



TX Real Estate Group Farm & Ranch Division

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MOUNTAIN STATES EQUINE

113.71± ACRES - LEA COUNTY, NEW MEXICO
ASKING PRICE: \$1,400,000

We are pleased to present the exclusive listing of the Mountain States Equine Clinic and Breeding Facility just North of Hobbs in Lea County, New Mexico. This is a wonderful opportunity to obtain a remarkable property with great facilities, infrastructure, and incredible potential.

113.71± Acres Lea County, NM



Location:

Located roughly 11 miles North of Hobbs, the Mountain States Equine facility is located on W Pinson Street off N Bensing Road. Just 8 miles from the Zia Park Casino Hotel and Racetrack, this phenomenal location is close enough to town for convenience, but far enough away to feel like a true country.

Water:

The Mountain States Equine facility features water from multiple sources for various uses. The pivot is supplied with an irrigation well located on the western edge of the property. The main house is equipped with its own domestic well, and a stock well in the Northwest corner that supplies the stalls and showbarn supplies water to the animals. In addition to the wells, the property has 114 shares of water rights that will convey with an acceptable offer, an important commodity in this part of the world.

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Improvements:

The improvements on this property must be seen to believe, and give potential buyers true turnkey operation potential. There are three sets of horse stalls, one is 12x16 (x20), one is 12x20 (x8), and the last one is 12x12 (x24). There are 12 stalls in the red barn, five stalls that are 12x12, five stud stalls that are 12x16, and two foaling stalls that are 12x24, all currently being utilized for the vet clinic. The show barn for cattle is a 50x60, and has a total of 9 stalls, including one with an exterior run attached. In addition to stalls, there are roughly 3.25 acres worth of pens, separated into four divisions. The southernmost pen features stadium lights, and is also equipped with a round pen inside of it. A sprinkler system runs throughout each of the pens, keeping dust at a minimum and upkeep manageable. Next to the South pen and round pen is a 6 arm horse walker. No horse facility would be complete without a racetrack, and the Mountain States facility is no exception. A $\frac{5}{8}$ mile fiberglass track is located on the North side of the facility, giving riders an ample opportunity to train and fine tune their craft. Feed is also no issue for this facility, as it is furnished with a 3 tower (roughly 16 acre) 2000's model Zimmatic pivot. Alfalfa was planted in October of this year. Two additional towable pivots will convey with property, but neither are currently in use.

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Main House:

The main house is a 3 bedroom, 3 bathroom home spanning 3,087 sqft. The home also features a 3-car attached garage, water softener, central heat and air conditioning. There are two HVAC systems, both only 5 years old, and the home also boasts a Jacuzzi tub in the master bathroom and a sprinkler system for both front and back yards with a brand new timer. Additionally, the house and vet clinic each have their own private access road.

Minerals:

The owner is not aware of any mineral interests presently owned.

Price:

The Mountain States Equine Facility is being offered at \$1,400,000.

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