

2/M Ranch

20+ Sections - **All Deeded**

12,277.86 Deeded Acres

680.49 Uncontrolled Acres

-3,700sqft Custom Home (+/-)

-36'x225' Metal barn plus
machine shed

-Bunkhouse

-Lots of hunting

-8/10th Mile landing strip

**Price: \$9,200,000 (owner
financing is a possibility)**





Viking appliances

Custom cabinets

Custom Granite throughout

Full wet bar

Equipment could be negotiated





Native grasses include blue and black gramma, buffalo, side dropseed and tabosa. Filaree can be found across the ranch with fall moisture. There are some areas of mild brush including mesquite and creosote, cholla cactus and yucca. Areas of the ranch have been "Spiked" to reduce the amount of creosote and invasive plants. The Eagle Draw and Cat Claw Draw have a mix of forage for erosion control and is great for wildlife habitat.

Water System:

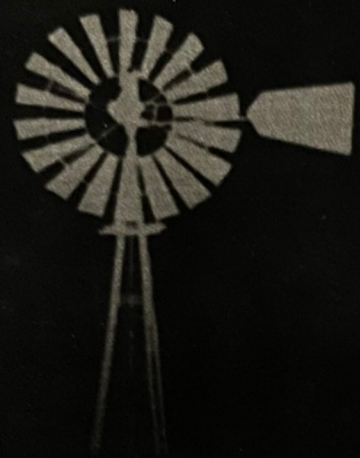
With a total of 6 wells, the house has its own dedicated well plus 4 wells hooked up to electricity and one well set up on solar. Wells are sitting in good water around 500' deep.

There are 8 storage tanks with multiple drinkers placed strategically around the property and several miles of underground waterlines.





Minimal hunting pressure has made this ranch a sanctuary for Mule Deer, Antelope, Barbary sheep, Dove, Quail and multiple species of varmints.



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