

772.4± Acres Roosevelt County
0 CR 236
Portales, NM 88130

\$1,517,347
772.4± Acres
Roosevelt County



**772.4± Acres Roosevelt County
Portales, NM / Roosevelt County**

SUMMARY

Address

0 CR 236

City, State Zip

Portales, NM 88130

County

Roosevelt County

Type

Farms, Business Opportunity

Latitude / Longitude

34.235302 / -103.461608

Acreage

772.4

Price

\$1,517,347

Property Website

<https://kwland.com/property/772-4-acres-roosevelt-county-roosevelt-new-mexico/102590/>



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PROPERTY DESCRIPTION

772.4 Acre Irrigated Farm | Roosevelt County, NM

Reliable water. Solid soils. Proven setup. This is a clean, functional operation just outside Portales with easy access and both farms sitting within 6 miles of town.

Location

Located in Roosevelt County, NM.

South Farm has paved access off Hwy 267.

North Farm is accessed via well-maintained County Road 236.

North Farm - 611.91 Total Acres

Multiple wells producing approximately 600 GPM

Balanced setup with both dryland and irrigated acres. The west half is currently farmed as dryland, while the east side is under irrigation

- (2) 2015 PollySpan Valley pivots with poly line
- Each pivot packaged at ~275 GPM with 20 lbs pressure
- Crops: triticale and rye currently in rotation
- ~550 acres of water rights
- Additional wells have been permitted on the farm allowing for solidified water reliability and possible expansion.

This is a steady, dependable farm with strong water and flexibility depending on commodity outlook.

South Farm - 160.5 Total Acres

Multiple wells (estimated 550 GPM total) - including an additional well in operation not yet tied in



- 2017 Zimmatic pivot (7 tower)
- Remote operation on wells and pivot
- 158.02 acres of water rights

Clean, efficient setup with modern improvements and solid production capability.

Soils

North Farm:

Dominated by Portales, Amarillo, and Arvana fine sandy loams-flat, workable ground with 0-1% slopes across the majority of the farm.

South Farm:

Primarily Posey and Amarillo fine sandy loams-consistent soils suited for irrigation and reliable yields.

Price

This property is being offered at \$1,517,347 (\$2,000/acre).

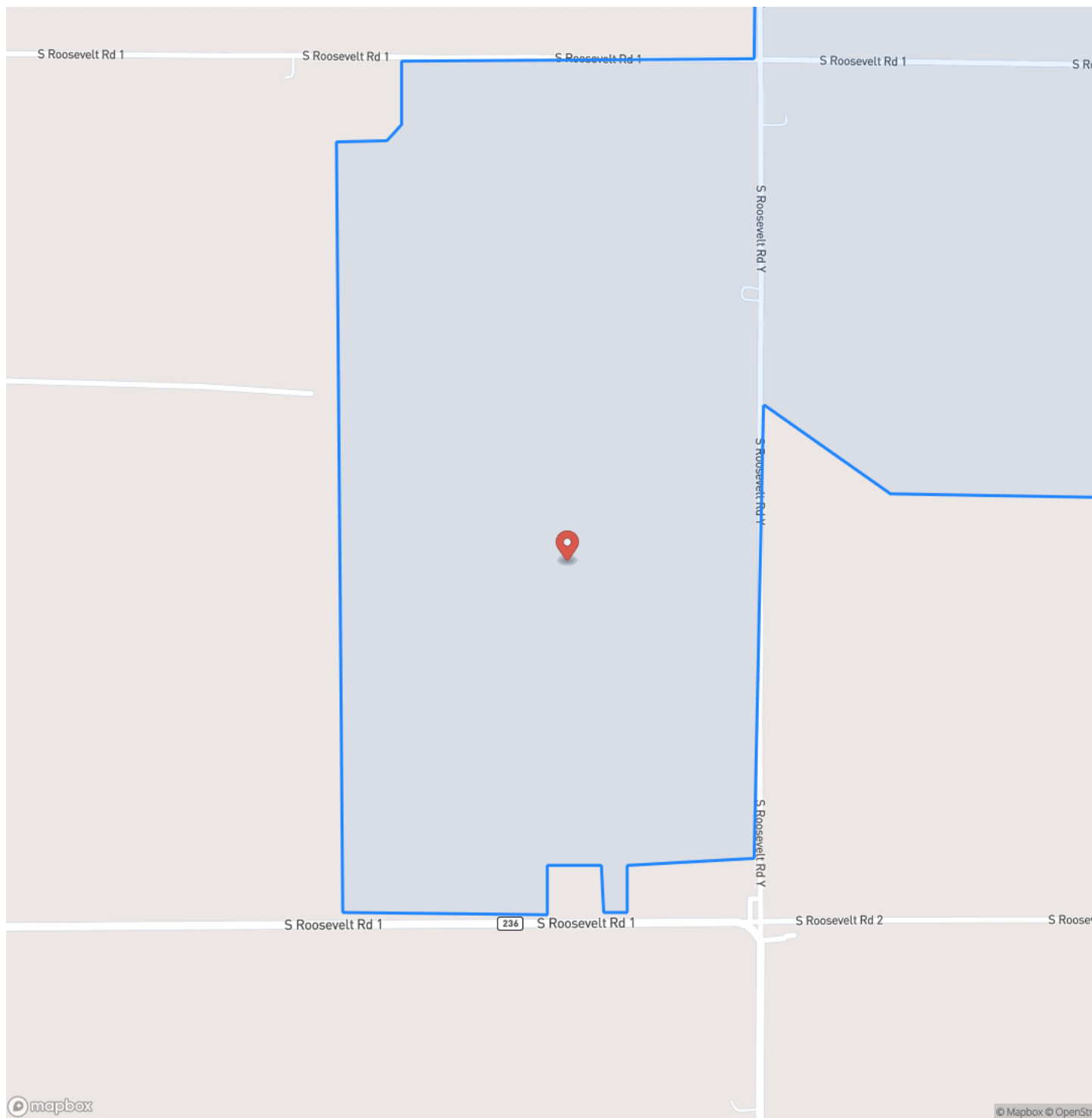
Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.



