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STRONGHOLD
• RANCH REAL ESTATE •



Scott Thacker
Broker/Owner

Working Cattle Ranches
for the Cattleman

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BUCKHORN RANCH

THE HISTORY:

The Buckhorn Ranch was in the Glenn Family from the late 1800's until 1990. Tom and Karen Husted purchased it and have continued to operate it as it always had been, a cow / calf operation. The ranch is not only rich in the history of cattle ranching, but also the Native American Culture, indigenous people, and the Conquistador trails and conquests. There are numerous old villages, cliff paintings and artifacts sites on the ranch.

WILDLIFE:

The Buckhorn ranch provides a spectacular, diversified habitat for wildlife. Game species include populations of seasonal white-winged and mourning dove, band-tailed pigeon, quail include, Gambel's quail, scaled quail and Mearns's quail. The Gould's Turkey is also a resident. Deer consist of mule deer and the elusive, Coues (white-tailed) deer. Javelina, black bear and mountain lion are also residents on the ranch. Coatimundi, ringtail cat, bobcats, and coyotes are also seen on the ranch.



HOUSES (3) AND A HISTORIC ONE-ROOM SCHOOL/ HOUSE:

The Headquarters house is 4 bedrooms and 2 baths, kitchen, large pantry, formal dining rooms, and a small office space, large native rock fireplace in the living room. It is approximately 2,059 sq. feet with a large fenced yard. It is the original historic homestead home that has been added onto. A double wide mobile home (1988) It has a very large master bedroom and bathroom and a second bedroom and smaller bathroom, large living room, formal dining room, kitchen and an office/den room. It is 1,568 sq. feet. It has a large fenced yard. There is a singlewide mobile home that has 3 bedrooms and 2 baths, a kitchen and living room. It is a 1969 mobile home that is 12 X 60. It has a large fenced yard. There is a historic one-room schoolhouse that could be remodeled into a quest house – it is on the historic registry.

LOCATION

Between Douglas AZ & Rodeo NM on HWY 80

ACREAGE

19,326 Total Acres as follows:

Deeded – 2,163 Acres

State – 7,718 Acres (Lease Number 05-506)

BLM – 479 Acres

Forest – 8965 Acres (Pedregosa Allotment)

CARRYING CAPACITY: 350 HEAD

PASTURES (11):

House area pasture

2 Horse pastures

Buck Creek Pasture

Saner Spring Pasture

High Lonesome Pasture

Halfmoon Pasture

Riddle Tank Pasture

Indian Creek (Lower Part – 2 pastures
both very large)

