

McNeill Ranch - Tatum Farm

2,909± acres | \$3,100,000 | Tatum, New Mexico | Lea County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

McNeill Ranch - Tatum Farm

We are proud to have obtained an exclusive listing on a rare offering in Lea County, near Tatum, New Mexico. The McNeill Ranch - Tatum Farm is a desirable combination irrigated farm and native pasture property containing 2,909 deeded acres, more or less.

LOCATION

The McNeill Farm is very conveniently located two miles south and one mile west of the U.S. Highway 380 and State Road 206 intersection in Tatum, New Mexico. The property has one mile of frontage on the south side of Sartin Road and three miles of frontage on the east side of McNeely Road, both being county maintained public roads.

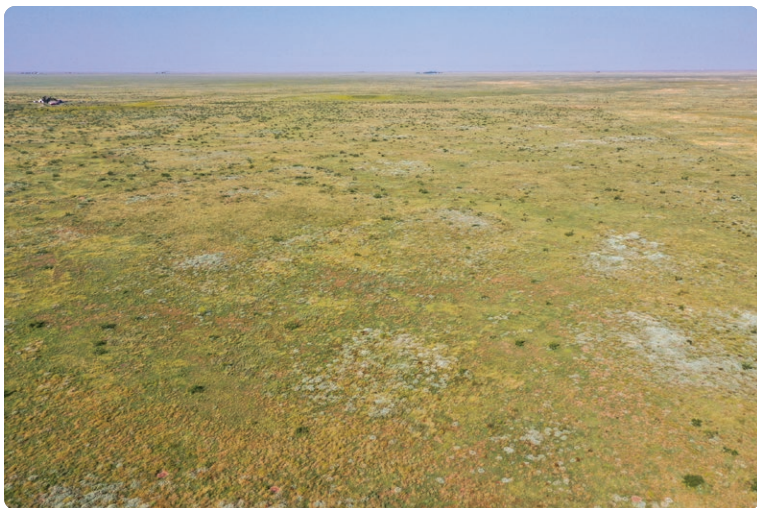




DESCRIPTION

The McNeill Farm has a topography that is level to gently sloping. Soil types are primarily loams and find sandy loams. The property includes approximately 317 acres of irrigated cropland. The cropland is irrigated by three center pivots that are approximately five years old. One circle is currently seeded to Bermuda grass, and two circles will be planted to wheat for the 2021 winter season. The balance of the property is native pasture, with approximately 1,470 acres of the native pasture being cleared. The remainder, found in the southwest portion of the property, has scattered mesquite. Grass turf includes grama, buffalo grass, bluestem, etc. The McNeill Farm is fenced and cross fenced into four main pastures and two traps.





WATER FEATURES

The McNeill Farm is adequately watered and is located in a good groundwater area. The property includes eight water wells, with three wells equipped with solar pumps and five wells equipped with electric submersible pumps. Four of the electric submersibles provide approximately 1,000 gpm of irrigation water to the three center pivots. The property includes 953.93 acre-feet of New Mexico Groundwater Rights, which will be conveyed to the buyer.

IMPROVEMENTS

The McNeill Farm headquarters is located in the northern part of the property along Sartin Road. Headquarters improvements include a desirable stucco home, barn, and livestock pens. The home is currently occupied and held under a life estate by a previous landowner. A second set of livestock pens, barn and old frame house are located at an old farmstead in the southwest part of the property.











MINERALS / ALTERNATIVE ENERGY RIGHTS

The seller owns no minerals; however, all wind and solar energy rights will be conveyed.

