



BEAU TUCKER - CCIM

THE LAND MAN
FARM & RANCH REAL ESTATE



RICK CANUP, REALTORS®

RANCH LAND



Lovington, NM & Hobbs, NM

3,108 Acres - 1,440 Patented Land/1,668 State Lease
(451 Acre Feet Per Annum Water Rights)





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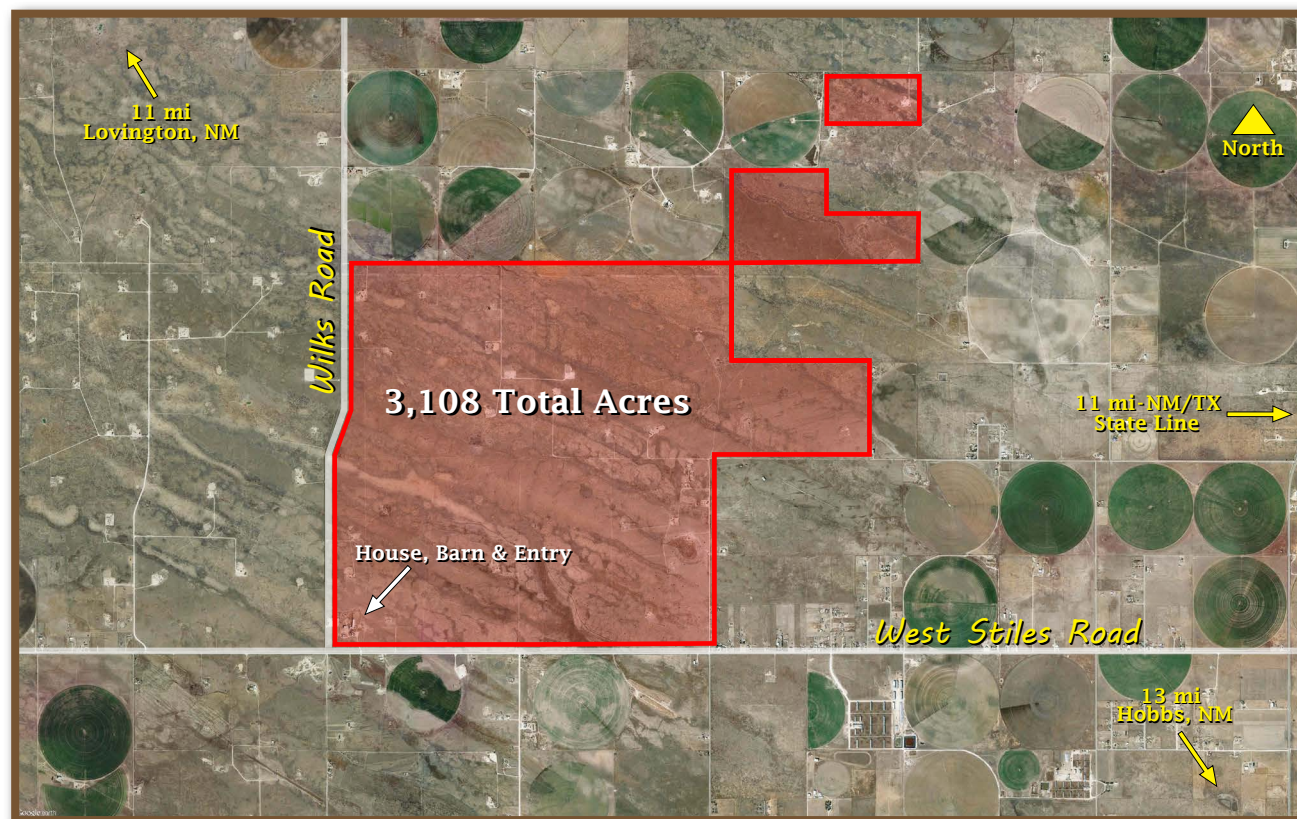
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Ranch Location & Description