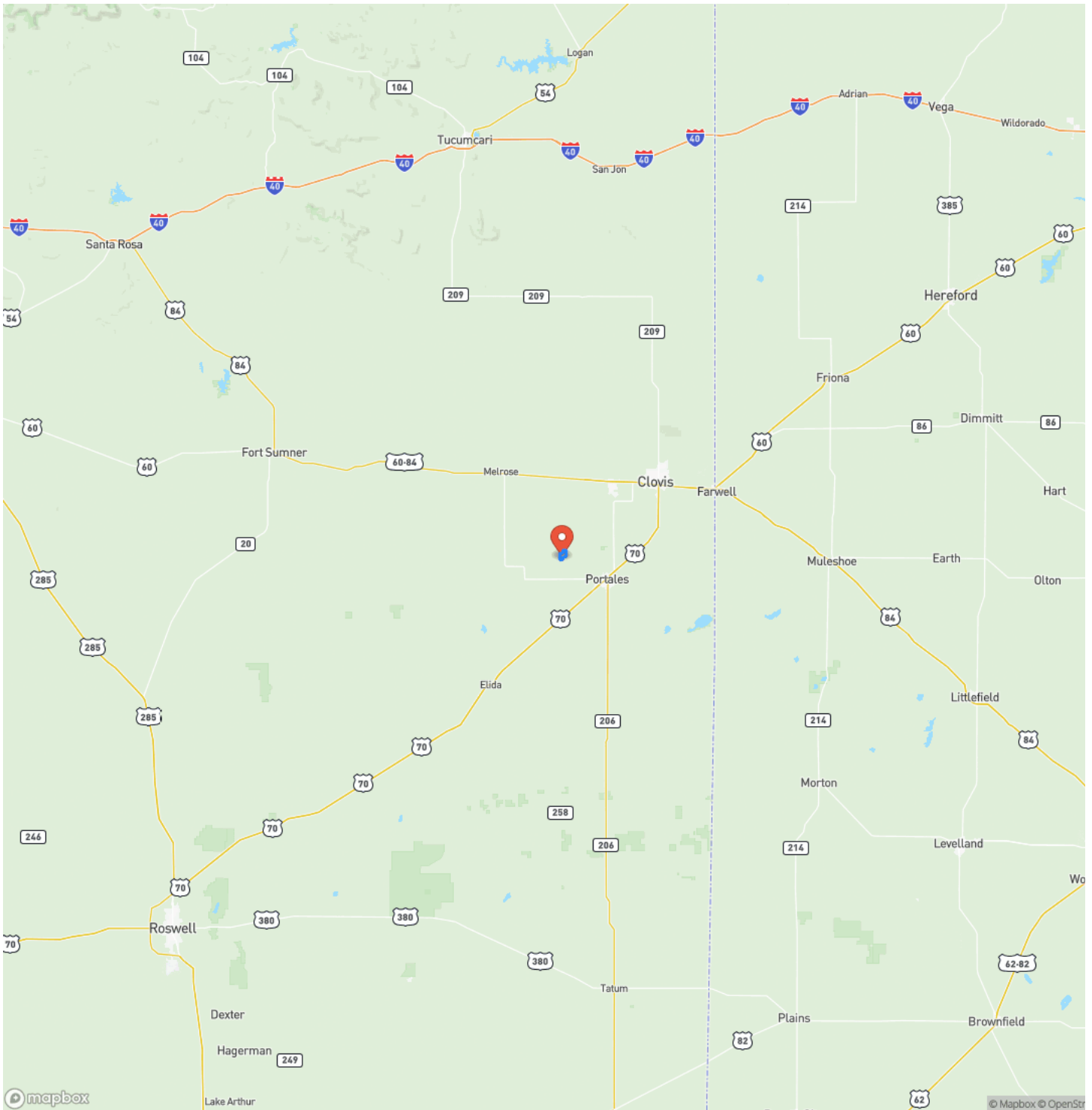
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Locator Map



Locator Map



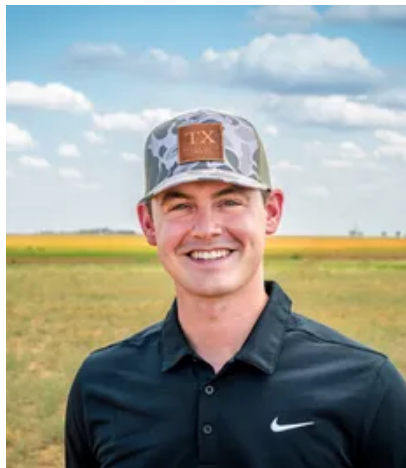
Satellite Map



**772.4± Acres Roosevelt County
Portales, NM / Roosevelt County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jude Soileau

Mobile

(806) 801-2030

Email

jude@txrealestategroup.com

Address

City / State / Zip

Lubbock, TX 79424

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://txrealestategroup.com/>

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<https://txrealestategroup.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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