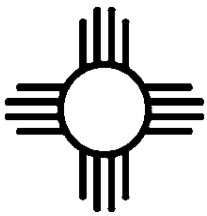


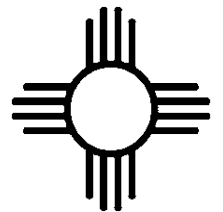
W Bar Ranch



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W Bar Ranch



The W Bar Ranch consists of the following acreage:

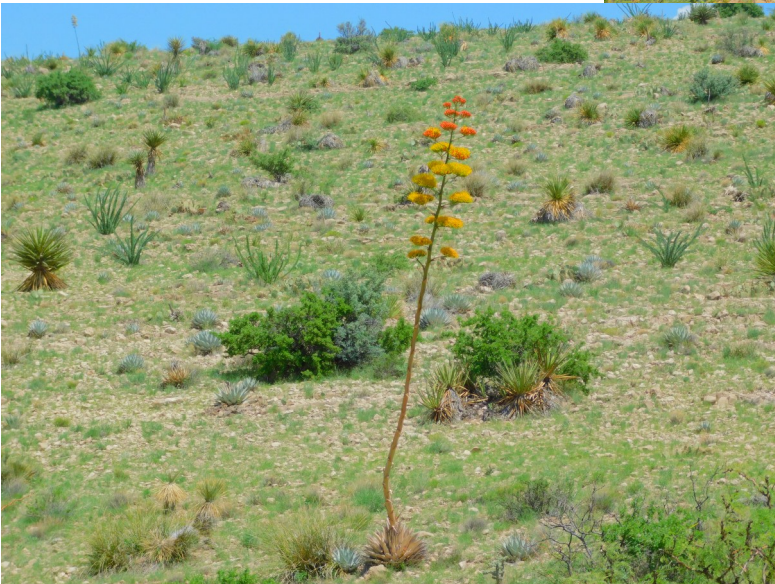
1,618+ DEEDED ACRES
2,390+ NM STATE LEASE
19,882+ BLM LEASE
23,890+ TOTAL ACRES

\$3,999,000



TERRAIN AND VEGETATION: The terrain on the ranch is mostly rolling hills, highly productive draws and flats with a great variety of grasses including Blue Grama, Black Grama, Side Oats, Mountain Muhly, Winter Fat, Sacaton and Tobosa.

The tree cover on the ranch is mostly Pinon, Juniper and Cedar.



IMPROVEMENTS: Improvements on the ranch at the headquarters consist of a three-bedroom two bath 2013 Plam Harbor premanufactured. The home is up to date with an open concept kitchen and living area. There is also a rock fireplace in the living room. A new deck porch



area along the front and one side to round out the home.

The headquarters also has a shop and a large barn that was used as a shearing shed in the past and converted into a working barn. The headquarters boast a large set of pipe corrals with a powder river branding chute and a set of digital

scales. There is also other pipe corrals strategically located on the ranch for ease of your cattle operation.

The exterior and interior fences are in good condition with the construction being mostly net wire.





LIVESTOCK OPERATION:

The ranch has a BLM Allotment #NM09050 which is rated at 494 head year-round. The present owner has rested the ranch for the last couple of years and along with the recent rainfall the ranch is in excellent shape ready to turn your cattle out and go to work for you. The

ranch consists of eight pastures and four traps.

WATER: There is an extensive pipeline system that delivers water all around the ranch and is bolstered by the 26 storage tanks, of which there is 13 poly tanks, 6 steel 24k gallon enclosed and 7 small steel storage tanks. To complete the



water system there are 32 drinkers conveniently located on the ranch. The water for the ranch is supplied by the Pinion Mutual

Domestic Water Consumers of which the ranch has a membership. The average cost of \$12,000 per year is very reasonable because you have no windmills to work on or submersible pumps you must maintain.





WILDLIFE: There is a large amount of game wildlife on the ranch consisting of oryx, barbary sheep, mule deer, antelope and occasional Elk. There are also some predator wildlife consisting of coyotes, mountain lion, fox and badgers.





BROKER NOTES: This ranch has only had two families owning the ranch in the last 100 years. It is a unique desert ranch that is not a desert ranch. Strange wording? It has all the flats, draws and hills that you expect to find on a desert ranch but is close enough to some high mountain country so there are many years that it doesn't act like the desert but is actually a productive ranch. The ranch has sit idle for a couple of years and is ready to go and ready to come and look at.