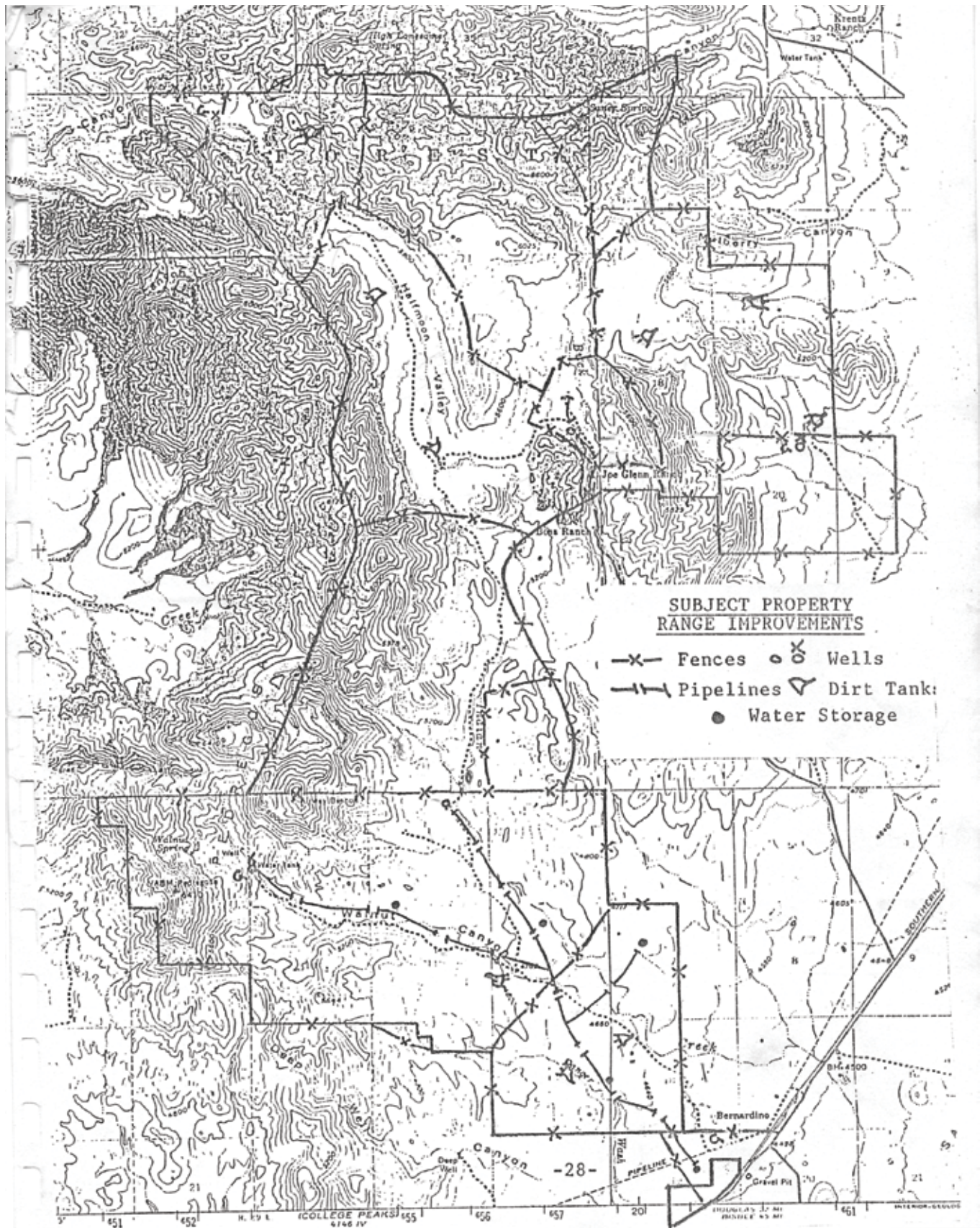
Shipping Pasture

South Canyon Pasture

All wells, stock tanks, and springs are registered with the Arizona Department of Water Resources

BARN (3) AND A HAY AND FEED SHED ATTACHED TO THE ROPING ARENA.

At headquarters a large Butler Barn 40 X 60 barn with a concrete floor, four covered pipe stalls, 3 additional open stalls and a large pipe corral and a loading chute. At headquarters a 2 stall stallion barn construction is concrete block and covered roof with pipe corrals A 32 X 40 barn with a metal roof and it has four enclosed stalls with small runs, a tack room and large area for hay storage. It has a very large run-out corral on one side and working corrals with squeeze and loading chute on the other side The roping arena has an adobe hay barn with feeding bunks under a roof.





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WELLS (5) There are so many variables to the volume such as the condition of the pump etc. that it is hard to state and we have not tested any of them – just that they keep up with the need.

- Indian Creek “Deep Well” is approximately 950 ft deep – this well supplies the water for a pipeline that is approximately 9 miles long with drinkers dispersed throughout the distance.
- South Canyon Well is approximately 750 feet deep
- Bergman well is approximately 30 feet deep
- High Lonesome well 22 feet deep
- House well 950 – 350 feet deep

SPRINGS

Cox • Saner • High Lonesome • Indian Creek • Bergman

MOUNTAIN STREAMS (3)

(in wet years these stream have water the year around)

Buck Creek
High Lonesome
Indian Creek

DIRT TANKS A TOTAL OR 18:

- House (2)
- Halfmoon (3) Plus 3 smaller catch tanks
- High Lonesome (1)
- Buck Creek (2)
- South Canyon (4)
- Mesa Tank, Hard Luck (2), and South Canyon
- Upper Indian Creek Pasture (2) Riddle and Dick Glenn
- Indian Creek Pastures (4) Hall Tank, Bergman, Brophy, Deep Well Spill

WATER STORAGE TANKS:

There are 8 water storage tanks placed throughout the ranch to store water for livestock.

WORKING CORRALS

- Shipping Pasture with truck and trailer loading chutes approximately ¼ of mile off Highway 80 E. - approximately 20 miles from Douglas.
- Indian Creek with squeeze & trailer loading chute
- South Canyon w/ squeeze & trailer loading chute
- Headquarters w/ squeeze & trailer loading chute

Asking Price - \$2,500,000

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UTILITIES

When the phone company put a new line in here, we had them put in multiple phone lines. Power service available to all deeded parcels, either on the property or with a short drop. Television and Internet available through Dish Network Satellite. Multiple cell phone towers are located on the ranch with Verizon being the local provider and there is coverage throughout most of the ranch. A local 2 - way radio repeater for the ranchers in the area to use

NOTES

This 350 head ranch spread over 19,000 acres of which 2,163 deeded acres is found in one of Southeast Arizona's prime ranch-ing valley's. The Buckhorn Ranch is picturesque and steeped in very old history. This rich location seems to have held life for hundreds of years or longer. The headquarters is located in a canyon among the cliffs and trees while the ranch opens up to open grass valleys. Seldom offered to the public this ranch is a rare opportunity to own a lifestyle beauty and grandeur quin-tessential to ranching fertile grounds of the Southwest. Qualified buyers should contact Scott Thacker today for a private

Information acquired through various sources and while deemed accurate, Stronghold Ranch Real Estate makes no guarantees herein and all potential buyers are advised to have any studies buyer deems necessary to achieve buyer's satisfaction. Seller certifies that the information contained on this sheet is true and complete to the best of the Sellers knowledge.