

# PORTALES RANCH



AN EXCLUSIVE LISTING BY



## *FALLON-CORTESE LAND*

FORT SUMNER, NM 88119

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[www.ranchseller.com](http://www.ranchseller.com)





**3,305 deeded acre ranch  
located 12 miles west of Portales, N.M.  
2.5 mi frontage on four lane highway 70.  
Two bedroom home, corrals, calf and cow chutes.  
Squeeze chutes.  
New all steel shop with plumbing, dog runs, etc.  
Cake bin. Equipment shed. Hay barn.**

**New steel horse stalls, round breaking pen.  
Cutting horse round pen. Horse facilities.  
Pipe corrals. Tack room.**

**Three wells 70 to 90' deep with lots of good quality water.  
Flexible water supply into pipeline from either of two wells.  
Nine steel rim concrete bottom drinkers.**

**Dead end road.  
No trespassers. Locked gates. No near neighbors.**



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# HOME AND SHOP





# HORSE FACILITIES



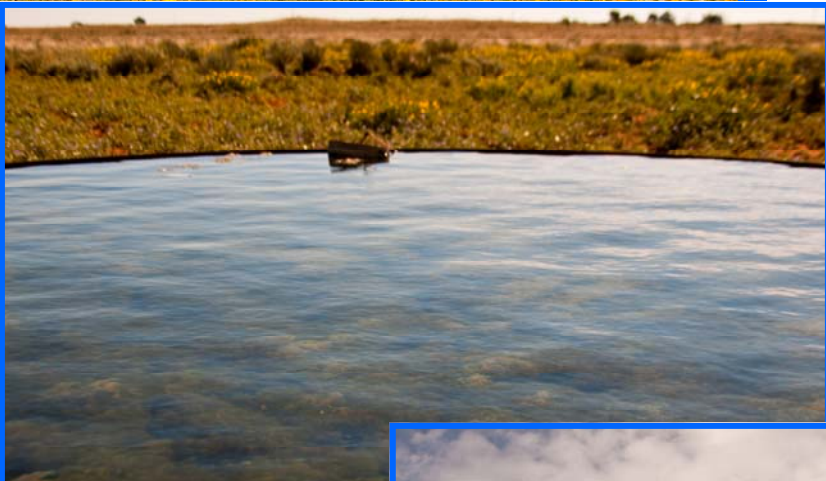


**8 pastures with good permanent fences  
for pasture rotation.  
Three windmills and two submersible pumps.  
A very productive sandy soil produces lots of grass  
and browse and is about as near drought proof as one can be.**

**Property taxes are \$530 annually.**

**Elevation is 4,200' and the growing season is 180 days.  
Average annual rainfall is appx 16"**

**This ranch has not been hunted in some time  
and is home to an amazingly large population  
of Blue Quail, some Bob White,  
plus some Mule Deer  
and Antelope.**



# PASTURE, WINDMILLS & WATER





**Portales was recently ranked 15<sup>th</sup> in the nation for quality of life among small cities. It is the home of four year Eastern NM University, has a new hospital, and is a growing community.**

**For the racing owner thinking about New Mexico, this ranch is well located on the path to Ruidoso and only 120 miles from the track at Hobbs.**

**For the ranching family, this ranch is ideally situated near a good college town in a mild year round climate. The hard to find kind. Possession at closing.**

**Price \$1,239,375 (\$375 per acre)**

**Emmet Fallon Agency Fort Sumner, NM  
Call Emmet Fallon or Nick Cortese  
505 355-2855 or 505 760-3838 or 505 760-3818**