fence 4 acres around your home and the rest of the land is to be grazed by the owner of the ranch. The owner has owned this property for around 20 years and claims to not have any problems with the subdivision homeowners. The subdivision homeowners knew when they bought the property that they would only be able to fence 4 acres around their home. The homeowners were just looking for a place in the county away from neighbors. Another huge benefit of the subdivisions is that when they were put in the developer ran city water to the homes therefore the headquarters of the ranch also benefited from this and has city water at the homes and corals.



BROKER NOTES: I have lived in New Mexico all my life and have driven by this ranch many times and never really understood it until I had a chance to explore it. It has everything you could hope for on a ranch. Very good terrain and grazing for your cattle, easy to work, great access to all parts of the ranch with a highway going through the southeast side and a highway on the northeast side, a county road



along the north and a forest road through the middle. You might think with that many public roads you can be overrun with people, but the deeded land is located where you

can control most of the access. Yes, people can go into the forest to hunt. The owner states that the whole Cibola Forest in the Mountainair district only gives out 10 elk permits per year. He also states that you might have 10 to 20 deer hunters for a two-week period and not much traffic the rest of the year.

There is also a conservation easement on the ranch. This will guarantee you a quiet ranching and hunting lifestyle for many years to come. There are a few acres that are not included in the conservation easement. In one of these such areas is a gravel pit where the owners have just signed a new five-year lease agreement that has been paying around \$100,000 a year. With this and hunting leases it makes a large income besides the cattle income. Other upsides to the ranch income, a CSP program on the ranch that will pay \$65,000 next year and a \$125,000 tree thinning program to be done as soon as money is available.