SIZE:	3,108 ACRES - 1,440 PATENTED LAND/1,668 STATE LEASE - 4 SECTIONS
LOCATION:	This ranch is located between Lovington, NM (11 miles) and Hobbs, NM (13 miles). It is situated 11 miles west of the New Mexico-Texas state line. Hobbs, NM is the largest municipality in Lea County, while Lovington, NM is the county seat of Lea County. This area is richly diverse in its western heritage and oil and gas combination. It is home to the Zia Park Race Track and Casino as well as the New Mexico Junior College and the University of the Southwest. Along with its blue skies and warm sunshine, the friendly and progressive communities of Hobbs and Lovington represent the best of the Llano Estacado. This ranch is the perfect spot to run cattle, horses, or even subdivide.
TERRAIN:	The topography of the ranch is generally considered flat.
WATER RIGHTS:	This ranch has 451 acre feet per annum water rights.
ACCESS:	Access to the ranch is either by Stiles Road or Wilks Road. Both roads are paved and maintained by the county. Stiles Road runs east from the Hobbs/Lovington HWY and west from the Hobbs/Denver City HWY. Wilks Road runs south from the Lovington/Denver City HWY and north from Stiles Road.
IMPROVEMENTS:	The ranch has two homes on it. The main home is a nice 2,800 SF 3 bed 3 1/2 bath ranch style home with a covered front porch. The mobile home has 2 beds and 1 1/2 bath. Adjacent to the main home are two barns. One is a 60' x 60' metal hay/equipment barn and the other is an 11 stall horse barn that is 40' x 100' with an attached covered roping arena that is 40' x 210'. Next to the covered arena is a 150' x 300' outdoor arena. Next to the outdoor arena are the working cattle pens. This ranch has been newly fenced and cross-fenced. The mesquite has been grubbed on the majority of the deeded land.
PRICE:	\$2,880,000





