

Hope Irrigated Farm



New Mexico
HomeRanch Realty

Joe Cox, Broker
Jodie Chism, Broker

130 Cougar Rd., Carlsbad, NM 88220 Office: 575-981-2427
Jodie@unitedcountrynm.com newmexicohomeranchrealty.com

PROPERTY DETAILS

This property has everything you dream about with a farming operation. From irrigated fields to pasture land. The soil has been tested as the best soil in NM for farming. This irrigated farm is known for its high quality Alfalfa with 18% protein content with the average production of 8 tons per acre. The family has completed a lot of improvements to the farms over the last decade. There are 3 homes on the property making it a great family operation or plenty of space for employees. There are 4 center pivot systems nozzled at 900 and can be run all 4 pivots at the same time as the well produces 3300 gpm. All of the water rights have a priority date of 1887 and allows for the use of 3 acre feet per annum.

This is a great opportunity to own a well established farm, expand your current operation, and/or have a livestock operation. The farm is highly productive with the hay sales and has the potential to generate additional income with winter grazing of livestock. If this farm does not have enough acreage for you, there may be an opportunity to purchase an additional 340 acres with 200 being irrigated acreage within the same area (including equipment).

The property is located in Hope, NM and consists of 2 contiguous farms with water rights. There is approximately 2300 acres with approximated 1070 acres fenced under a BLM grazing lease. There is approximately 623 acres currently under cultivation with an additional 65 acres to be cultivated in the near future. There are a total of 4 pivots, flood irrigation and 1 gated pipe system. Three acre feet per irrigated acre per annum of water will transfer with these farms. There are three homes, barns, pens, and numerous outbuildings.

“Barley Farm”

Consists of 640 total acres. Pivot Three is approx. 123 acres and Pivot 4 is 125 acres located on this farm. There is also 13 acres more or less that is flood irrigated along with an additional 55 acres more or less. There are 2 residences on this farm, storage buildings, a new hay barn, and pens.

“Williams Farm”

Consists of 1632 acres more or less. 1070 acres of BLM are located within this boundary. There are two pivots located on this farm irrigating 230 acres more or less. Pivot One is approx. 107 acres and Pivot 2 is 123 acres more or less. West of Pivot One Across Braid Road there is approx. 77 acres that has recently been cultivated and ready for fall planting. To the east of Pivot Two there is an additional 65 acres that will be cultivated in the near future.

Crops

The Barley Farm and Williams Farm has harvested Alfalfa, triticale, and small grain crops in past years. The county yield for Alfalfa is set around 6 tons to the acre, but in most years can yield as high as 8 or 9. The average production on this farm is 8 tons. Hope Farm soil was determined at one time to be the best soil in the state for crops.

Remarks:

This is a great opportunity to be a part of American agriculture, continue the traditions of the farmer, and carry down to future generations. There is an opportunity here to have a family operation, sharing in the day to day work but having separate homes to go to.

