



Las Uvas Valley Dairies, Farmland and Ranches

Just Outside of Hatch, NM



A well maintained New Mexico dairy complex with 20,000± lockups and a 9,000± heifer facility.



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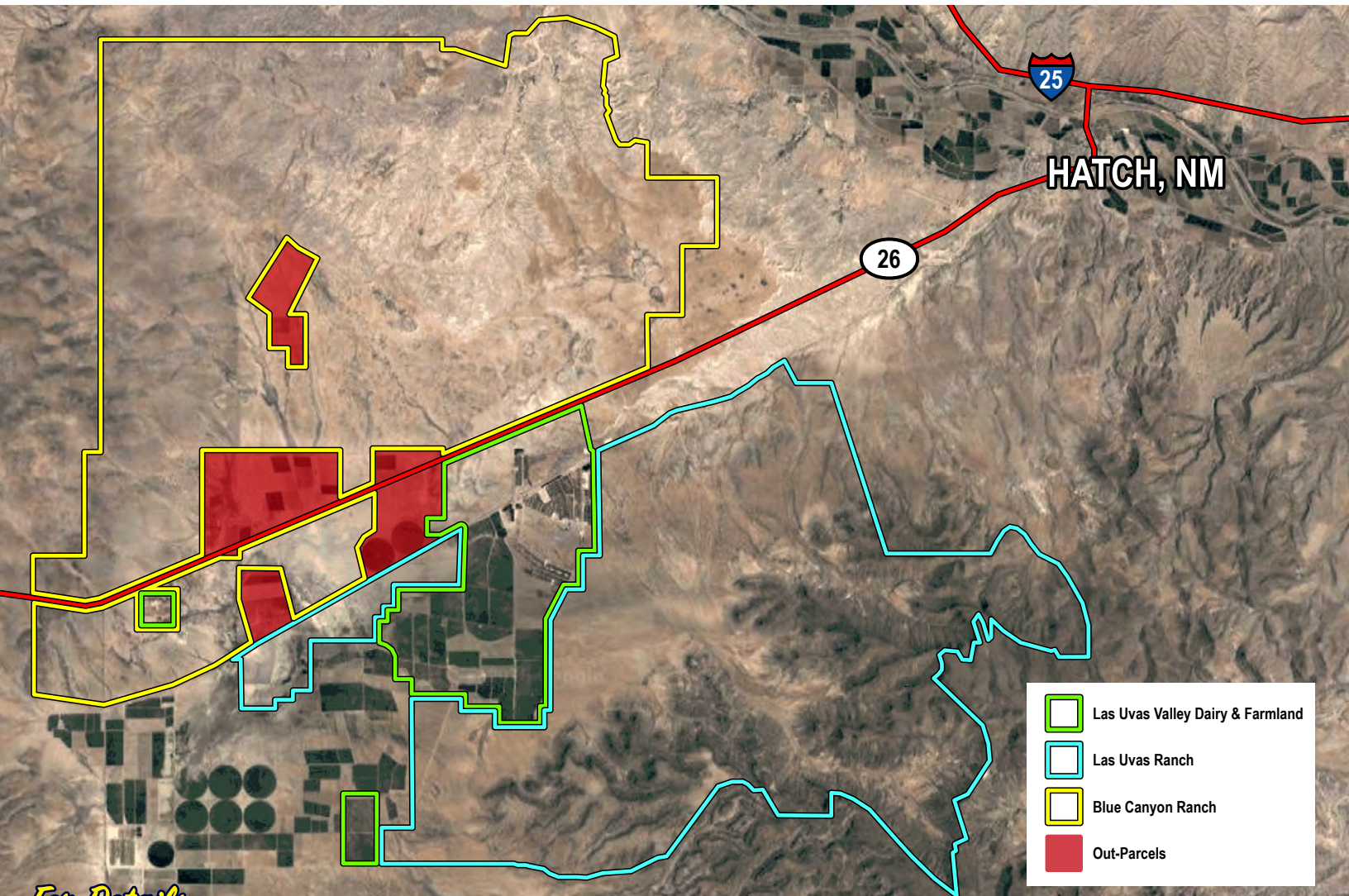
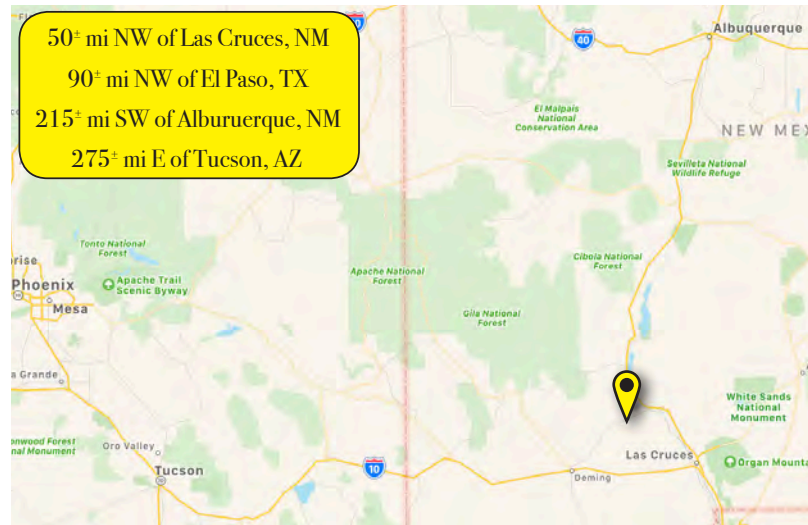
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This property is a well maintained New Mexico dairy complex with 20,000± lockups and a 9,000± heifer facility. This offering includes a large farmland tract with 2,600± acres under drip irrigation and two large ranch properties totaling over 60,000 acres of deeded, BLM and State leased ground with grazing allocations of over 900 AUs.

