

640± Acres Lea County
0 FM 508
Tatum, NM 88267

\$496,000
640± Acres
Lea County



640± Acres Lea County
Tatum, NM / Lea County

SUMMARY

Address

0 FM 508

City, State Zip

Tatum, NM 88267

County

Lea County

Type

Ranches, Undeveloped Land, Hunting Land

Latitude / Longitude

33.514 / -103.1549

Acreage

640

Price

\$496,000

Property Website

<https://kwland.com/property/640-acres-lea-county/lea/new-mexico/103382/>



PROPERTY DESCRIPTION

We are pleased to present the exclusive listing of this 640 acres of grassland, located in Lea County, New Mexico, with convenient access off paved FM 508.

Location: Situated in Lea County, this property benefits from direct access via FM 508, providing excellent year-round accessibility.

Land: The tract consists of native grassland, well-suited for livestock grazing and recreational use. The property lays relatively flat except for some minimal sandhills in the Northeast Corner of the property.

Water: There is an existing windmill well site located on the property; however, it is not currently in use.

Hunting: The area supports typical Southeastern New Mexico wildlife, offering potential for recreational use and hunting opportunities.

Rights: All presently owned seller interests will convey at closing, including mineral, wind, solar, and any owned water rights.

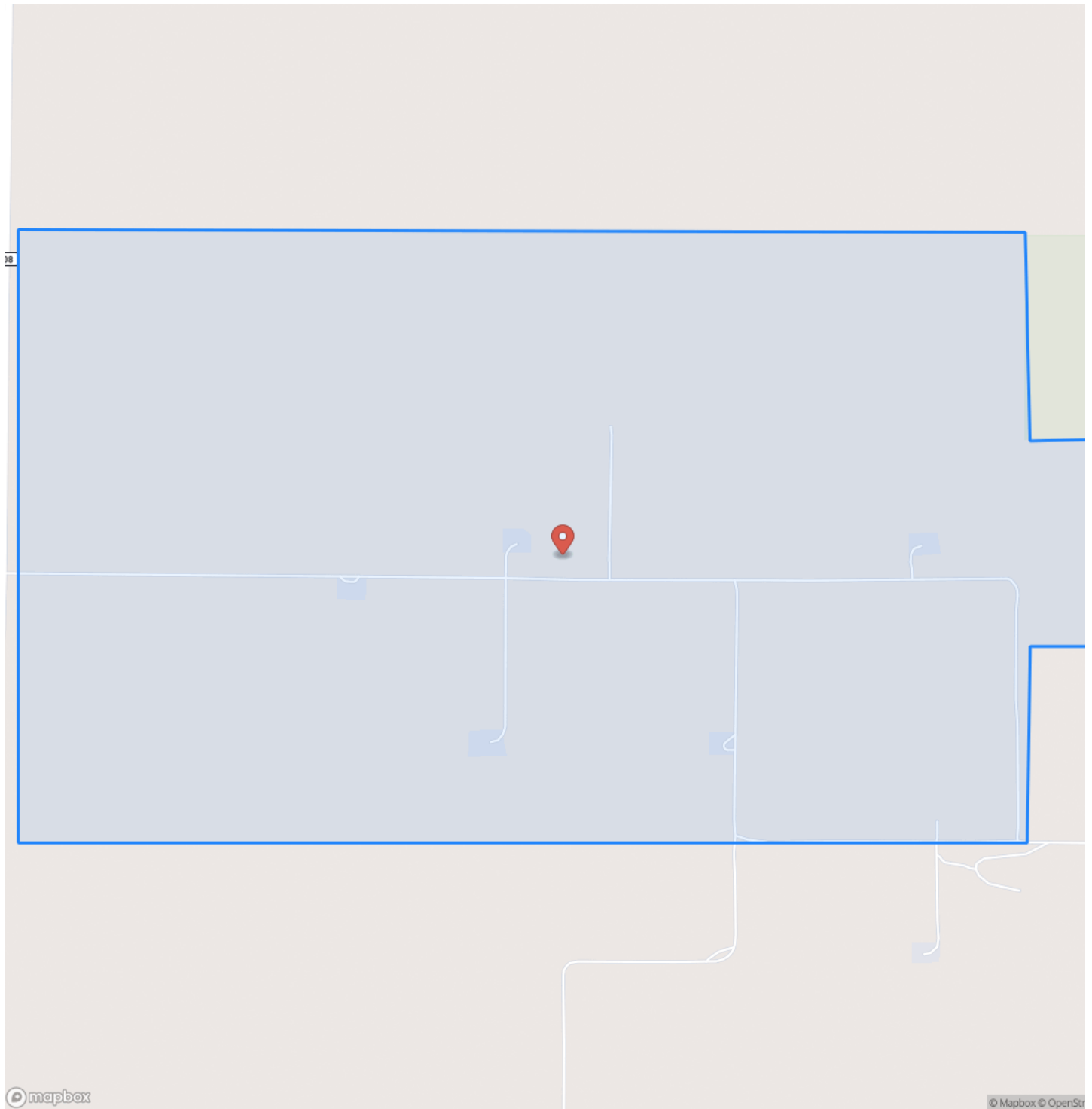
Price: \$496,000 or \$775 per acre

Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All information provided is believed to be accurate but is not guaranteed and is subject to change. The broker and seller make no warranties, expressed or implied, as to the accuracy of the information. Buyer's agents must be identified upon first contact and accompany all showings to qualify for full participation. Failure to do so may result in a reduced or forfeited participation fee at the sole discretion of the listing broker.

