

L6 Cattle Ranch

3,847± acres | \$2,750,000 | Corona, New Mexico | Torrance County
\$4,250,000 with Purchase of the Wind Generation Lease



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

L6 Cattle Ranch

We are pleased to announce the exclusive listing of the L6 Cattle Ranch in Torrance County, NM. This stunning 3,847 deeded-acre grazing property is well-improved and meticulously maintained, with optional wind energy to enhance your return on investment. Owning the L6 Cattle Ranch offers an incredible ranching lifestyle at the end of your private road, complete with all owned mineral rights included in this offering.

Location

The ranch is located in Torrance County, New Mexico, between Corona and Vaughn, approximately 105 miles south of Santa Fe and 113 miles southeast of Albuquerque, providing reasonable convenience to services.





Ranch Operations

The L6 Cattle Ranch has historically operated as a working cow/calf ranch, with a typical stocking rate of 12 cows per section, depending on yearly moisture levels. The watering systems, fences, and infrastructure are in very good condition. Water is supplied from an electric well at the headquarters, along with a combination solar/electric well and a windmill well in the northern pasture. Ten drinkers are serviced by these wells, with interconnected pipelines and three storage reservoirs ensuring full water redundancy. Most pipelines are 1¼-inch PVC.

The ranch infrastructure is above average, with well-maintained roads along wind turbine locations and interior pasture roads featuring turnouts for water diversion.



Fencing • Pastures

The ranch is divided into five pastures, with new 5-strand barbed wire interior fencing. Exterior fencing is net wire and in good condition. The primary grasses include grama varieties, galleta, New Mexico feathergrass, and tabosa, with a few scattered junipers throughout the rolling landscape. Forage conditions reflect sustainable grazing practices.



Headquarters Improvements

- A tastefully remodeled owner's home with a ground floor and basement. The ground floor features a kitchen, living area, master and guest bedroom, office, master bath, $\frac{3}{4}$ bath, and $\frac{1}{4}$ bath. Beautiful wood floors, tongue-and-groove walls, and ceiling complement the upstairs. The finished basement includes an additional living area and a full bath.
 - New insulated combination equipment and 4-stall horse barn with attached covered arena.
 - 2 Feed/Storage Barns.
 - A smaller horse barn with stalls and an attached 1-car garage.
 - Pipe working pens, featuring a Temple Grandin-designed crowding pen.
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Hunting Opportunities

The primary big game species on the L6 Cattle Ranch is Pronghorn Antelope, with a conservatively managed population in excellent condition. The property is also home to numerous small game species and birds.







Access • Terrain

Access to the ranch is via a county-maintained road leading to the boundary. Entry to the deeded lands, including the headquarters, is privately controlled with an electronic keypad gate. The terrain varies from level/slightly sloping to moderately rolling and small steep areas, with elevations ranging from 6,214 to 6,400 feet.

2024 Real Estate Taxes

Torrance County Real Estate Taxes: \$1,834.86 in 2024.

Property Price

If you are seeking a reputable, all-deeded ranch with excellent structural improvements, the L6 Cattle Ranch is an outstanding option. The property is reasonably priced at \$2,750,000 (\$715 per deeded acre), including all ranch land and structural improvements.