The listing will be offered as three individual properties; Las Uvas Dairy & Farmland, Las Uvas Ranch, and Blue Canyon Ranch. Potential buyers have the unique opportunity to make an offer on any one of these properties, any 2 of the 3 or even on the entire 3 parcel offering.



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Las Uvas Valley Dairy & Farmland - \$25,000,000

PROPERTY 1 - LAS UVAS VALLEY DAIRY & FARMLAND

5,982± Total Acres (2,642± irrigated)

- 4,490± Acres Deeded (1,700± irrigated)
- 1,492± Acres State Lease (942± irrigated; 550± pasture)
- Dairy complex with 20,000± lockups and a 9,000± heifer facility
- Fully operational composting facility
- 26-car rail siding
- On site dairy and milk quality lab
- Two 100,000 lbs. truck scales

This property also includes six milking barns and additional buildings:

Dairy Barns:

- LUV 1 - 40 stalls (9,100± sf)
 - Completely remodeled in 2016
 - Double 20 parallel all-exit milking stalls
 - Capacity: 1,300 cows per day based on 2 milkings per day
 - 2 Mueller stainless bulk milk tanks (6,000 gal each)
- LUV 2 - 72 stalls (35,500± sf)
 - Completely remodeled in 2011
 - Double 36 parallel all-exit milking stalls
 - Capacity: 3,200 cows per day based on 2 milkings per day
 - 4 Mueller stainless bulk milk tanks (6,000 gal each)
- LUV 3 - 46 stalls (15,200± sf)
 - Built in 1984, remodeled in 2005 and 2014
 - Double 23 parallel all-exit milking stalls
 - Capacity: 1,600 cows per day based on 2 milkings per day
 - 2 Mueller stainless bulk milk tanks (6,000 gal each)
- LUV 4 - 72 stalls (41,000± sf)
 - Built in 2003
 - 72 stall rotarty configuration
 - Capacity: 4,200 cows per day based on 2 milkings per day
 - 2 Walker stainless bulk milk tanks (20,000 gal each)
- LUV 5 - 60 stalls (27,000± sf)
 - Built in 1990, completely remolded in 2013
 - Double 30 parallel all-exit milking stalls
 - Capacity: 2,700 cows per day based on 2 milkings per day
 - 3 Mueller stainless bulk milk tanks (7,000 gal each)
- LUV 6 - 100 stalls - *currently not in use*
 - Built in 1994, not currently operational
 - Quad 25 parallel milking stalls

Additional Buildings and Improvements:

