

PRESENTED BY



Anglin Ranch



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Licensed in Multiple States









The Anglin Ranch is located in Northeastern New Mexico, approximately 30 miles south of Clayton, between the communities of Amistad and Rosebud along highway 420. The ranch is comprised of 4,870 deeded acres and 240 acres of state lease. The property is split equally on both sides of the highway. There are a total of 5 wells scattered thru the ranch and several earthen tanks and pipelines. The water depth is in the 220' range. The ranch has been historically used as a cow /calf operation. It would make an excellent yearling place. The ranch has been fenced into 5 pastures and 2 traps. There are a set of pens and an old milk barn at the headquarters. The predominate forage grass on the ranch is blue gramma. Secondary grasses include side oats gramma, tabosa, little blue stem and a cool season western wheatgrass. There are 3 draws on the ranch that occasionally flow and Mule deer and Antelope wander the property.

This ranch sits within a high demand wind energy play. The SPINNERET WIND PROJECT is a partnership with the state of New Mexico. The company has leased in excess of 345,000 acres in the area. The project will originate in Union County and terminate via a transmission line to the Four Corners to replace the SAN JUAN COAL GENERATING PLANT. It is anticipated that several turbines will be placed on the property, ranging from 4.5MV to 6MV. Each turbine will generate a sizable income when operational. Initially there will be a land lease until the turbines are operational.

All Minerals have been reserved.
Seller will convey all wind and Solar rights.

Priced at \$800.00 per deeded acre

Offered at
\$3,900,000.00

Anglin Ranch 4870 acres
New Mexico, 4870.44 AC +/-