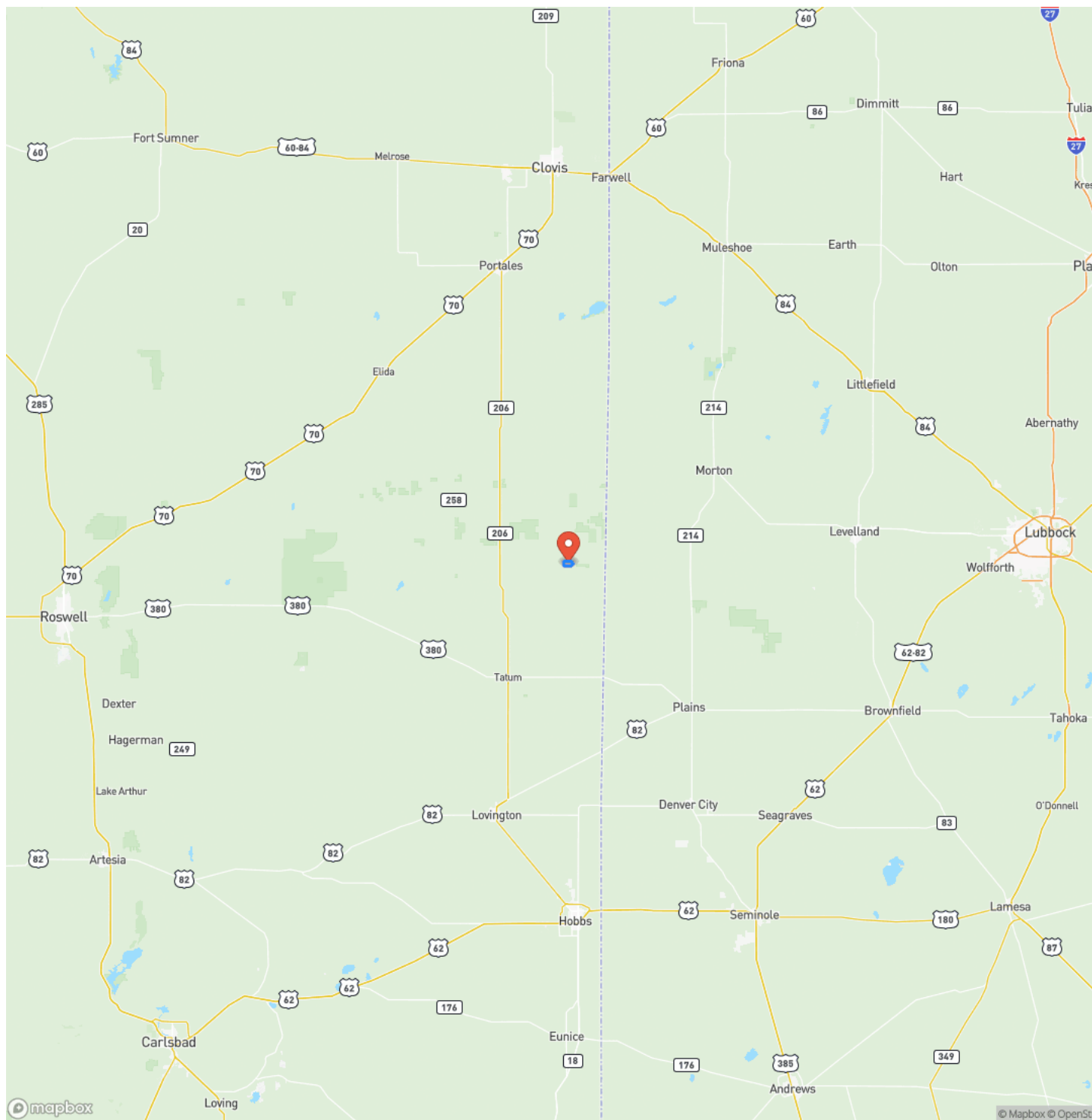




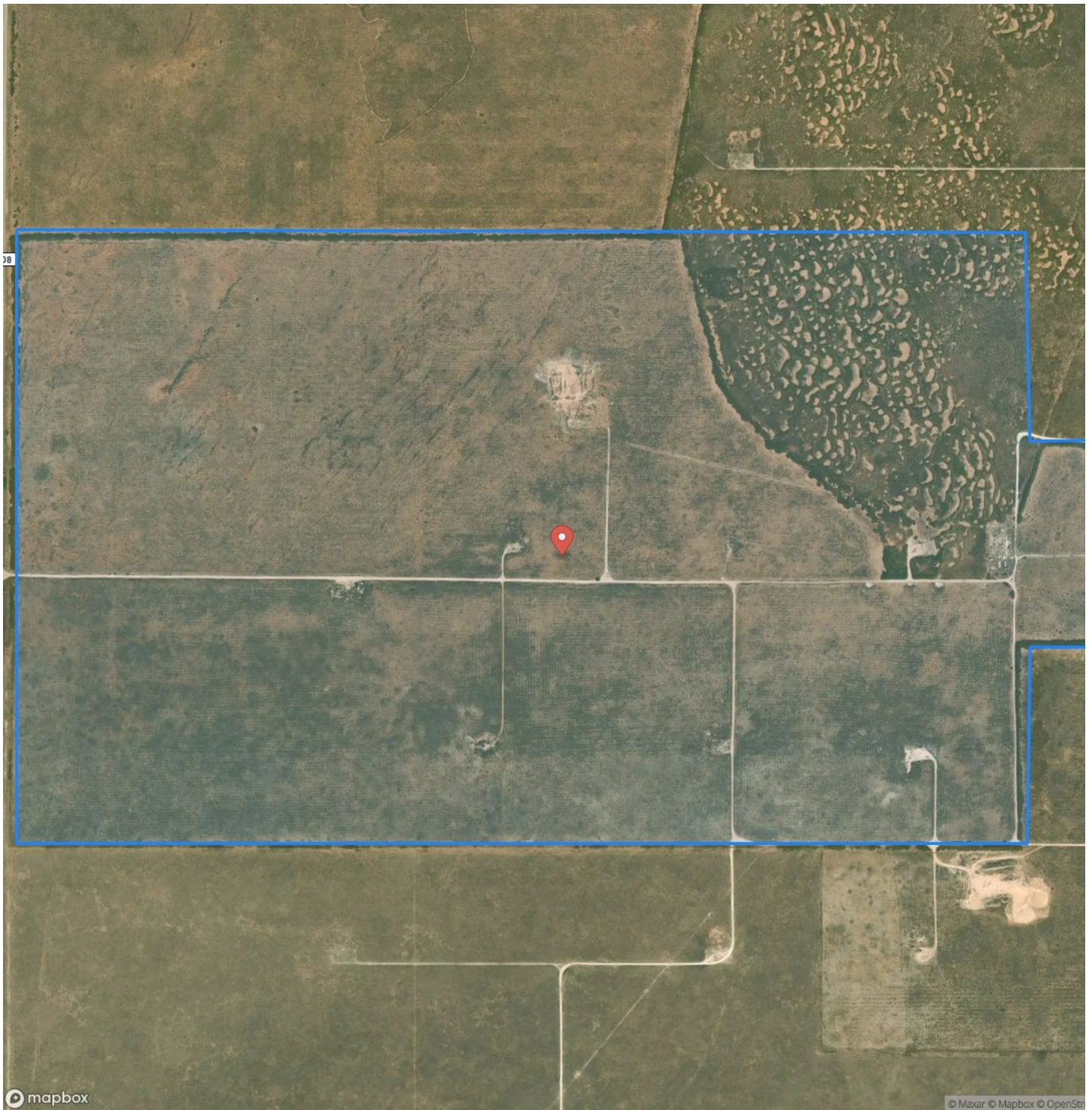
Locator Map



Locator Map



Satellite Map



**640± Acres Lea County
Tatum, NM / Lea County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

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NOTES

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MORE INFO ONLINE:

<https://txrealestategroup.com/>

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DISCLAIMERS

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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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