

# VF RANCH



Asking Price: **\$1,840,000**

(There is an assumable loan currently on the ranch)

## Contact

**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

ScottThacker@mail.com

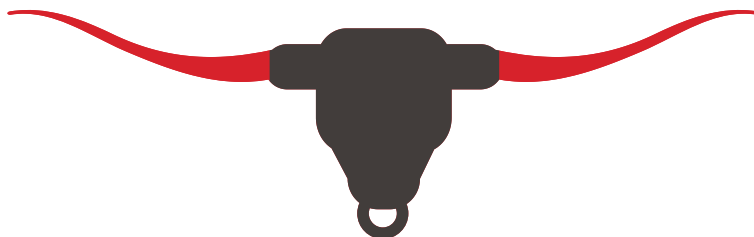
VISIT

[www.StrongholdCo.com](http://www.StrongholdCo.com)

For More Information & Pictures

# STRONGHOLD

• RANCH REAL ESTATE •



**LOCATION:** Between Willcox and Tucson on the Muleshoe road.

## ACREAGE

Deeded – 2976 Acres  
AZ State Land Department –8524 Acres (05-559)  
AZ State Department-1124 Acres (05-1023)

## CARRYING CAPACITY

Deeded – 45 Head  
AZ State Land Department –109 Head Total Year Long-154 Head

**ELEVATION & TERRAIN:** The ranch consists of high desert, rolling hills, deep valleys and large canyons in an elevation from 3800’ to 5000’ above sea level.

**VEGETATION:** The ranch has a fully diverse representation of Grama grasses, Tobosa and seasonal forbs. The browse consists of Mesquite, and Mormon Tea.

**WATER:** The current owners have recently updated the water system to establish consistent water throughout the ranch with 16 miles of pipeline. The complete water detail on the ranch is as follows:  
House Well 270’ Deep  
Dolly Well 360’ Deep  
Windmill  
Strickland Spring (Year Round)  
8 Seasonal Springs  
16 Miles of Pipeline  
11 Storage Tanks (all with drinkers)  
Several Good Dirt Tanks  
Working Corrals

## PASTURES:

Dolly Pasture 2460 Acres +/-  
Harris Pasture 1982 Acres +/-  
Horse Pasture 80 Acres +/-  
Owens Pasture 5540 Acres +/-  
Strickland 3600 Acres +/-

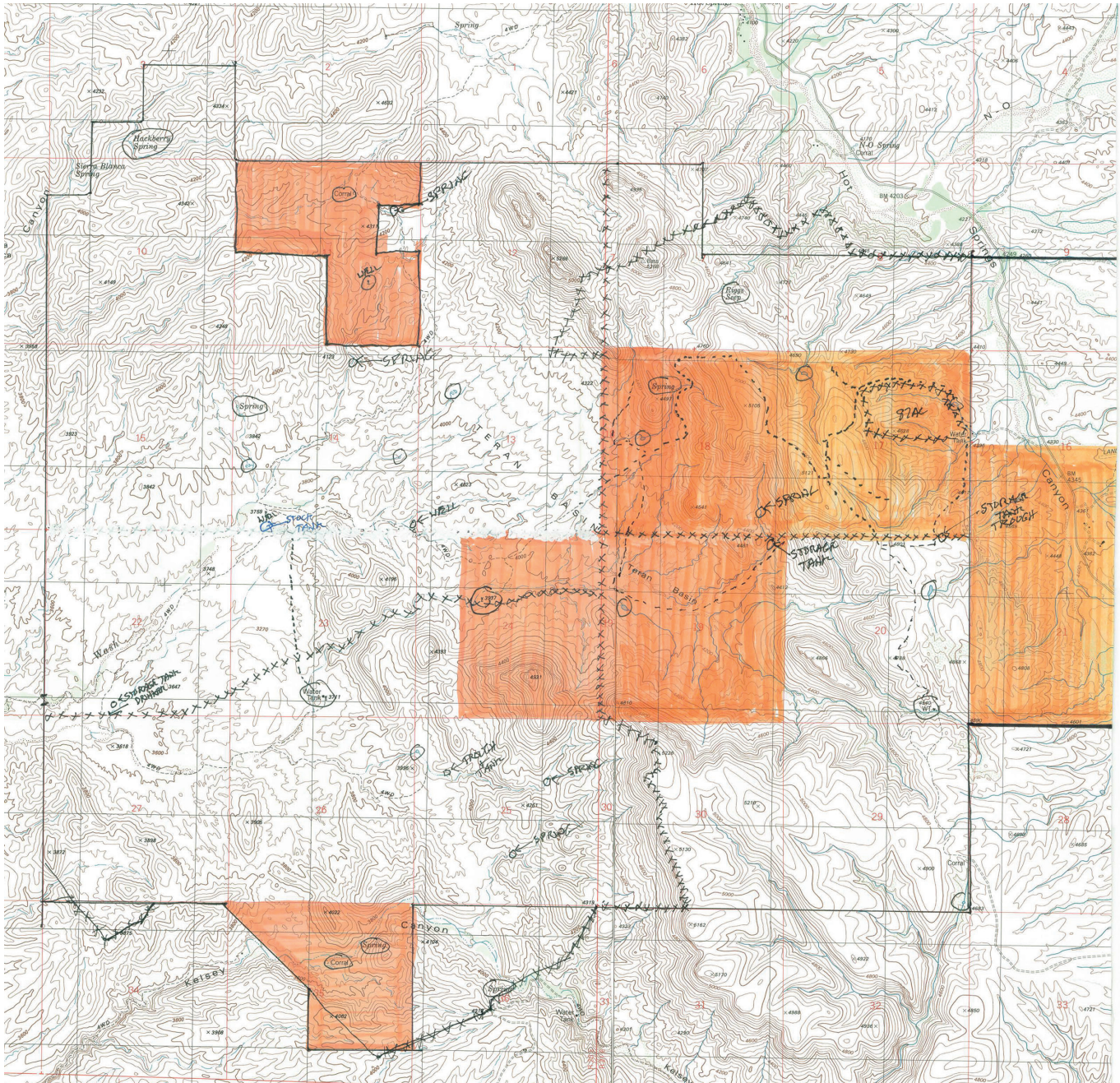
## CORRALS:

4 sets of corrals on the ranch

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.







**HOUSING:** The headquarters is located in a beautiful location at the entrance to the ranch just off of the main road. The ranch has a tasteful, small and very livable historic HQ. The home is a 1 bedroom, 1 Bath, with good physical access, water, power, septic. There is a good sized tool shop, and a hay barn with functional working corrals. The squeeze chute does not stay.

**CATTLE:** None are included with the sale.

**NOTES:** This is an exclusively listed, beautiful ranch with housing, 2,976 deeded acres (4.6 square miles of deeded land), diverse vistas, and a capacity to run 154 head of beef cows year long. If you are looking for a ranch with a strong deeded holding in Arizona. This is your ranch.



