## **Corazon Ranch**

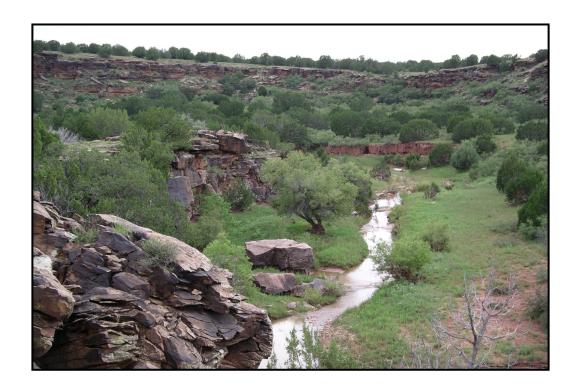


Offered Exclusively By:



#### Michael Gregory, Jr. Real Estate

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The Corazon Ranch is a working cow ranch. It offers a very scenic blend of canyon and flat country.

Access to the ranch is approximately 45 miles East of Las Vegas, NM on Highway 104.

- 6,707± Deeded Acres
- 2,871± Acres State Lease
- **681**± Acres BLM
- 10,259± Total Acres
- Offered at \$3,291,200

# The Headquarters





#### Improvements at the headquarters:

- New Custom 2,570± sq. ft. Home, 3 bedroom, 2 bath, oversized garage
- $\diamond$  3,500± sq. ft. Shop
- Overhead cake bin
- ♦ Fuel Tanks
- ♦ 20 ft. Storage Container

### Foreman's Home & Bunk House







#### Includes:

- ↓ 1,550± sq. ft., 3 bedroom, 1 bath with a 2 car garage (dirt floor)
- $\diamond$  1,049± sq. ft., 2 bedroom, 1 bath bunk house
- $\Diamond$  1,280± sq. ft. barn
- ♦ 2—40 feet. storage containers

# Cattle Working Facilities



#### <u>Includes</u>:

- Pipe shipping pens with scales
- Branding pen in house pasture
- House pasture

## Water





- ♦ Multiple Springs
- ♦ 4 windmills starting at 75 feet in depth
- 4 electric submersible wells starting at 40 feet in depth
- ♦ 1 solar well, 300 feet in depth
- ♦ 2 30,000 gallon storage tanks
- ♦ Multiple earth tanks
- ♦ 10 drinkers on pipelines