TAXES

±\$1,230/year

PRICE

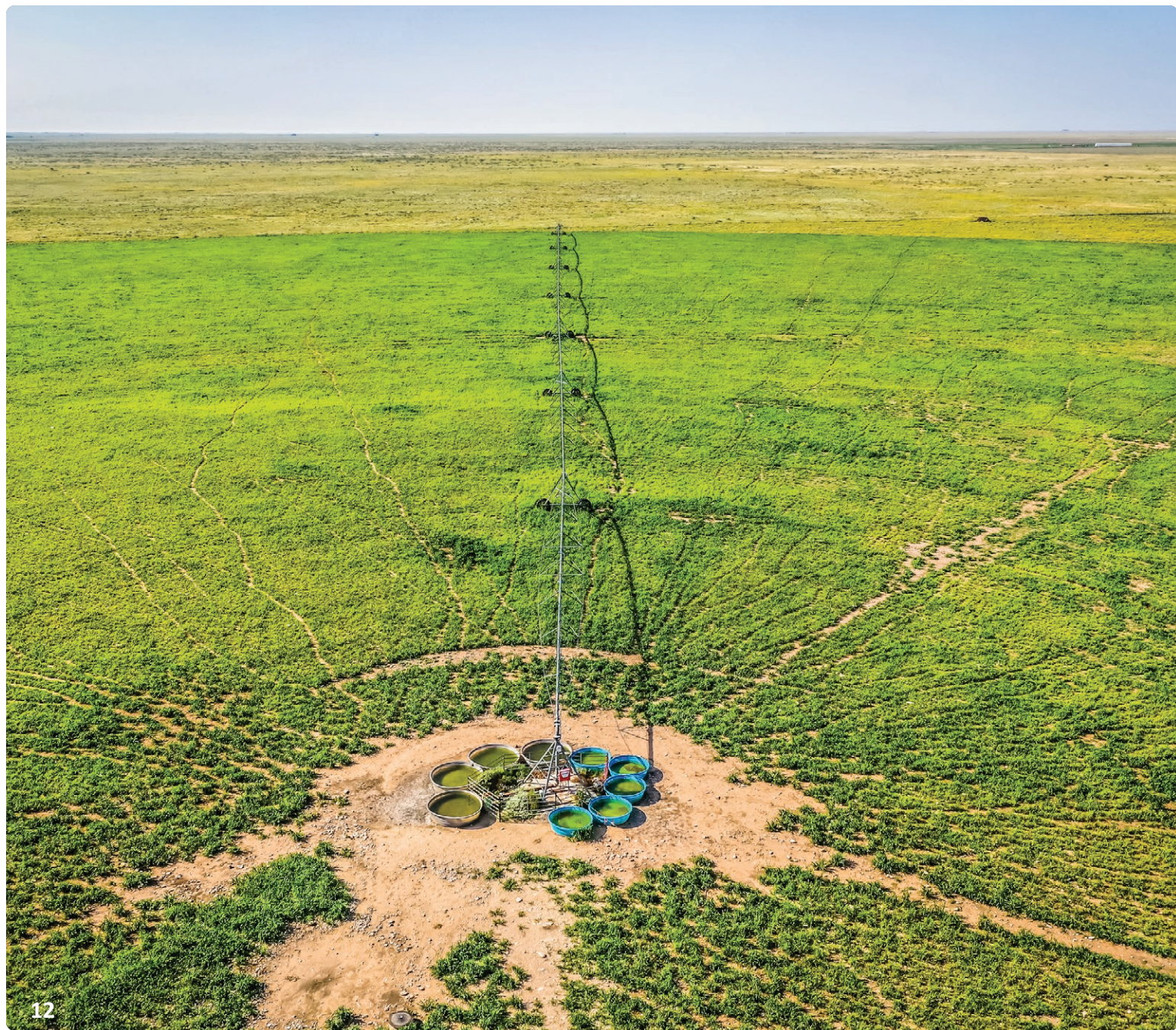
\$3,100,000, or \$1,065/acre

REMARKS

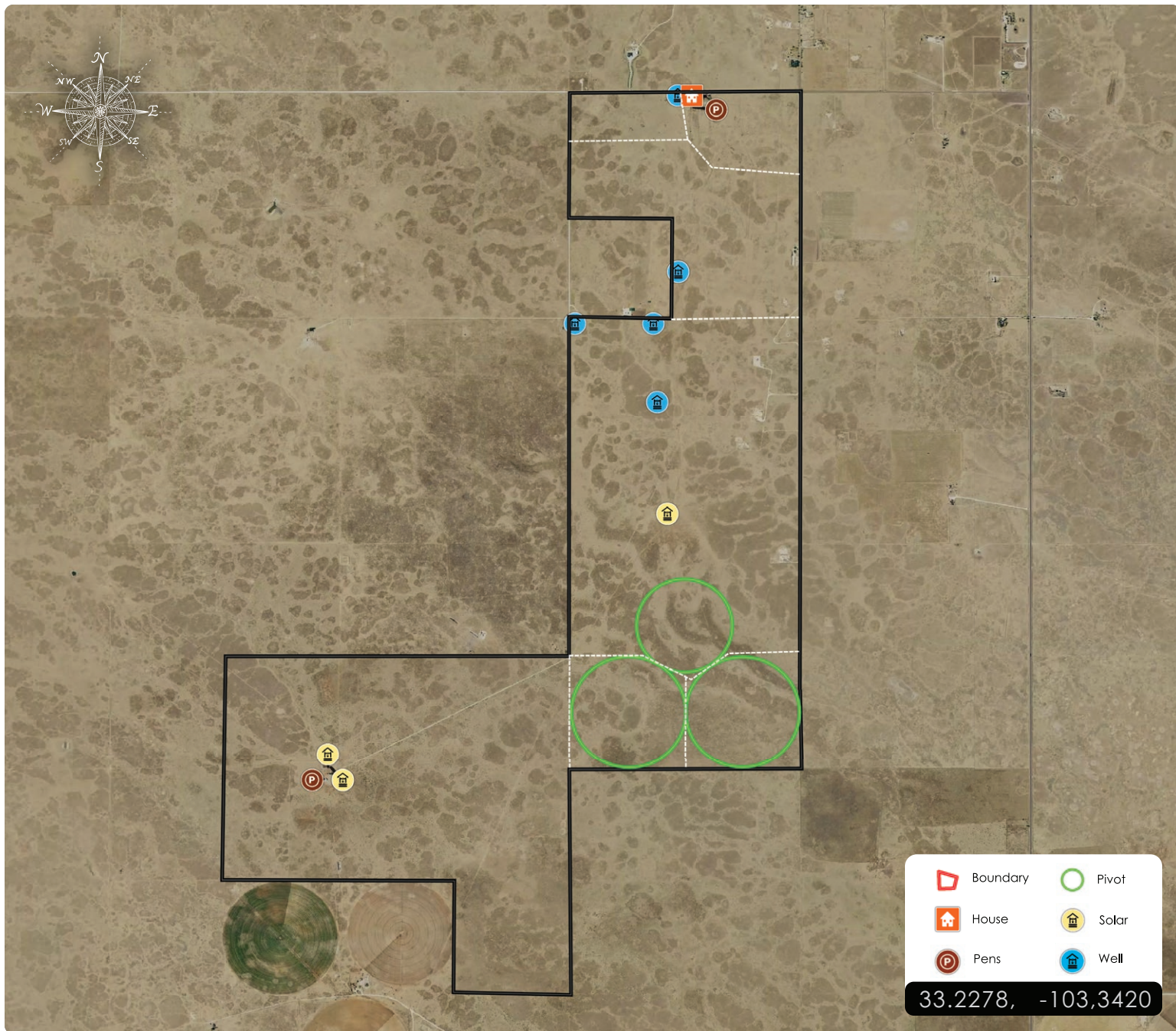
The McNeill Ranch - Tatum Farm is an income producing property located in a desirable area of Lea County, New Mexico. If you are in the market for good all-around livestock property, this offering deserves your attention.

