

ScottThacker@mail.com | www.StrongholdCo.com



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



P RANCH

This is a beautiful 215 head ranch. A functioning ranch with comfort, the ranch boasts a modern headquarters, 160 deeded acres, with state, blm and forest leases all located close to town with great views. These owners have added 120 acres to the HQ, a huge barn, tack room, two workshops, shades, pens, repaired many waters, drilled a well, developed another well, and overall vastly improved the ranch. If you knew this ranch years ago, you will be surprised to see it now.



LOCATION- Safford AZ

ACREAGE

Deeded – 160 Deeded acres

State – 20 Sections +/- (Lease # 05-1013)

BLM – 7 Sections +/- (Stockton Pass Allotment #51070)

Forest – 21 Sections +/- (Veatch Permit #504107)

CARRYING CAPACITY – 215 head year long

ELEVATION/TERRAIN – The ranch begins at low almost flat desert, rises through rolling hills, foothills and has a natural boundary to the west of high mountains. The elevation ranges from 3000' to 7000'



VEGETATION – Gramma grasses, Bush muley, mormon tea, mesquite,

WATER –

3 Solar wells

2 Electric Wells

2 Windmills

2 Springs

1 Spring, dammed and ditched to a dirt tank

Several seasonal dirt tanks

Miles of Pipeline with drinkers

PASTURES - There are 4 pastures on the State and BLM. There are 3 large traps around the HQ and shipping corrals. The forest has 1 pasture. The deeded has corrals, pens and traps.



CORRALS - 2 sets; one at the HQ and one set of shipping corrals with easy highway access. There are some horse and stock shades in various places.

CATTLE – The purchase includes 150+ Brangus crossbred cows, 5 Brangus Bulls, and the unweaned calves.

FEES FOR 2013

Taxes - \$1,636.40

State Grazing Lease - \$2,341.87

BLM Grazing - \$729.00

USFS Grazing - \$623.70



IMPROVEMENTS

HOUSE

Frame stucco, 1620+/- ext sq ft 3 bedroom 2 bath, modern home, with a nice kitchen and front porch. The home is located on a hill with views of the Grahams. The home has a brick/stucco wall around the yard, maturing cottonwood trees, flowerbeds, and plants around the arbor with steps down the hill to the workshops and working corrals.



P Ranch Planning Map

Date: 9/12/2013

Customer(s): ROBERT W ALLGOOD

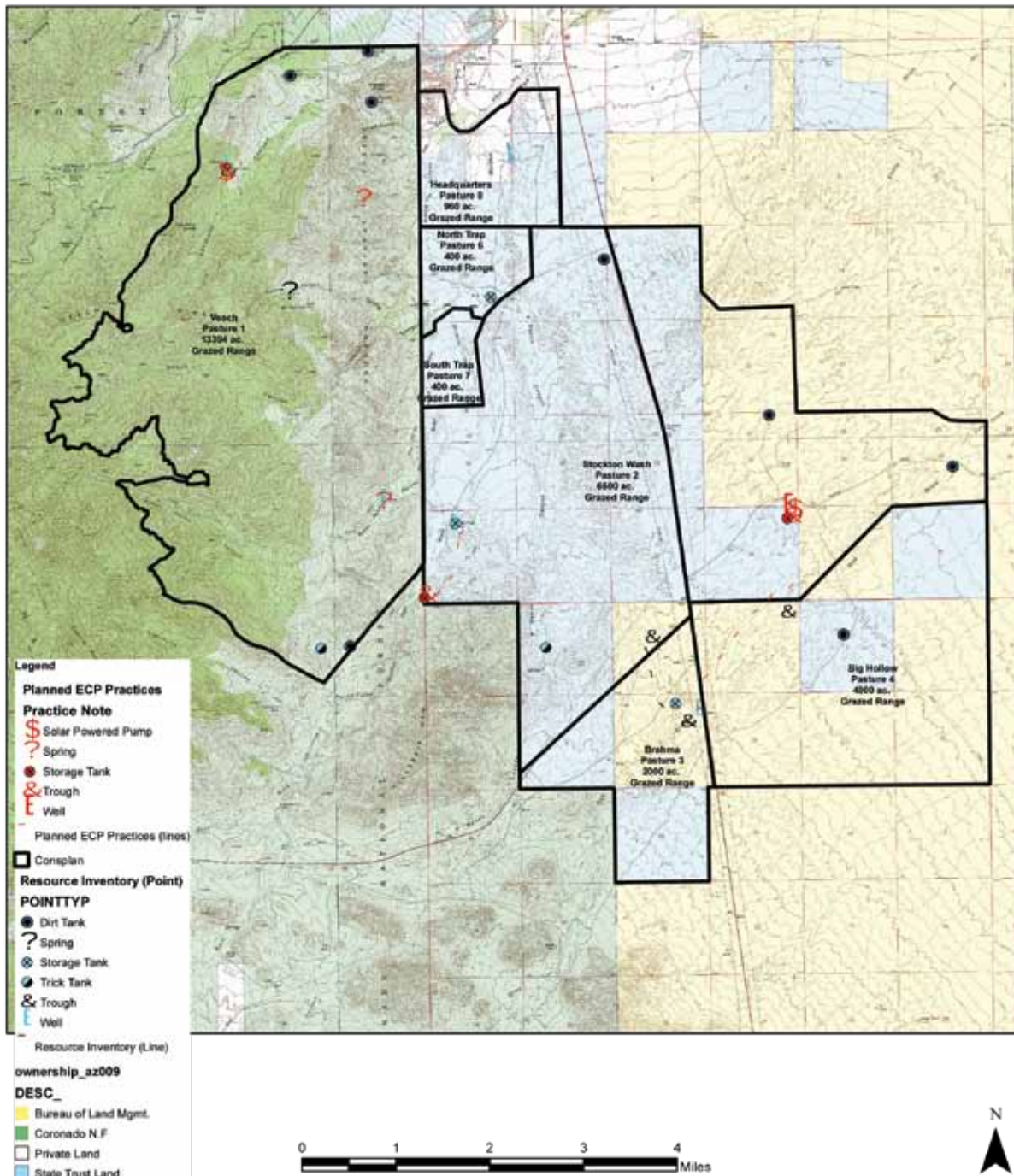
District: GILA VALLEY NATURAL RESOURCES CONSERVATION DISTRICT

Field Office: SAFFORD SERVICE CENTER

Agency: USDA-NRCS

Assisted By: SCOTT STRATTON

State and County: AZ, GRAHAM



BARNs - New large hay or RV barn (20'x75' plus a shade on each side 16' x 75') with capacity for 8 squeezes of hay. Each side of the barn has a long shade for equipment or horses.

TACK ROOM - New tack room with porch, cement floor, AC, and dual hitching posts.

WORKSHOPS - 2 New workshops with AC and drywall.

Asking Price - \$1,750,000

CONTACT:

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NOTES

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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.