

# CORNUCOPIA RANCH

- 37.3 Sections of highly productive ranch land
- 1,618 Deeded acres mol
- 494 head Allotted Permit
- 2013 Palm Harbor 3 bed/2 bath house
- Good improvements including 3 sets of corrals
- Multiple outbuildings
- Dual overhead feed bins
- Pinon Domestic water
- Cows and Equipment are negotiable

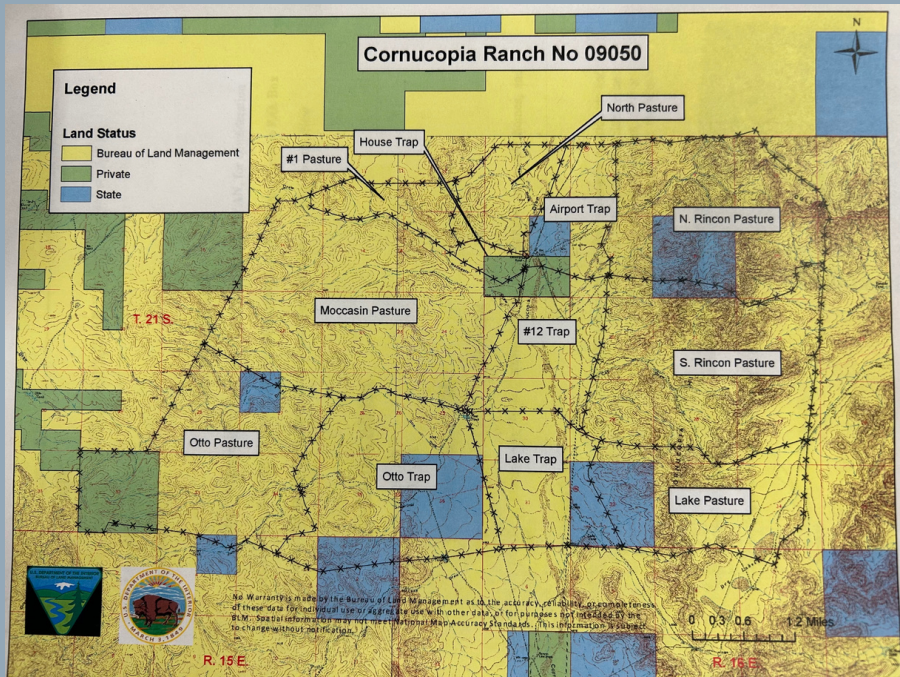


The Cornucopia Ranch is a highly productive cattle ranch located about 12 miles southeast of Pinon, NM. Acreage breakdown is as follows: 1,618 deeded, 19,882 BLM and 2,390 State Lease for a total of 23,890 acres. This ranch is very well watered and fenced the way you would want it. Fences, waters and waterlines have all been well maintained with lots of new additions. There are 7 main pastures, 5 working traps 2 sets of working pens and 1 set of holding pens. Most all water lines are all recently replaced with black poly pipe and the drinkers and storage tanks are in good working condition. There is one solar well on the east side of the ranch that has backup from PDW (if needed).

**Priced at \$4,250,000**



Terrain of the ranch consists of the main low lying draw that runs north and south through the ranch to some more rugged hills that hold lots of winter feed on the sides and in the lower pockets and drainages. On the east side of the ranch is the Cornucopia range which is where this ranch gets its name. To the north sits the Guadalupe Mountains providing a picturesque backdrop. Grasses consist of Blue and Black Gramma, Side Oats, Buffalo, Tabosa and Brush Muley. There is some areas of brush in the lower areas providing good cover for the native wildlife. Hunting consists of Mule deer, Barbary sheep, Oryx, Quail, Dove and the normal varmints associated with SE New Mexico ranches. This ranch is diverse in many ways and provide a great opportunity to operate a high desert ranch with majestic views.





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