Wind Energy Opportunity

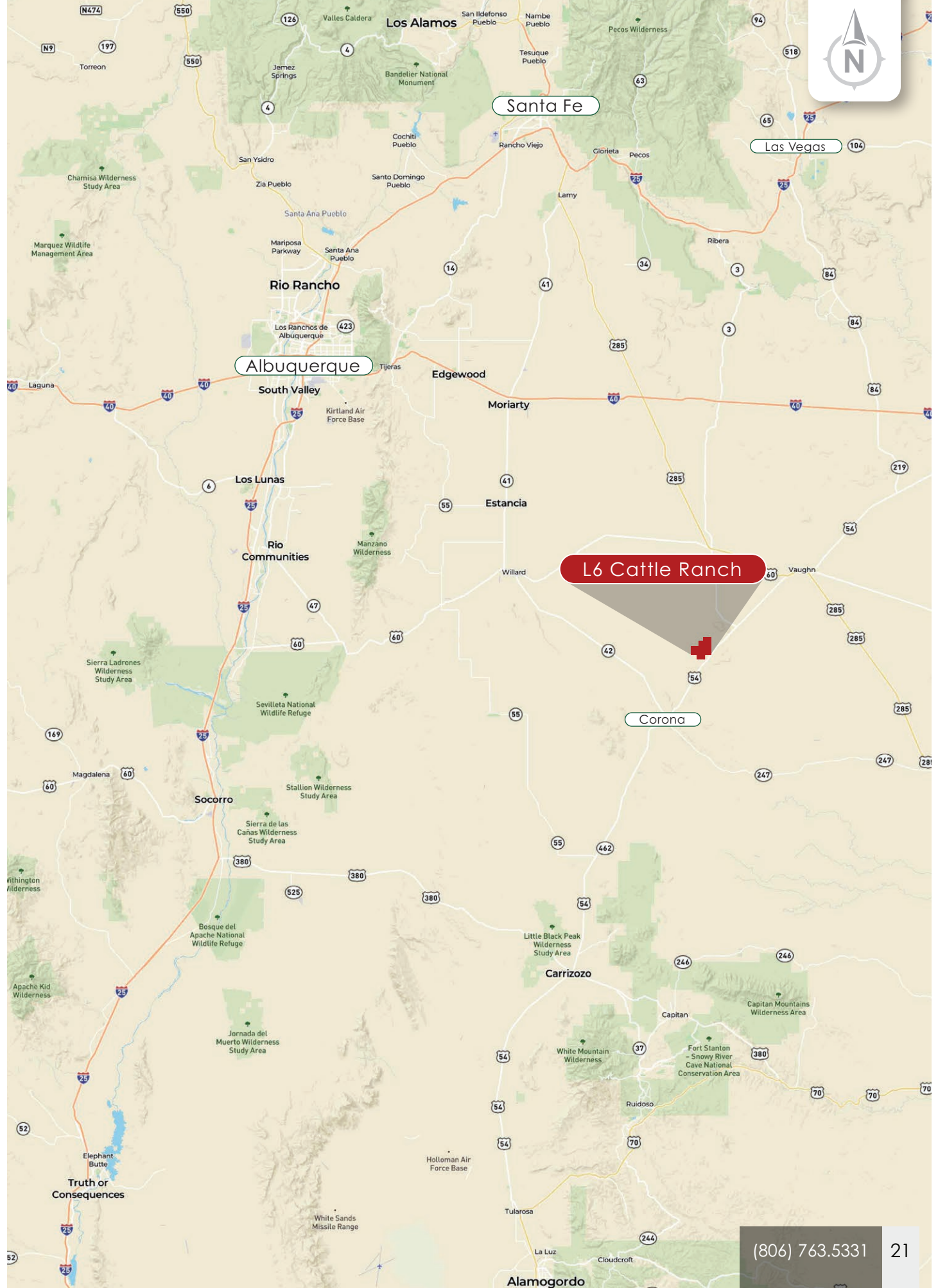
Additionally, the L6 Cattle Ranch is located in New Mexico's largest sustained wind corridor. The ranch has an active wind energy contract, with escalating terms every five years over a 30-year period, plus options for two additional 10-year extensions, for a total of 50 years. Currently, 27 years remain on the contract. The wind operations include eleven 2.8 MW turbines, providing consistent and increasing cash flow for the next 28 years. The wind generation lease is available to serious buyers upon signing a confidentiality agreement. This attractive income stream can be purchased along with the ranch for an additional \$1,500,000, for a total price of \$4,250,000.

Please contact Jim Welles (505) 967.6562 or Dwain Nunez (505) 263.7868 to schedule a showing or for additional information.