www.newmexicohomeranchrealty.com

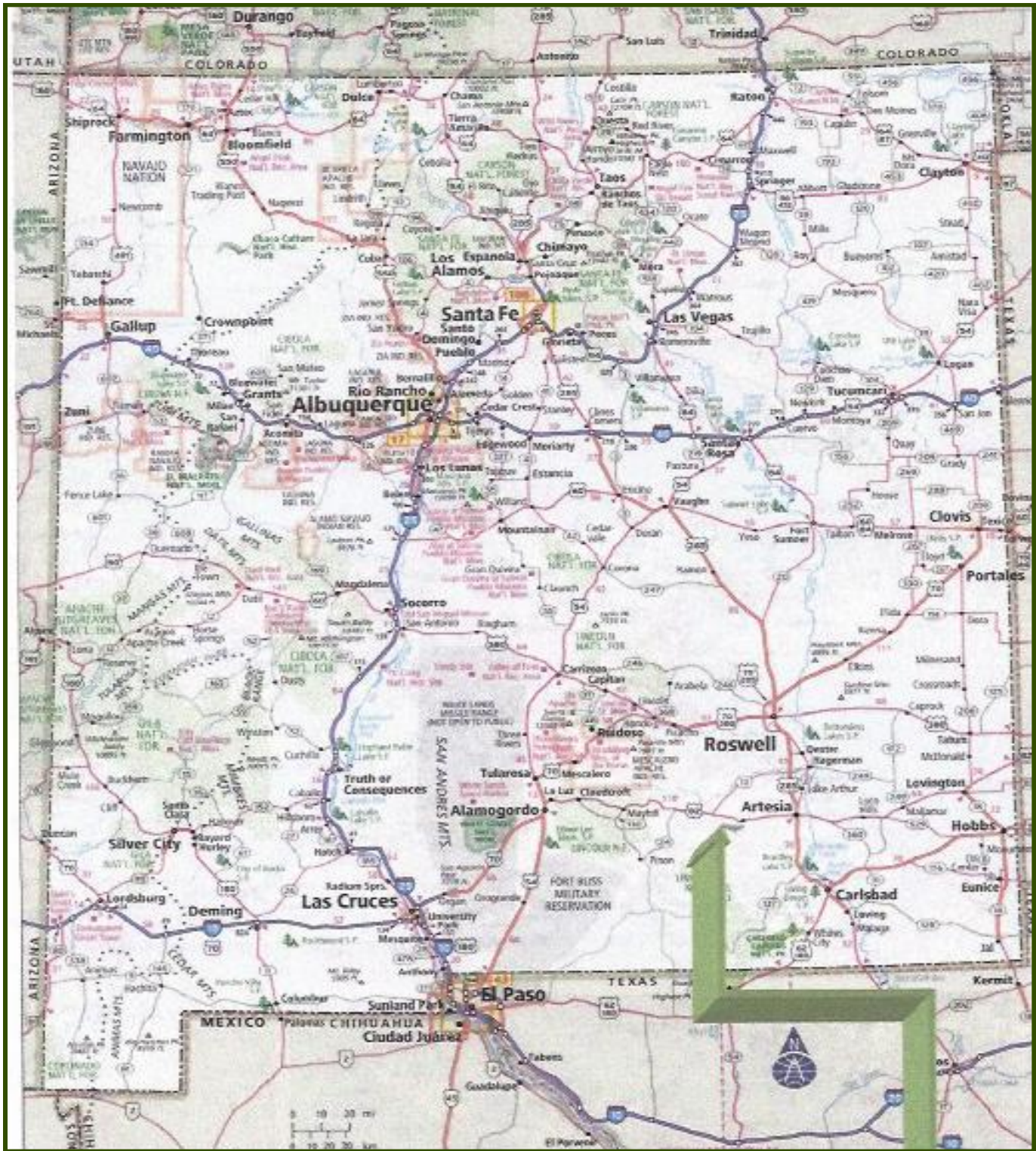
Jodie 575-361-0494

Office: 575-981-2427

Shown to qualified prospects by appointment.



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawel without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacity, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.



Located in Eddy County, Hope Irrigated Farms is 20 miles west of Artesia, NM., south of the community of Hope. Braid Road and Gateway Road provide direct access to the farms. US Route 82 is located 2



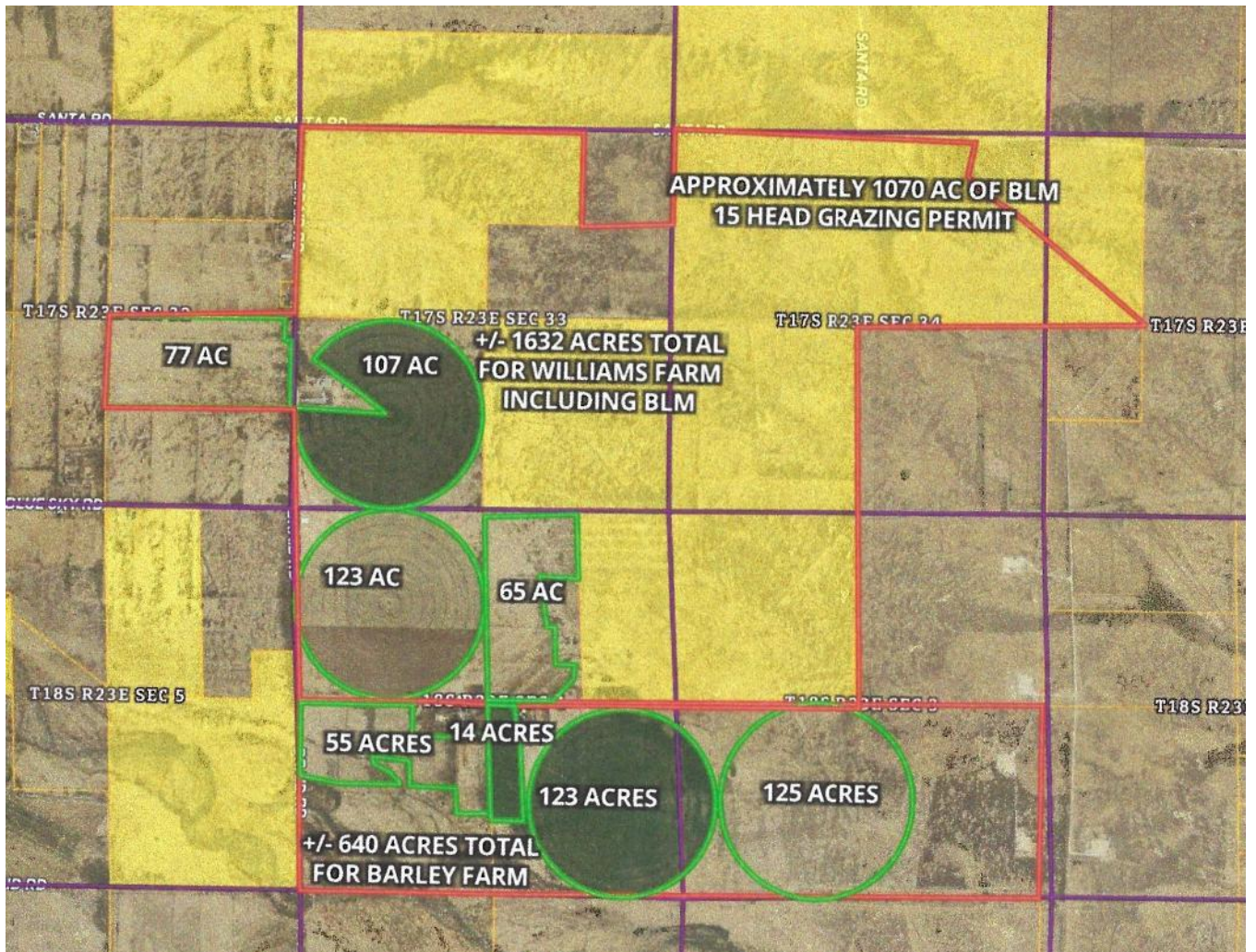
Hope is a village in Eddy County, in southern New Mexico, United States. It is about 20 miles west of Artesia on U.S. Route 82. It has had a post office since 1890. As of the 2017 census, the village's population was 121.

