

SPLIT ROCK WEST RANCH



Asking Price: **\$2,000,000**

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

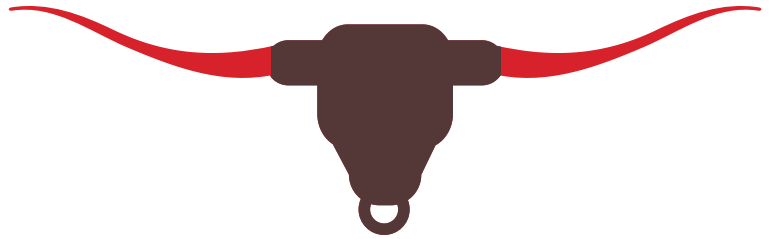
VISIT

www.StrongholdCo.com

For More Information & Pictures

STRONGHOLD

• RANCH REAL ESTATE •



LOCATION: South of San Simon in the North Eastern foothills of the Chiricahua Mountains surrounding Hilltop AZ.

ACREAGE

Deeded – 1345 +/- Deeded acres

State – 1760 +/- Acres

Forest – A joint operating agreement including Whitetail and Mackey Canyon 60 Head from November 1 to April 30

CARRYING CAPACITY: 60 head year round

ELEVATION & TERRAIN: The ranch begins at lightly rolling to foothills land on the deeded and state to mountains on the forest service. The ranch runs from 4,500 feet to 6,500 feet above sea level.

VEGETATION: The ranch has a diverse stand of grama grasses, tobosa, mesquite, oaks, juniper and pines in the upper elevations.

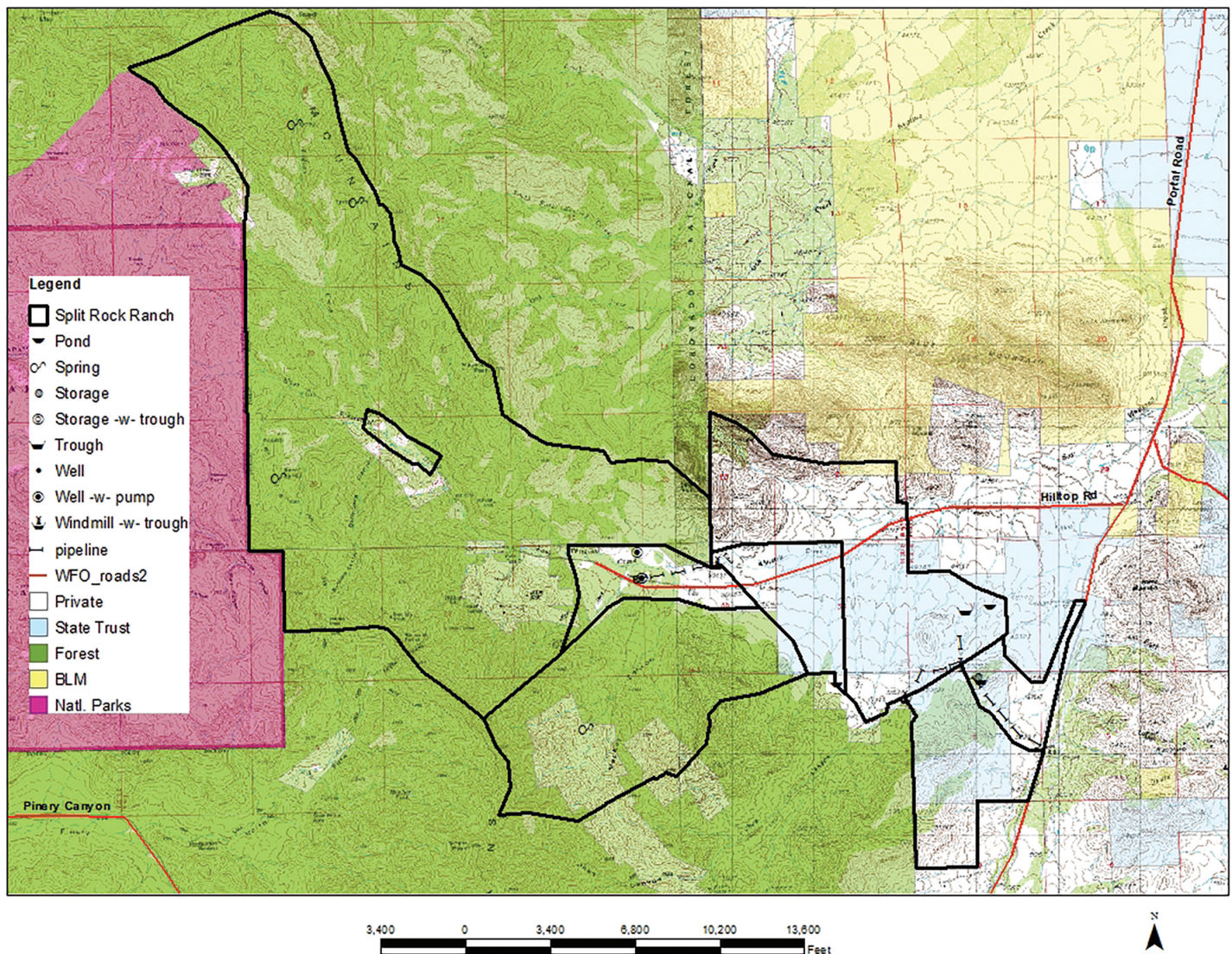
HEADQUARTERS: There is a new Headquarters consisting of a 50x30 metal Mueller building. The building is perched high on the deeded land (5100' elevation) overlooking the ranch and near the working corrals. The HQ has good access. The surrounding land is covered in large Oak trees and tall grass. Inside the building the building is split in half. One side is a hay barn and shop accessed by a large access sliding doors, and powered with (110v and 220v). The other side of the barn has a man door and a roll up door, refrigerator, evaporative cooler, sink and full bathroom.

