



SIDWELL FARM & RANCH REALTY

Tom Sidwell - Qualifying Broker

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FOR SALE



I. General Description

This well maintained 160-acre property with a charming, cozy residence and various out-buildings, is located on the Llano Estacado in eastern New Mexico. State Highway 209 borders the property on the south; Quay Road AJ on the west. These two roads provide year-round legal access. The small ranch is in proximity to several towns and services; 18 miles west of Grady (pop. 100), 53 miles northwest of Clovis (pop. 30,000), 30 miles north of Melrose (pop. 650), and 30 miles southeast of Tucumcari (pop. 6,000).

The Llano Estacado is part of the High Plains, straddling the Texas - New Mexico border. This is a level, semiarid plateau, ranging in elevation from 5000' on the northwest to less than 3000' on the southeast. Elevation on the Buffalo Nickel Farm ranges from 4840' to 4800' with a gentle southeastern slope. Dry-land farming and cattle grazing dominates the area.

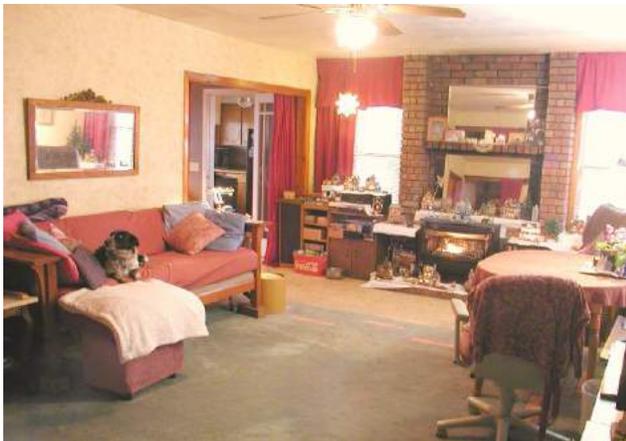


The primary occupation in the immediate area is agriculture; construction and retail businesses being the primary occupations in Clovis and Tucumcari. Cannon Air Force Base is located at Clovis and employs a number of civilian workers. K-12 schools are located in Grady, Melrose, Clovis, and Tucumcari and Tucumcari also offers a Community College (Mesalands Community College).



II. Home and Other Improvements

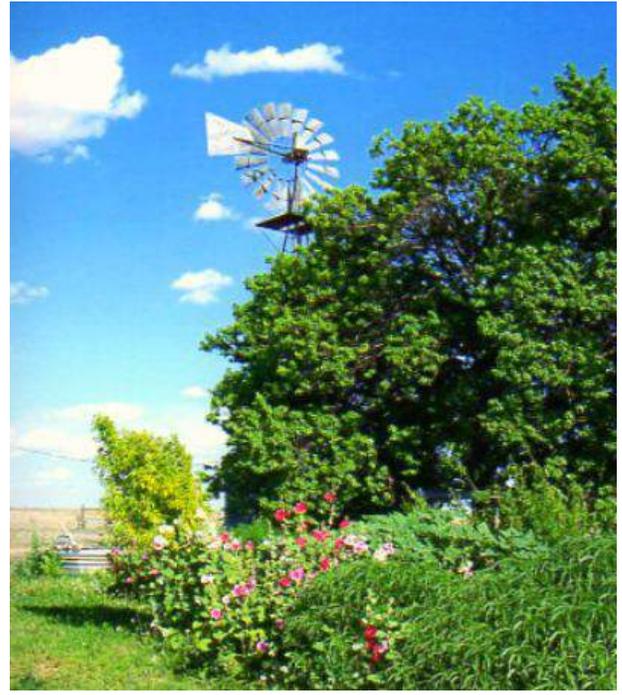
The residence, constructed in 1975, consists of three bedrooms, one bath (which is currently being remodeled), a living room with front entrance foyer, dining room, kitchen, laundry room, a lovely 13 ft X 21 ft sun-room, and an attached well house. An un-attached two car carport is located on the east side of the home.