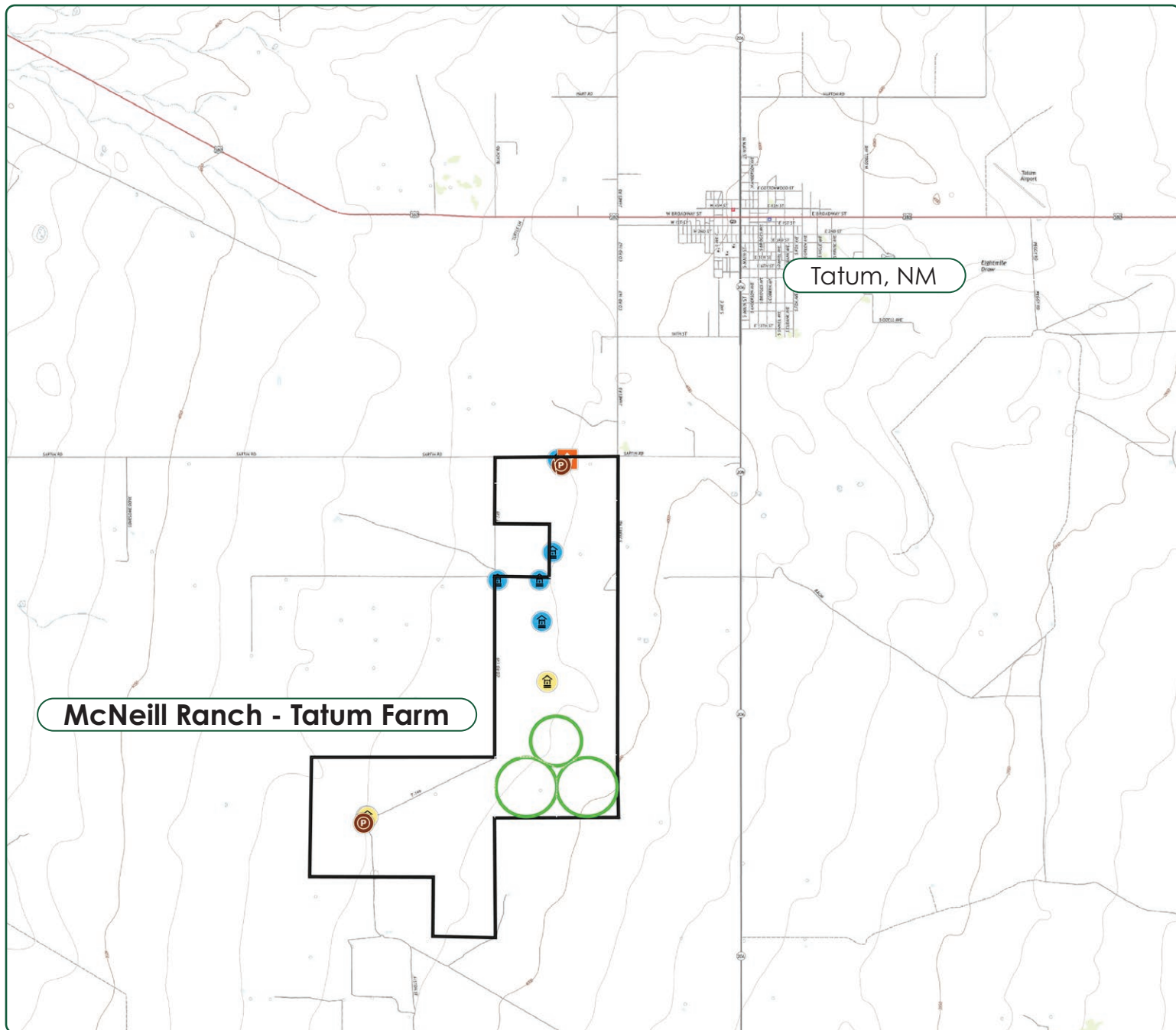
Please call Sam Middleton at (817) 304-0504 for more information.











Tatum, NM

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AND SON LLC

FARM - RANCH SALES AND APPRAISALS

SAM MIDDLETON, ARA

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Certified Appraiser

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For virtual brochure & more info visit,



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