

# K Bar Ranch Datil, New Mexico



*Offered for sale exclusively by:*

Headquarters West, Ltd.

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- and -

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## **Location**

The K Bar Ranch is located approximately 3 miles Northeast of Datil, New Mexico. Within 10 minutes of town, it is easily accessible from Highway 60.

## **General description**

160 acres of deeded land and 6,000 acres of Forest Lease (03-0301A/Datil Allotment), the ranch is currently set up to run mother cows, mules, and horses. The Forest Service acres are split into 4 pastures of equal size, with the fifth pasture comprised of the 160 acres of deeded land. Datil Allotment #03-0301A permits 68 cow/calf units year-round. Good corrals, fences, and working facilities add efficiency to this picturesque setting.

## **Climate, elevation and precipitation**

Temperatures in the summer can reach the low 90's, with cold and snow in winter. The elevation ranges from 7,000 ft at the headquarters to 9,400 ft at Indian Peak. Annual precipitation is mostly from snow melt and monsoon rains during the summer and averages 10-12 inches per year.

## **Forage & Vegetation**

K Bar cows, Elk, Deer, and Javelina graze primarily on strong Blue Grama grass with some annuals. This highly productive grass land is mixed with Juniper and Pinon Pine trees.

## **Home**

The five year old 2500sf modular home has 3 bedrooms and 2 ½ baths with a den and separate office space. Very nice kitchen with mud room and laundry, this home has beautiful wood floors and a fireplace. Gas heat and/or the fireplace is used to heat the home.

## **Improvements**

Three brand new 30x50 wood construction, metal sided shops/storage buildings. The buildings are powered by solar with backup generator if needed. One set of working corrals are between the Forest Service pastures, with the main working corrals and various enclosures for horses and other stock are at the headquarters.

## **Water**

500 ft private well with three 5,000 gal storage tanks and one 3,000 gal storage tank. All solar powered.

11 miles of buried pipeline with 11 drinkers and approximately 15 seasonal dirt tanks provide water for livestock.