Water for the residence is furnished by a 180 feet deep well with an electric submersible pump. A second well, also 180 feet deep, powered by a windmill furnishes water for the garden as well as landscaping. The waters in both wells are of good quality and produce a steady supply.

Landscaping around the home includes evergreen trees, elm trees, fruit trees (apple, apricot, peach) and berry bushes such as blackberry, wild plum, and grape.





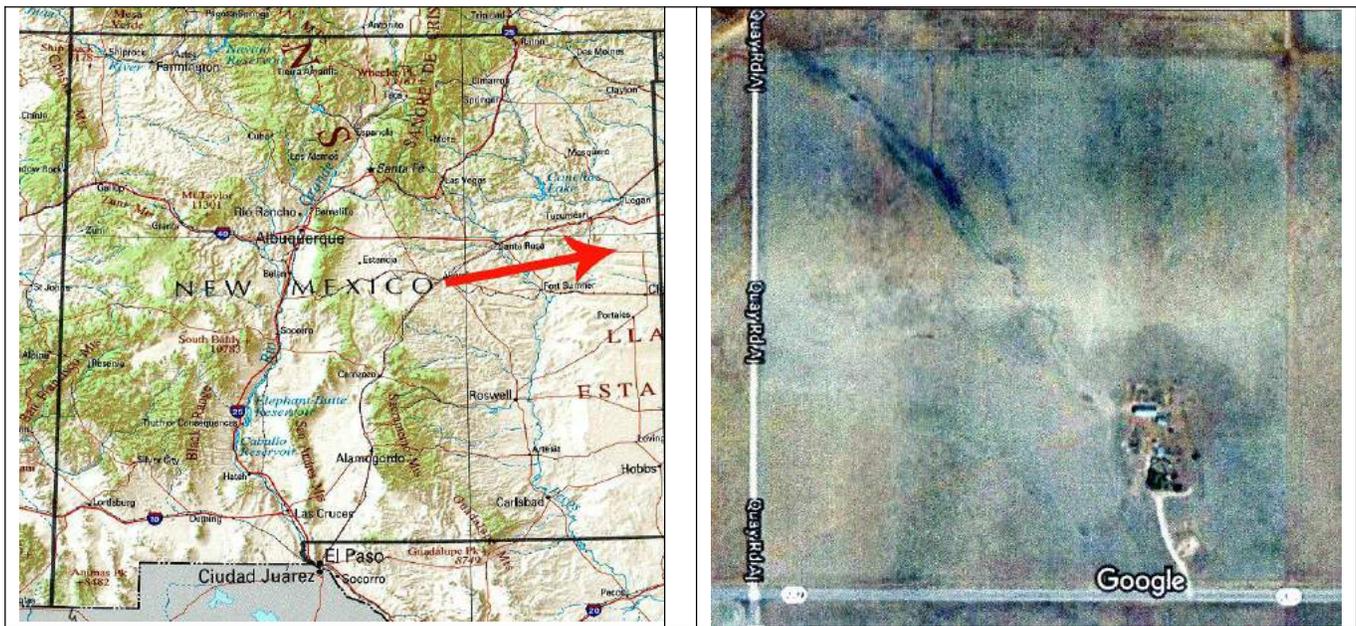
Outbuildings - Many years ago, this was a small family dairy; the barn, hay barn and various sheds have been remodeled and turned into shops, office, storage, and a “man-cave”. They all have electricity with the exception of the hay barn and shop which are wired for electricity and only need an electric line brought to them.



III. Vegetation

The grazing land that surrounds the home and buildings, consists primarily of native grasses; blue grama, sideoats grama, sand dropseed, and some western wheatgrass. The land has not been grazed for 10 years. This little ranch is ready for your horses, cattle or other livestock!





