

**O'NEILL LAND, LLC.**  
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**FOREMAN RANCH**

**LOCATION:** The Foreman Ranch is located approximately 4 miles east of Springer, New Mexico. From Springer drive east along SHW 56 for approximately 3.5 miles and turn north onto County Road C-29 (Rail Road Rd.) and travel 0.8 miles to the ranch entrance.

**ACREAGE:** 559.10+/- Deeded Acres

**IMPROVEMENTS:** **Main House** approximately 2,000 sq ft home with 3 bedrooms and 2 bathrooms. Originally built in 1916 and added on in the 1970's and 1980's. Includes attached greenhouse helping heat the home. Also a custom rock fireplace. The construction is a combination of adobe, rock and frame all finished with stucco. The interior finish is mainly wood. Propanel roof and partial basement.

**Detached 2 car Garage** approximately 24ft X 30ft, originally built post 1945, concrete floor, frame construction with stucco finish and propanel roof. Includes 2 electric garage door openers.

**Hay Barn** - approximately 36ft X 24ft, dirt floor, 3 bays.

**Horse/Cattle Facility**- A nice horse barn with 3 stalls for horses and adjoining concreted tack room and feed room. Metal gable roof and stucco finish. Facing south, a short distance from home. Adjoining corrals and cattle pens, requires work but functional.

**Other Buildings** -Other structures include a workshop, second hay barn and 3 bay implement shed.

**PASTURES:** The property is fenced into 5 main pastures for livestock and consist of steel and wood post, with 4-5 strands of barbed wire. There is a cattle guard between the ranch entrance and home.

**WATER:** The house is supplied from a domestic water meter. There are 2 wells on the property. One next to the pens, supplies two drinkers in the pens and outside spigots for garden. This well is run on electricity. The other well is located approximately 150 yards from the main house and was used to supply domestic water for a prior dwelling. This well is drawn by windmill and has not been used in the last 5- 6 years. Both wells are approximately 50 feet in depth. There is a spring supplying water to 2 stock tanks by way of buried pipe and is a gravitational system.

**ELEVATION  
& TERRAIN:** Most of the ranch runs between 5,725 and 5,860 feet east to west. The property is well protected offering views of most of the pastures from the ranch house. The terrain is flat to moderately rolling.

**GRASSES/BROWSE** Native species predominate with the most abundant being Blue Gramma with some Sideoats Gramma on the top of the hills. Also some Buffalo Grass.

**PRECIPITATION:** Approximately 16" annually.

**CLIMATE:** Summers are cool enough to be more comfortable than the lower elevations of New Mexico. The main rainy season is usually from mid June to mid September with some periods of very nice weather in between.

**SCHOOLS** It is less than 1 mile to the school bus route from the ranch entrance with a bus ride of less than 5 miles to the Springer Elementary/Middle School and the Springer High School. The mail box is located at the ranch entrance and the Springer post office delivers mail 6 days per week.

**MINERALS:** All minerals owned by seller will transfer with the property.

**TAXES:** \$551.25 2007 Property Taxes

**LEASES:** There is a cell tower located on the property with annual income to the property of \$1,256.00  
The current owners have leased the grazing out in recent years.

**COMMENTS:** This is a good solid turf ranch of mostly Gramma grasses. The ranch lies out of view of the near by highway and the improvements are set back off the county road to afford privacy. If you are looking for a place to spread out a bit, this property would be worth some serious consideration.

**PRICE AND TERMS:** Price - \$425,000.00 cash or buyer to arrange financing.

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**LIMITING STMT:** The information contained herein has been obtained from the owners and other sources deemed reliable and is believed to be accurate, but this information cannot be guaranteed by the Broker or his Agents. None of the above statements are intended as representations by the owner or Broker.

This presentation is subject to errors, omissions, price change, prior sale or withdrawal from the market without notice. An independent investigation into all the facts pertaining to this property is encouraged by the Broker.

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