

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**

While the above information was obtained from sources deemed reliable, it is in no way guaranteed by Michael Gregory, Jr. Real Estate, the exclusive agent of the seller. Prospective buyers should verify all facts. Properties are subject to price change, withdrawals, corrections, or prior sales.

The Headquarters



Improvements at the headquarters:

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

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Foreman's Home & Bunk House



Includes:

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

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Cattle Working Facilities



Includes:

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

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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

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