



RAFTER R REALTY



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Johnny Petty & Dana Petty

7834 FM 206, Portales, NM 88130



HORSE PROPERTY & GROW YARD

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Potential Income

- Horse Training
- Horse Boarding
- Cattle Preconditioning/Grow Yard
- Caliche Pit
- 97 Acres CRP

Main Horse Barn

- Double doors that you can drive through on east side and south side of stalls
- 300' x 36'
- 52 - 12 x 10 box stall with 12 x 30 outdoor runs.
- Double Doors for pulling through on North side and East Side
- Covered shed on south side of horse barn 100' x 12' Doors on east end
- Shop off horse barns 50' by 40' has double doors
- Wash rack connected to little shop and apartment
- Storage and Saddle Room
- Medicine Room
- Shop Inside Horse Barn
- 50' x 40' room with double doors
- Tack Room
- Medicine Room
- Hot Water Heater - Electric 1999
- Shed on South Side of Horse Barn 100' X 12'
- Doors on East End Close
- Area between Horse Barn and Pens west of House can be closed.

Tack Room

21 x 18



Apartment

Kitchen 12' x 10'

Bedroom 11' x 8'. Wall heater

3/4 bathroom

Water heater electric 2015

Electric stove

Main Shop

50' x 50'

Large overhead garage door and concrete pad and regular door on east side.

Propane

220 electricity

50 x 50 covered shed on west side of shop

Park equipment, RVS or horse trailers

Can plug in RV

South of House

5 Wire Pens that need work

Preconditioning Yard

615 Feet of feed bunk in rear and side pens

14 24' x 40' Pens on East Side of runs w/bunks 283' Concrete bunks

Horse Barn West of Arena 36' x 36'

2 Box stalls with large out door runs 18' x 14' on west side

1 Feed Storage 8' x 14'

2 Box Stalls 14' x 14' on east side also with outdoor runs.

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• MULTIPLE INCOME STREAMS • \$980K





Home Details

- 2 Living Areas • 3 Bedrooms • 4 Baths • 2 Dining Areas • 2 Car Garage • Finished Basement • Spray Insulation
- All Electric • 2 Hot Water Heaters • NEW Carpet Throughout • NEW Paint Throughout • NEW Doors Throughout • Lots of Cabinet Space • Kitchen Island • Circular Drive • 2 Patios • Metal Roof

Square Feet of Home

- Main Floor - 2539
- Basement - 360 Sq. Ft.
- Garage - 600 Sq. Ft.
- Total Sq. Ft. - 3499

Community/School Information

- Roosevelt County
- Portales Municipal Schools
- Home to ENMU
- Close to Clovis, NM

West of House - Feedlot Pens or Horse Pens

connects to alley and couple outside pens and metal loading chute

- 1 pen 48' x 60'
- 1 pen 85' x 60'
- Concrete bunks or Metal Bunks

2 Box Cars

Electric to east box car



Water

- 4000 Gallon Water Storage
- Well
- City Water

Acreage

- 396 Acres
- 97 Acres in CRP

2 Arenas

- East Arena
- 310' x 133
- Covered Roping Boxes
- Roping Chute

West Arena

- 230' 52'
- Roping box made of pipe
- Calf roping chute & Return
- Lot in between arena and lots 70' wide and 230' long



• MULTIPLE INCOME STREAMS • \$980K





Details

±396 Acres - Tremendous horse and cattle property •Multiple Income Stream Property •52 Stall Horse Barn •CATTLE FEEDING/PRECONDITIONING •2nd HORSE BARN with 4 Stalls •COVERED HAY STORAGE •COMMODITY BARN •CALICHE PIT •WELL and CITY WATER •CRP. Plus, It boasts a beautiful ±2539 Sq. Ft. HOME with 2 Living Areas, 2 Dining Areas, 3 bedrooms, 4 bathrooms, a 2 car garage, and a finished basement.

Price

\$980,000

Directions

From Portales: Turn left onto NM 206. Go 5.3 Miles Turn Right and destination is on your left.

From Clovis: Turn onto Prince Street and travel 18 miles South and turn left on NM 206. Go 5.3 miles, turn right into destination.



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