CORRALS: There is a reworked working and shipping corral on deeded near the Headquarters. The corrals have semi access, semi trailer loading, truck trailer loading, near (2015) Tarter squeeze chute, sweep, two troughs and a well.

NOTES: This is a highly improved 60 head cattle ranch located in the Oak trees and tall grass near Portal Arizona. Split Rock West has 1345 Deeded acres in a very expensive area for land and homes. If you're interested in a quality ranch, a great climate and beautiful scenery, please call Scott Thacker for a private tour.

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.





WATER:

- New Well – 130’ deep, solar pump, panels and 4.5 miles of pipeline to 3 storage tanks and multiple drinkers.
- Stockade Working Corrals Well – 60’ deep, solar pump, panels, large open top storage and two large troughs.
- Mackey Spring – A developed spring in Mackey Canyon that needs to be reworked.
- Barrel Spring – A developed spring in Whitetail Canyon.
- Dirt Tank(s) – One good dirt tank with two smaller tanks in line (reworked in 2015)

PASTURES: There are three pastures on state and deeded land known as East George Hall, West George Hall and North George Hall. There are also two horse traps on deeded and state lands. There are two pastures on the Forest known as Mackey Canyon and Whitetail Canyon.

CATTLE: None included with the sale.



IMPROVEMENTS: The ranch is highly developed for a small ranch. There is a reworked working and shipping corral on deeded near the Headquarters. The corrals have semi access, semi trailer loading, truck trailer loading, near (2015) Tarter squeeze chute, sweep, two troughs and a well. The ranch has a lot of new fence, 5 pastures, 2 traps, 2 wells (1 new in 2014), 4.5 miles of pipeline, 2 springs, 1 good dirt tank (reworked in 2015). There is a new Headquarters consisting of a 50x30 metal Mueller building. The building is perched high on the deeded land (5100' elevation) overlooking the ranch and near the working corrals. The HQ has good access. The surrounding land is covered in large Oak trees and tall grass. Inside the building the building is split in half. One side is a hay barn and shop accessed by a large access sliding doors, and powered with (110v and 220v). The other side of the barn has a man door and a roll up door, refrigerator, evaporative cooler, sink and full bathroom.