- Hospital Barn - 14 stalls (8,000± sf)
 - Built in 1979
 - Double 7 parallel all-exit milking stalls
 - 2 Mueller stainless bulk milk tanks (6,000 gal each)
- Shades - (738,500± sf) - 159 open sided shades
- Commodity Barns - (28,800± and 55,400± sf) - 46 individual bays with 4'-10' high partitioning/end walls
- Hay Shed - (413,000± sf) - 50 open sided hay sheds
- Office - (2,700± sf) - 3 Offices, conf. room, and reception
- Equipment Shed - (8,400± sf) - open on one side



The dairy facilities and equipment, ranches and farmland may be toured by private appointment.

Las Uvas Ranch - \$1,500,000

PROPERTY 2 - LAS UVAS RANCH

26,013± Total Acres

- 1,260± Acres Deeded
- 8,135± Acres State Lease
- 16,618± Acres BLM



The Las Uvas Valley Ranch features multitudes of terrains including mesas, finger-like canyons, arroyos, and plateaus. There are numerous dirt tanks and catchments for livestock on this ranch and the property is permitted for 392 animal units.

The permanent water developments on this property are all located on private lands within the ranch boundary. The water resources are located in both the Lower Rio Grande basin and the Nutt Hockett basin and the property features 12 miles of pipeline that connect 15 water storage and drinking facilities.



Blue Canyon Ranch - \$3,500,000

PROPERTY 3 - BLUE CANYON RANCH

37,176± Total Acres

- 4,740± Acres Deeded
- 11,566± Acres State Lease
- 20,870± Acres BLM

The Blue Canyon Ranch features predominately flat terrain with excellent perimeter fencing and large pastures, providing abundant feed sources for large-scale livestock operation.

The property has rested for over a year and has excellent water resources located primarily in the Nutt Hockett basin, including 30 troughs and water storage tanks located throughout the property connected by 24 miles of pipeline.

The property is permitted for 531 animal units.

Terms & Conditions

ASSETS TO BE SOLD: The assets to be sold consist of the land, improvements, crops, and all water rights and other interests associated with the real property affixed to, including but not limited to all dairy equipment at the dairy locations, or built upon land owned by the seller (the "Property"). The Property is being sold AS IS WHERE IS without any representations and warranties. The seller and broker reserve the right to continue to solicit, negotiate, or otherwise explore potential offers to purchase the Properties or any part thereof by any party until a sale is consummated.

SALE AGREEMENT: A prospective purchaser of the Property shall execute a sale agreement, and upon its acceptance by the successor trustee, the parties will proceed to closing without any Bankruptcy Court approval. A copy of the sale agreement can be obtained from the broker.

EARNEST MONEY DEPOSIT: Each sale agreement that is submitted must be accompanied by a deposit (the "Earnest Money Deposit") in an amount equal

to 5% of the purchaser's offer price. The Earnest Money Deposit must be evidenced by a cashier's check or made by wire transfer of immediately available funds. Wire transfer instructions may be obtained from the broker. Each Earnest Money Deposit shall be held in escrow by the title company, together with accrued interest thereon, until the closing date. If the purchaser defaults or breaches the sale agreement, then the Earnest Money Deposit submitted by such purchaser, together with any accrued interest, shall be deemed forfeited and shall be retained by the seller.

COSTS: Seller will pay for an owner policy of title insurance for the purchaser of the Property. The purchaser of the Property will bear any and all other due diligence and closing costs, including obtaining a survey of the property. Property taxes will be pro-rated as of the closing date, such that the Purchaser will be responsible for the property taxes for the remainder of the calendar year after the closing date. All parties to the sale agreement will be responsible for their own attorneys' fees.

CLOSING DATE: The closing date to effectuate the sale of the Property shall occur within 30 days of the date a sale agreement is fully executed between the seller and purchaser.

SELLER: Robert Marcus, Esq. not individually, but solely in his capacity as Successor Trustee pursuant to the Liquidating Trustee Agreement in the case styled as *Las Uvas Valley Dairies, a New Mexico general partnership*, Bankr. D.N.M. Case No. 17-12356-11.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the sale agreement. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. The seller and brokers assume no liability for its accuracy, errors or omissions. Each potential buyer is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

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