

Hi Lo Springs Ranch

756± acres | \$795,000 | Des Moines, New Mexico | Union County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Hi Lo Springs Ranch

We are excited to announce another quality ranch property in Northeastern New Mexico. Nestled in the southern foothills of the “dormant” Capulin Volcano lies a special 756 deeded acre property we call the Hi Lo Springs Ranch. This acreage has spectacular views in all directions and is located southeast of Des Moines. This quaint town is about 55 minutes east of Raton, New Mexico via US Highway 64 to Des Moines, then east on County Road AO51. The Hi Lo Springs Ranch has desirable access.







Topography

The tract is mostly rectangular in shape and lies at approximately 6,140 to 6,200 feet in elevation. The terrain varies from rolling country to small grass-filled valleys. The entire acreage is in native pasture with a blend of piñon-juniper pine and oak brush scattered on the north end of the ranch. The forage on the Hi Lo Springs Ranch is comprised of strong grama grass varieties that provide good weight gains for seasonally grazed cattle on the property.





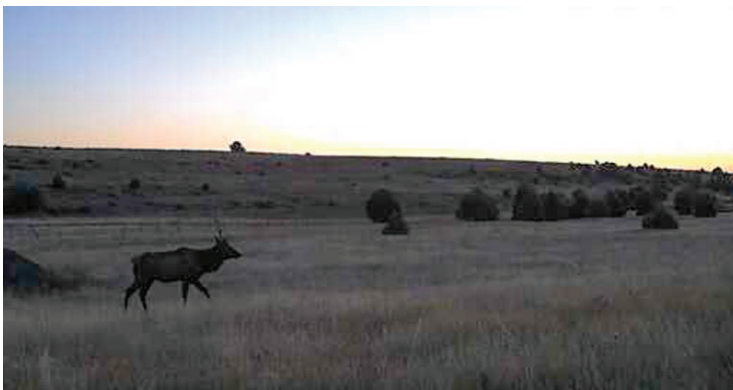


Wildlife • Recreation

The tree cover and grass forage also provide protection and feed for the wildlife that live on and pass through the property. Elk, mule deer, and antelope can be found on the ranch at various times of the year. The spring-fed ponds and surrounding scattered trees make for a good habitat for wildlife. The elk, mule deer, and antelope tags are available over the counter.

Views of Johnson Mesa, Sierra Grande, and the Capulin Volcano add to the desirability of this beautiful parcel. Homesites with great views can be found at many locations on this scenic ranch.









Water Features

Permanent water is provided by the Hi Lo Spring that feeds the main pond. Water flows to a second larger pond that has been used to irrigate the meadow below the pond. The Hi Lo Spring has a declared irrigation water right and the New Mexico Office of State Engineers file No. is SP-2694. The NMOSE file indicates 18.55 irrigated acres with an annual allocation of 46.37 acre-feet. The ranch also has a strong solar well that provides year-round water for livestock and wildlife.







Remarks • Price

The Hi Lo Springs Ranch is realistically priced at \$1,052 per acre. If you have been searching for the perfect get away, recreational/retirement tract located in one of the most beautiful areas of New Mex-ico, you need to come see this property.

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







Walsenburg

• Aguilar

25

• Trinidad

160

Springfield

• Pritchett

• Kim

• Raton

25

• Des Moines

Hi Lo Springs Ranch

• Maxwell

412

• Felt

• Clayton

• Texline

• Springer

• Gladstone

• Sedan

• Wagon
Mound

• Roy

• Bueyeros

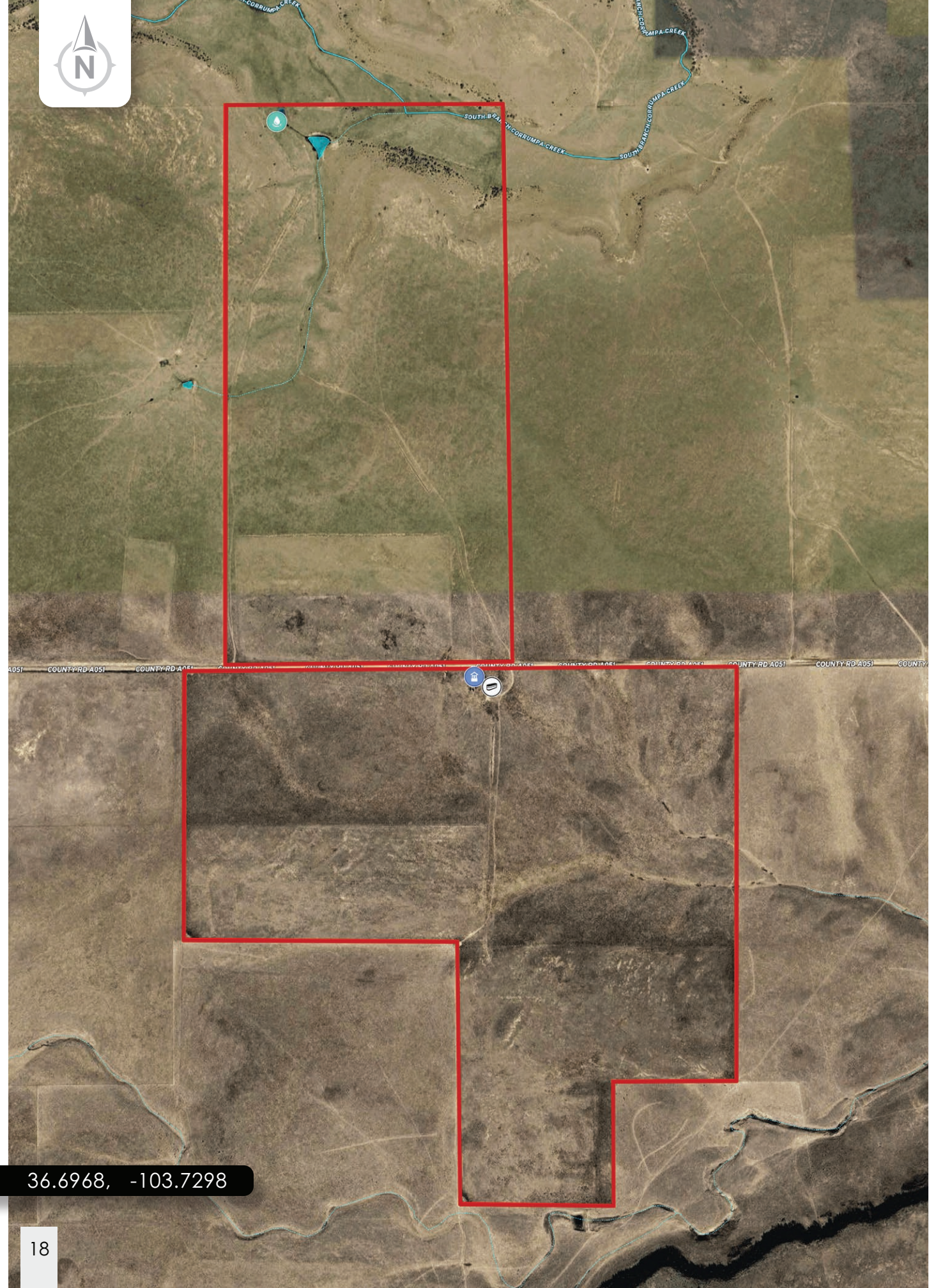
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• Mosquero