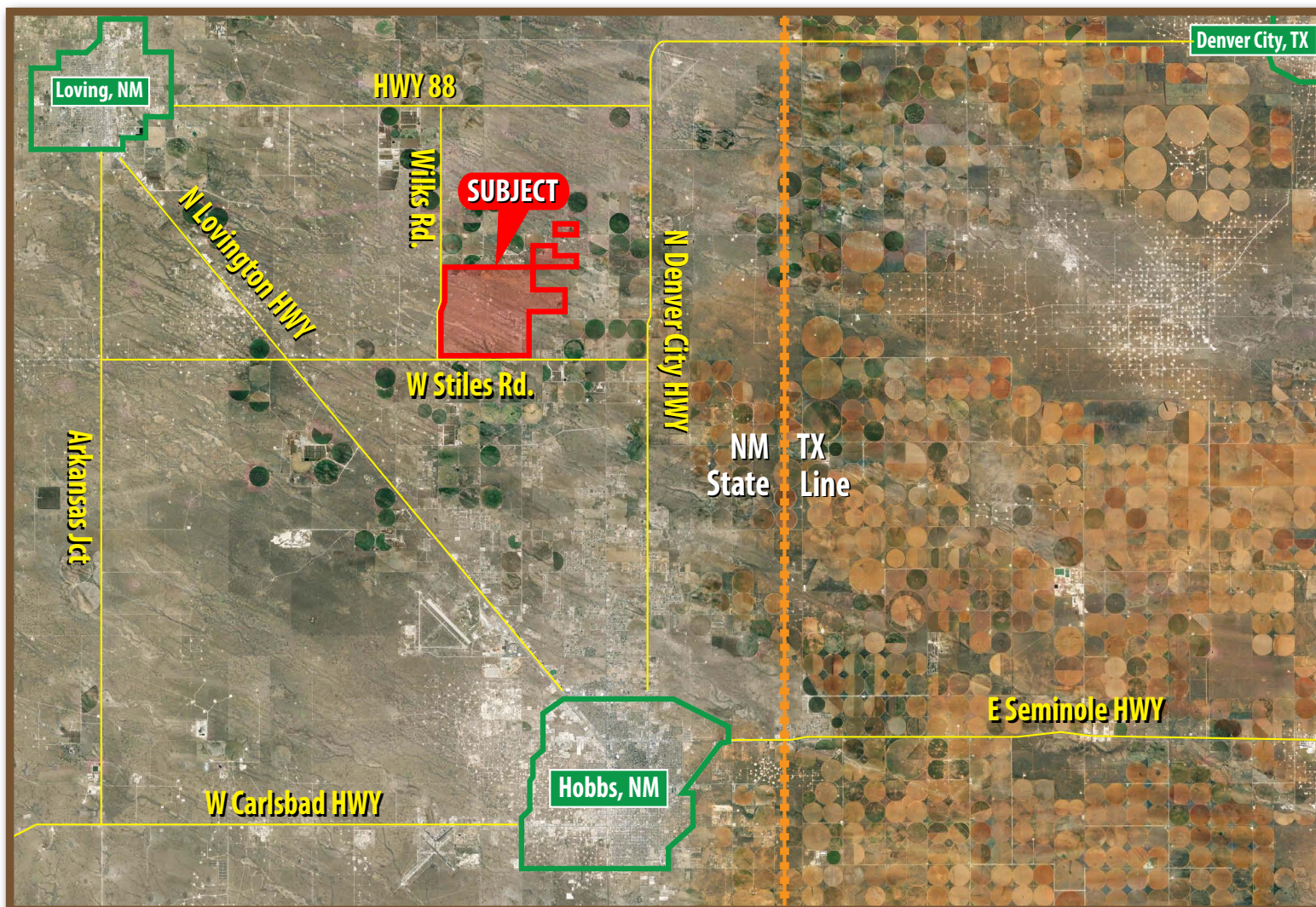
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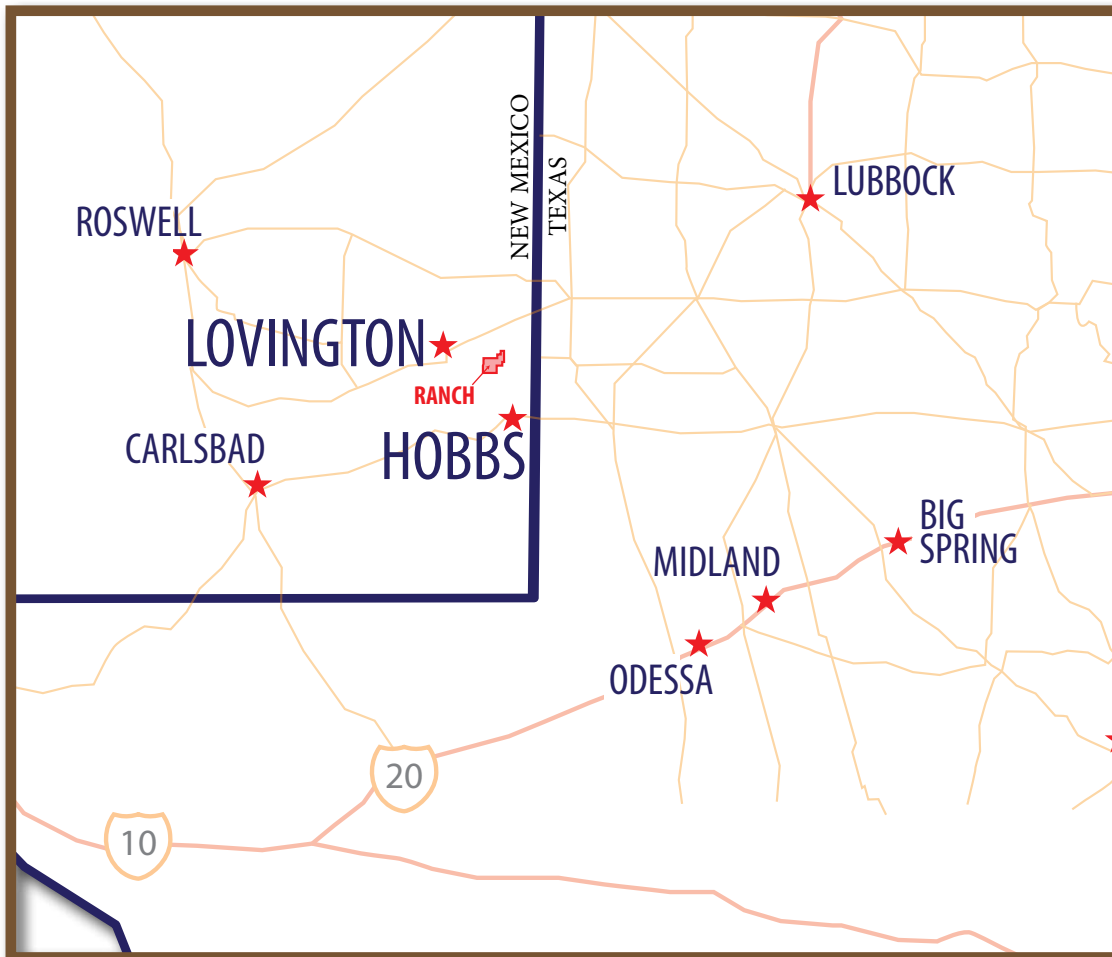
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For additional
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Hobbs, NM

Gateway to New Mexico

The Land of Enchantment. Hobbs is the largest municipality in Lea County, the southeastern-most county of New Mexico's 33 counties, and situated on the far western edge of the Llano Estacado. The Hobbs area exhibits a truly multicultural heritage: Native American legacy, cowboy legend, farming traditions and Hispanic culture. With their agricultural roots and pioneer spirits, Lea County residents are surrounded by folklore and Western mythology, all enshrined in its museums and libraries.

Lovington, NM

Ranching & Farming Center

Population changes in Lovington during the first half of the century reflected the steady growth in farming and ranching, while changes since 1950 have been related to the oil and gas industry. The Census Bureau counted 411 people in the city in 1920. By 1940, the number had grown to 1,916 and between 1940 and 1960 Lovington experienced a 500 percent increase in population. Since that time the climb has leveled to the current population of 10,993.



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