



## CROSS 5 RANCH

Price: \$1,250,000

Status: Sold

Zip Code: 88435

County: Guadalupe

Acres: 2,227

Nearest City: Santa Rosa

Price: \$1,250,000



GREG WALKER

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## Property Highlights

Cross 5 Ranch - SOLD! - This unique ranch contains 2,227 acres on the edge of the Pecos River and Santa Rosa Lake. The property borders the State Park and contains 1.5 miles of river just below the dam. Spectacular views of Santa Rosa Lake and the Pecos River. Large mule deer like the ranch - seeking the safety of the adjoining park. Flocks of turkey roost in the Cottonwoods along the river. Both the river and the lake offer excellent fishing for bass and catfish. The blue grama rangeland is in excellent condition. Paved road access crosses the dam making for easy ingress and egress. Only 7 miles from I-40 and the village of Santa Rosa. Fully developed livestock watering system with 2 wells, 2 storage tanks, and multiple drinkers. Working pens and shop/storage barn. Priced at...

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