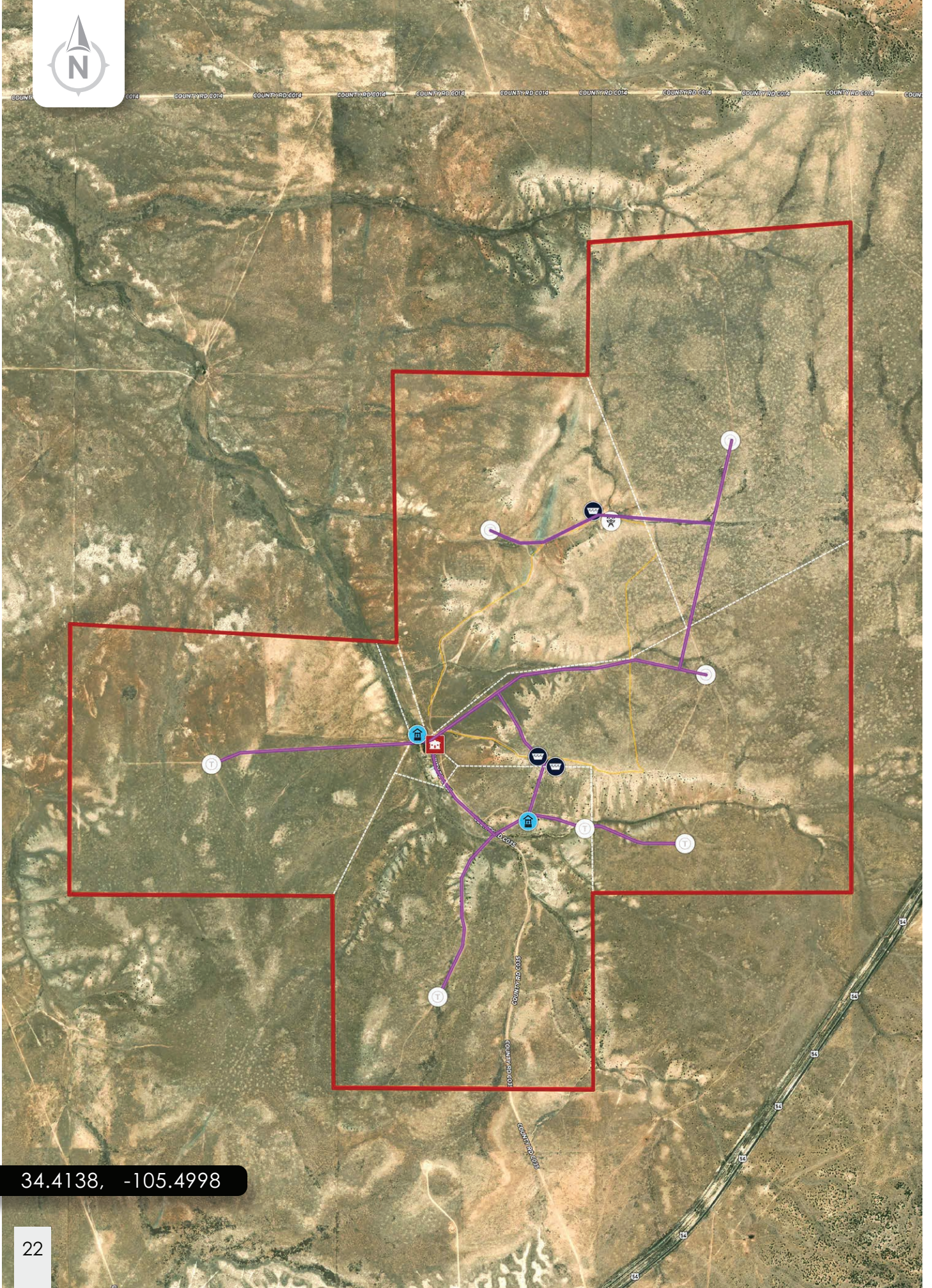




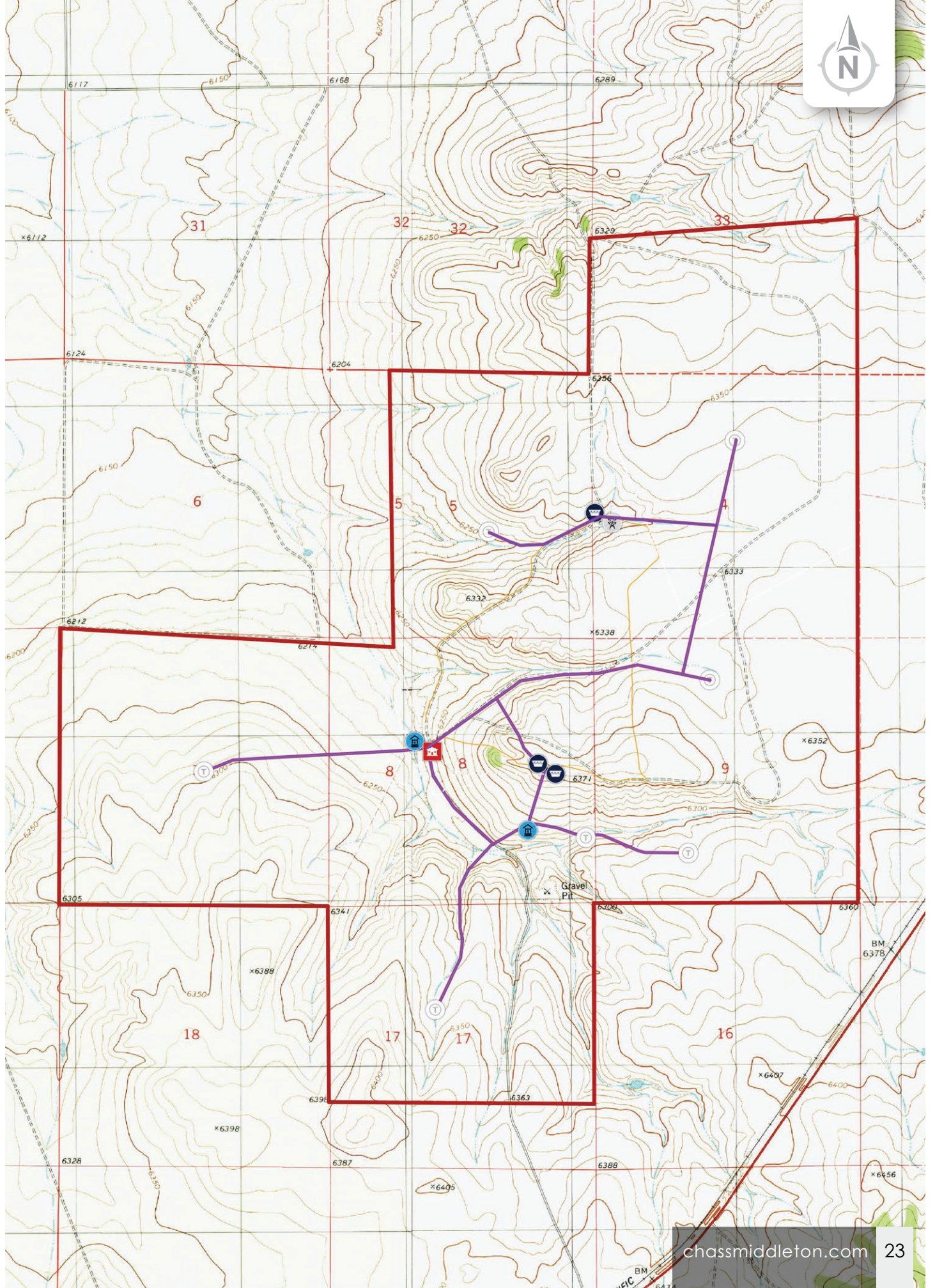




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34.4138, -105.4998



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