IV. Climate information for the general area:

Melrose weather averages

Annual high temperature:	73.7°F
Annual low temperature:	43.4°F
Average temperature:	58.55°F
Average annual precipitation - rainfall:	17.4 inch
Days per year with precipitation - rainfall:	-
Annual hours of sunshine:	-
Av. annual snowfall:	13 inch

Clovis weather averages

Annual high temperature:	71.6°F
Annual low temperature:	43.8°F
Average temperature:	57.7°F
Average annual precipitation - rainfall:	18.51 inch

Tucumcari weather averages

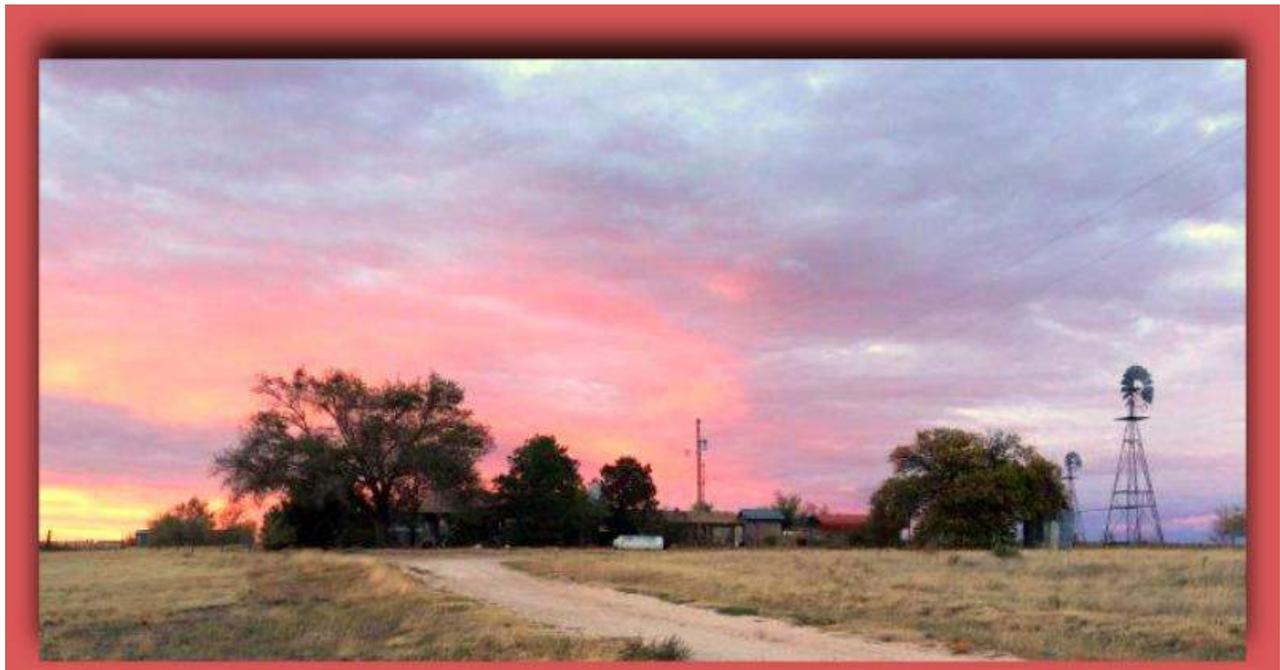
Annual high temperature:	73.5°F
Annual low temperature:	43.5°F
Average temperature:	58.5°F
Average annual precipitation - rainfall:	17.11 inch
Days per year with precipitation - rainfall:	-
Annual hours of sunshine:	-
Av. annual snowfall:	19 inch

V. Estimated Property Tax

The estimated property tax for 2017 is \$718.43

VI. Price

The Buffalo Nickel Farm is priced at \$185,000.



For more information or to schedule to see the property, please call Tom Sidwell, Qualifying Broker, 575-403-6903, or email tom@sidwellfarmandranch.com.

Offerings are subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner(s). Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee.

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