Locale



Artesia Public School District is comprised of 10 schools serving students as young as three years old through the 12th grade. They provide a comprehensive education as well as a variety of extracurricular sports and other enrichment programs. Artesia would be the closet town for amenities.

General Description



The property located at Hope, NM consists of 2 contiguous farms with water rights. There is approximately 2120 acres that includes 920 acres under a BLM grazing lease. There are a total of 4 pivots, and 1 flood irrigated field. One irrigation pump provides water to these farms. It provides 3300 GPM and can run all four pivots at the same time. There are 3 homes, barns, pens, and numerous other buildings on this property.



United States Department of the Interior
Bureau of Land Management
AUTHORIZATION USE BY ALLOTMENT REPORT
NM78038 EAST HOPE



Administrative State NM NEW MEXICO
Administrative Office LLNMP02000 CARLSBAD FIELD OFFICE
Allotment Number NM78038
Allotment Name EAST HOPE
Grazing Allotment Y
Allotment Decision N/A
Plan Type
Plan Date

Authorization Information

Authorization Number	Admin State	Administrative Office	Authorizing Office	Effective Date	Expiration Date	Issue Date	Actual Active AUMS	Actual Suspended AUMS
3023373	NM	LLNMP02000	CARLSBAD FIELD OFFICE	09/15/2009	02/28/2019	04/11/2011	135	0
TOTAL							135	0

Authorization Schedule Information

Allotment Number	Allotment Name	Pasture Name	Auth. No	Livestock Number	Livestock Kind	Period Begin	Period End	Public Land %	Type Use	AUMS
NM78038	EAST HOPE		3023373	15	CATTLE	03/01	02/28	75	ACTIVE	135



This property will convey the East Hope BLM Grazing Allotment. It is permitted to run 15 head yearlong.

#78038 East Hope





The well at the Williams Farm currently is on a diesel motor. This well waters 4 pivots at the same time if needed. This well is rated at 3300 GPM. In the near future, electricity will take the place of this motor.



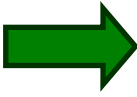
Barley Farm



Barley Farm



New 110 x 100
hay barn



2 Pivots



Approximately
55 acres being
prepared to plant



Williams Farm



Williams Farm

2 Pivots

Hay Barn

Equipment Barns

Workshop

77 Acres being prepared to plant

Additional 65 acres will be planted in the future





Price

\$6,000,000
Shown to qualified buyers

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacity, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

New Mexico Brokerage Disclosure



NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2021 PART I – BROKER DUTIES



Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

SECTION A: All Brokers in this transaction owe the following broker duties to ALL buyers, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyers, sellers, landlords and tenants in the transaction:

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to:
 - A. Any written brokerage relationship the Broker has with any other parties to the transaction or;
 - B. Any material interest/relationship of a business, personal or family nature that the broker has in the transaction; or
 - C. Any written agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

SECTION B: In addition to the above duties, Broker(s) owes the following Broker Duties to the buyers, sellers, landlords and/or tenants in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction including:
 - A. timely presentation of and response to all written offers or counteroffers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;If the broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing that the broker is not expected to provide such service, advice or assistance. The broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship option available in New Mexico:
 - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interest of the person in real estate transaction;
 - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as facilitator in real estate transaction rather than as an exclusive agent for either party;
 - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
 - A. that the seller has previously indicated he/she will accept a sales price less than the asking or listed price;
 - B. that the seller will agree to financing terms other than those offered;
 - C. the seller's motivation for selling/leasing; or
 - D. any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
 - A. that the buyer has previously indicated he/she will pay a price greater than the price submitted in a written offer;
 - B. the buyer's motivation for buying; or
 - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.

BUYER(S), SELLER(S), LANDLORD(S) AND/OR TENANT(S): PLEASE ACKNOWLEDGE RECEIPT BY INITIALING BELOW.



Serving All of
Southeastern NM

**New Mexico
HomeRanch Realty**

New Mexico HomeRanch Realty
is a family owned and operated real
estate company with deep roots in
the agriculture sector

Joe Cox #16130 (575) 361-5269

Jodie Chism #19842 (575) 361-0494

Ashley Cass #20220039 (575) 200-5688



Add a subheading