## **Price, terms and conditions**

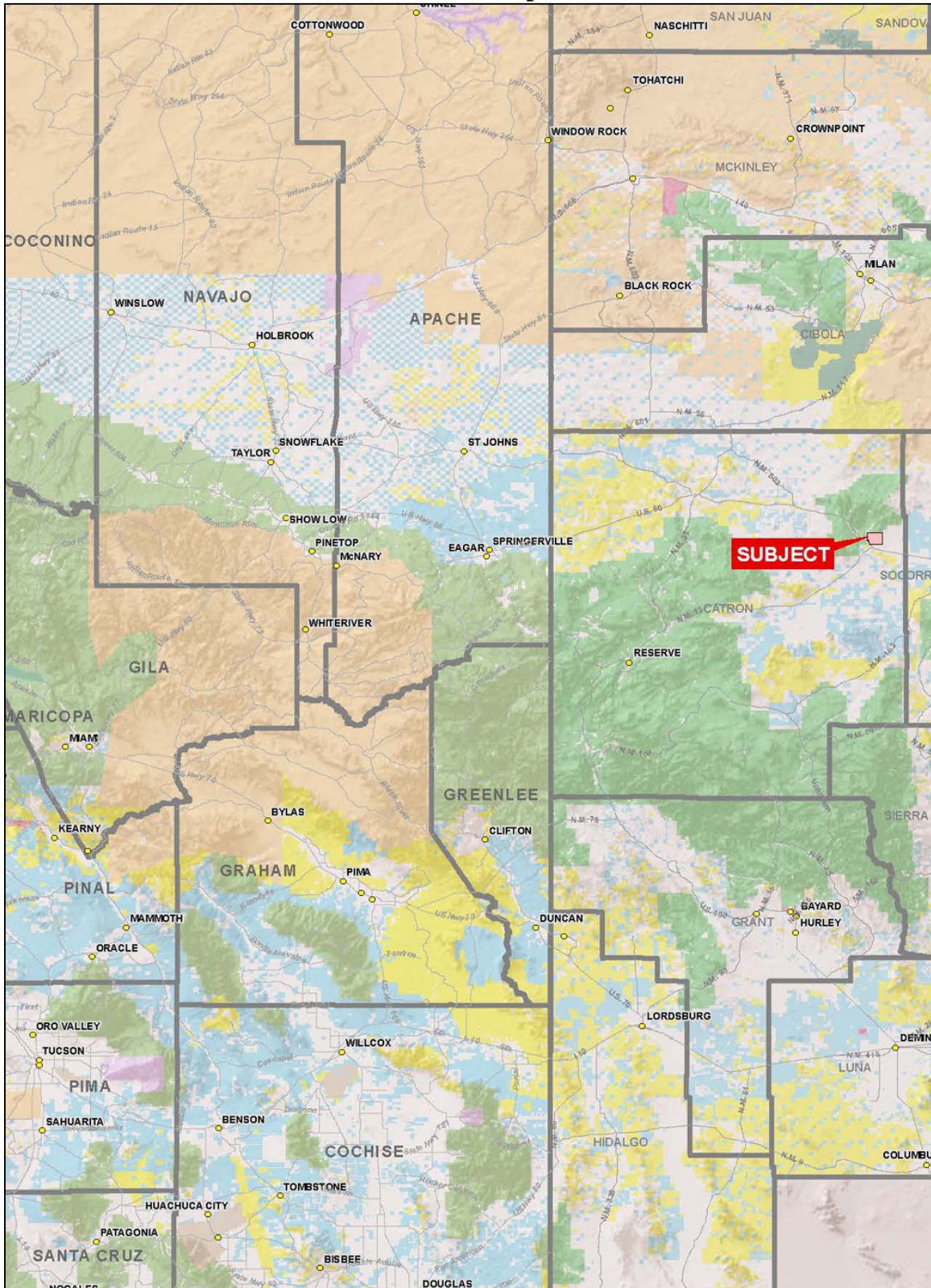
\$950,000 cash

*Cattle and equipment optional*

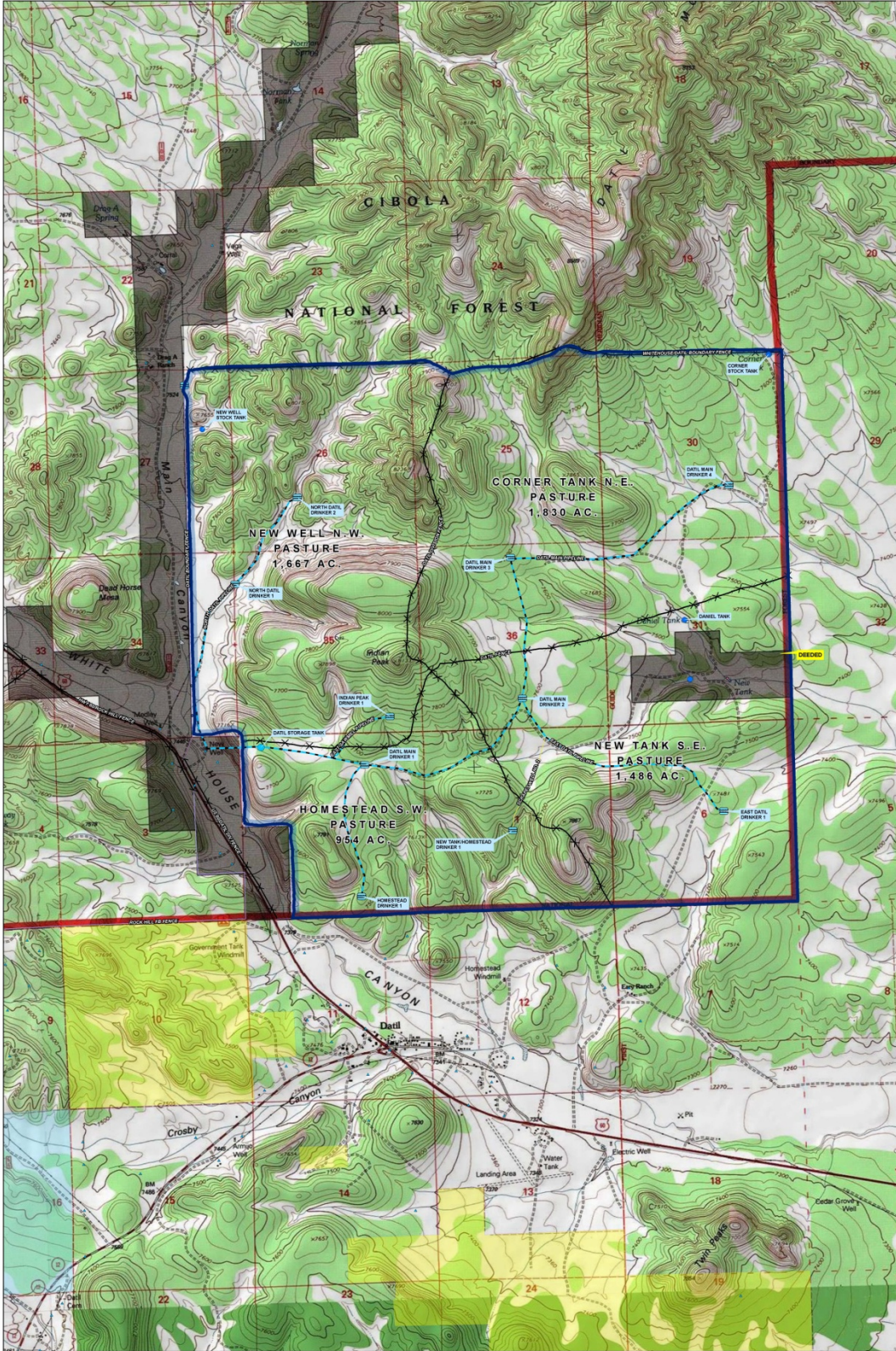
## **Remarks**

This is a beautiful piece of country with a very nice home and out buildings. This scenic property has many possibilities including but not limited to ranching, hunting and a horse facility.

# Location Map



# Topo/Tenure Map



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0 1,850 3,700 7,400 Feet  
 1 inch = 1,167 feet

## Photos





