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STRONGHOLD
• RANCH REAL ESTATE •



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Working Cattle Ranches
for the Cattleman

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**HAPPY CAMP/ROUGH
MOUNTAIN RANCH**



LOCATION

South of Bowie in the Dos Cabeza Mountains

ACREAGE

Deeded – 430 +/- Acres (Parcel #'s
302-17-009A, 302-17-009B, 302-17-008G,
302-17-008F, 301-28-011, 302-03-004B,
and 302-03-004c)

State – 3,724 Acres (AZ State Land
Department Lease # 05-1268)

BLM – 12,780 +/- Acres - combined-
Happy Camp (#51320)
Rough Mountain (#51310)

Total - 16,804 Acres or 26+ Sections

CARRYING CAPACITY

The carrying capacity is broken down by lease and is as follows: AZ State Land Department 27 head year long, Happy Camp allotment 18 head year long, Rough Mountain Allotment 133 head year long. A total of 178 head year long.

ELEVATION/TERRAIN

The north end of the ranch is in the flats near farm ground south of Bowie with an Elevation of 3850' above sea level. The ranch progresses south into the rolling foothills and the steeper mountains of the Dos Cabeza Mountains with a high peak of 7580' above sea level.

VEGETATION

The dramatic rise in elevation in diverse terrain creates a ranch of changing feed zones with varied feed and flora types. The ranch boasts many grama grasses, many spring forbs, sacaton, bush muley, mormon tea, mesquite, oak, juniper, and pine trees.

WATER

- 1 Shared Electric Well on deeded
- 2 Wells on Deeded (Currently one is solar and one is a windmill, the windmill will be solar after EQIP completion) 2 Dirt Tanks on Deeded
- 1 Well on Private Lease
- 2 Solar Pump Wells on BLM
- Miles of pipeline.
- Several Developed Springs on BLM
- Many undeveloped springs on BLM





PASTURES AND CORRALS

3 pastures currently, a fourth will be added by EQIP 3 Corrals (one corral needs gates)

CATTLE

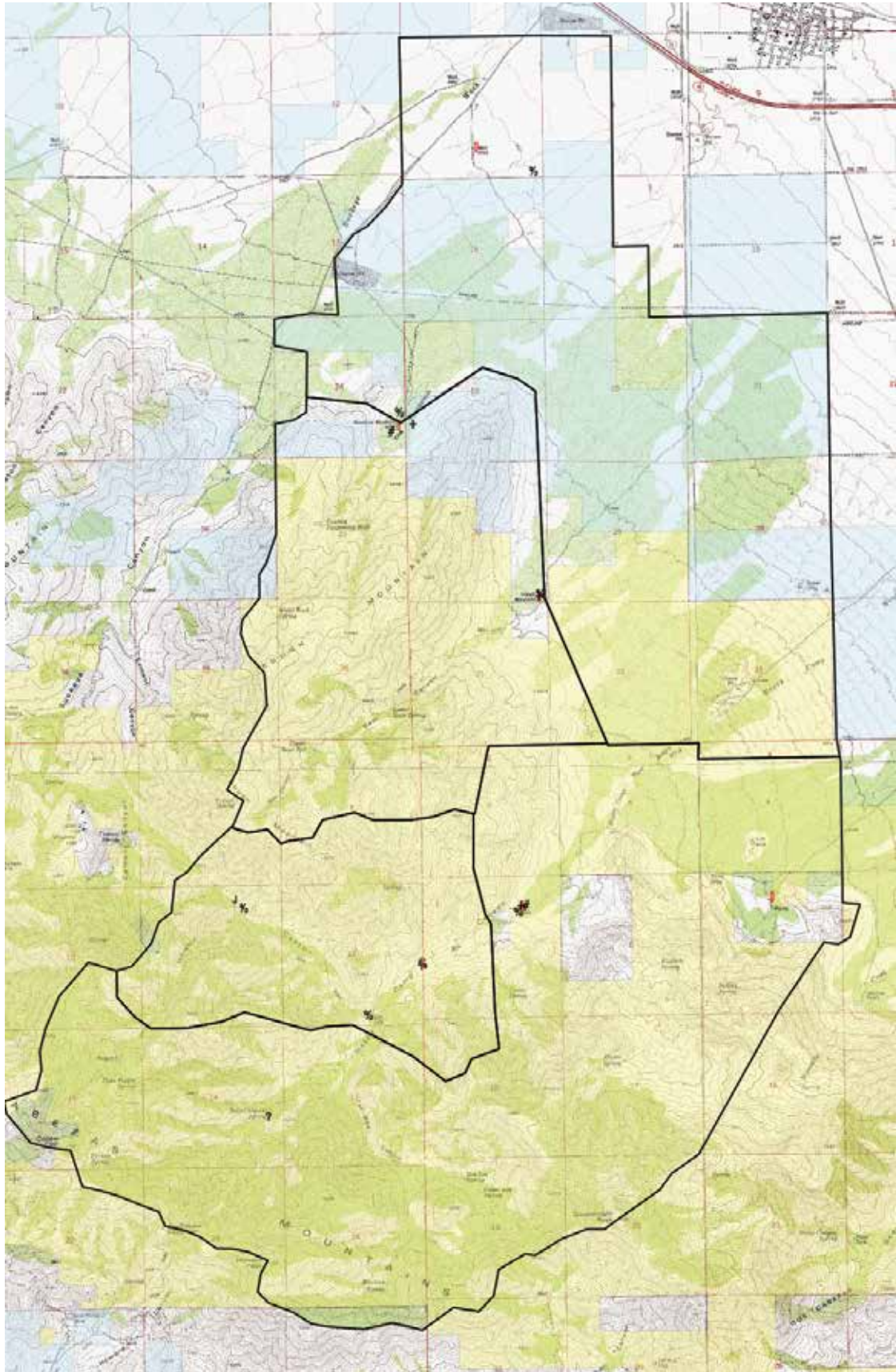
None Included with the Sale

FEES/TAXES

State BLM grazing fees and AG Tax status on the deeded.

IMPROVEMENTS

This ranch has range improvements and no housing. There is deeded land that backs up to the a mountain canyon leading to a spring on BLM. This deeded land has a large year round dirt tank, former airstrip, and a well. It is a one of a kind ranch headquarters location.



Asking Price - \$899,000

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NOTES

This ranch is 178 head year long in Cochise grass country. The land tenure reflects 430 deeded acres and 25+ sections of AZ State Land Department and BLM grazing leases. The ranch is beautiful with a lot of feed and water. The Happy Camp and Rough mountain allotment's are aptly named. They are scenic mountain allotments. This is an uncommon offering, call the agent to discuss the details. Tours given to approved buyers.

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.