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**STRONGHOLD**  
• RANCH REAL ESTATE •



**Scott Thacker**  
Broker/Owner

Working Cattle Ranches  
for the Cattleman

P: 520-444-7069 | F: 520-844-3405 | P.O. Box 90806 | Tucson, AZ 85752



## **CK RANCH**

This is a good desert ranch rated at 237 head year long with recent improvements of water updating and development. 50 deeded acres, plus state and BLM leases. The ranch is priced affordable with opportunity for income from ephemeral increases. Also this would be an excellent ranch for a stock contractor. The ranch has easy access with a close proximity to Phoenix and Wickenburg. Seller is motivated and business minded, bring an offer that makes sense.



### **ACREAGE-**

Deeded – 50 Deeded Acres

AZ State- Grazing Lease # 05-1634 (90 AU)

BLM – Grazing Lease #3017 (135 AU)

Other – A notable amount of adverse ground rests within the ranch boundaries.

### **CARRYING CAPACITY**

225 Head Year Long plus ephemeral opportunities.

### **ELEVATION/TERRAIN**

Level at 1400 feet rising to Mountain foothills in the NE portion of ranch.

## **LOCATION - NW of Phoenix**

**VEGETATION** – Fileria, spring grasses, six weeks grass, Blue Palo Verde, Iron Wood, and Mesquite.

### **WATER**

1 Well (submersible pump powered by generator)

3 CAP waters

1 Harquahala Water

3 Dirt Tanks (Mesquite on Eagle Eye and two small tanks along the CAP)

**CATTLE** – 225 head available from private treaty.

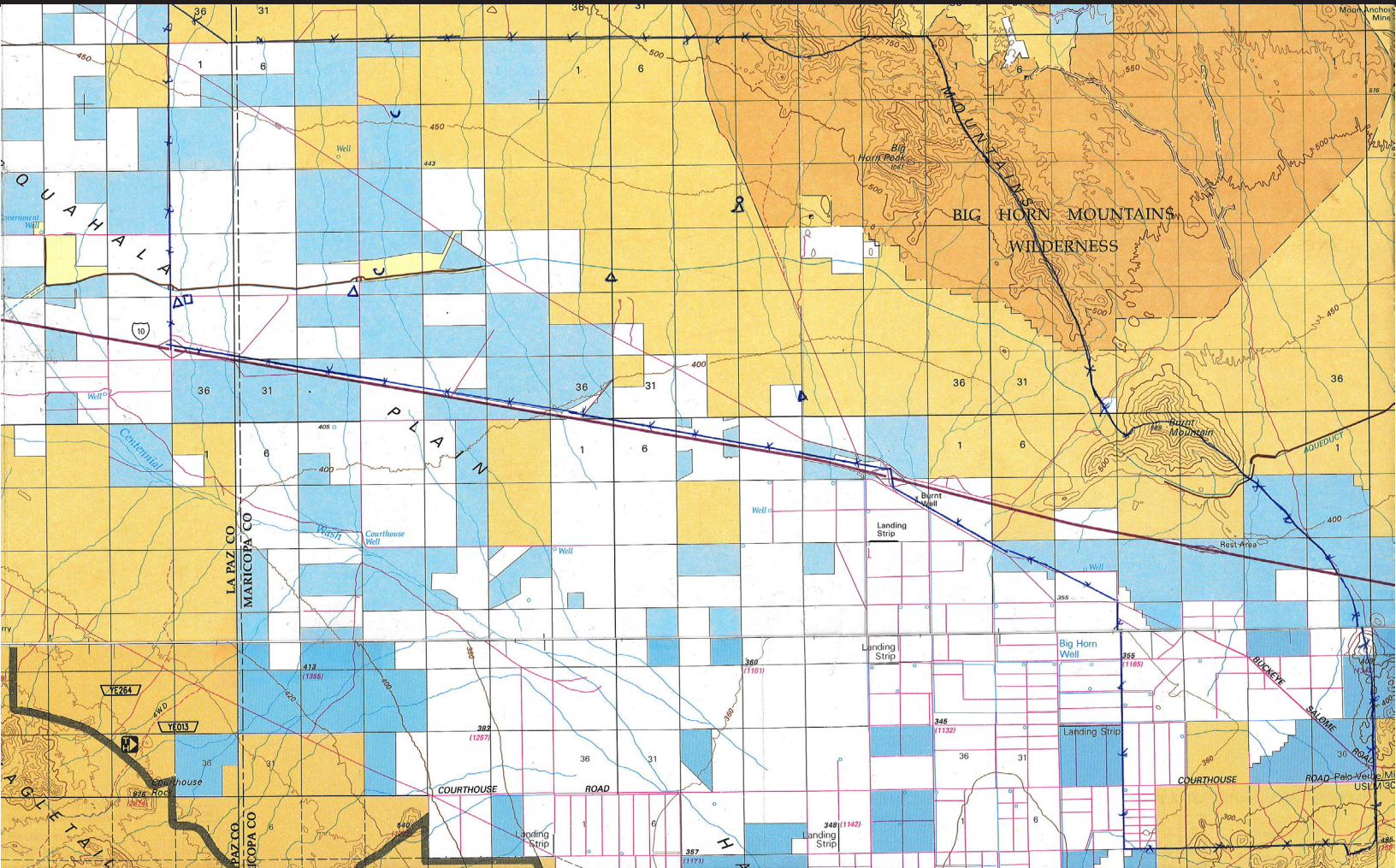
### **FEES/TAXES**

CAP Water \$500/year (flat rate for all 3 water stations)

BLM \$1.35/AUM

State \$2.60/AUM





## IMPROVEMENTS

Fenced and cross fenced to form 7 pastures, 1 well, 3 dirt tanks, 4 water pump stations. This ranch has a recent repair of waters, pipe lines and general ranch improvements.

## NOTES

This is a good desert ranch with recent improvements of water updating and development. The ranch is priced affordable with opportunity for income from ephemeral increases. Also this would be an excellent ranch for a stock contractor. The ranch has easy access with a close proximity to Phoenix and Wickenburg. Seller is motivated and business minded, bring an offer that makes sense.

# Asking Price - **\$399,000**

## **CONTACT:**

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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.