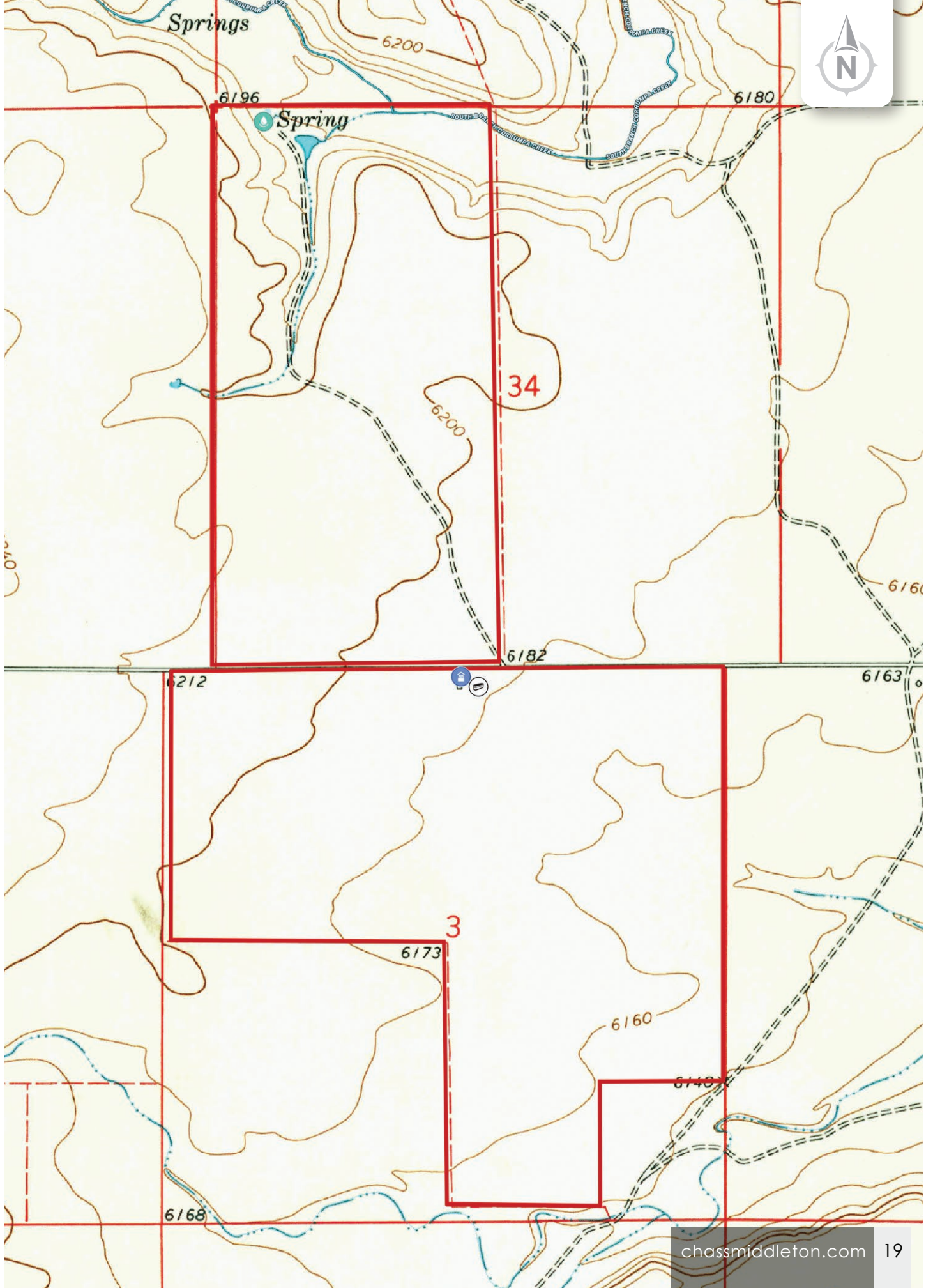
• Nara Visa

(806) 763.5331

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YouTube

