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DRIPPING SPRINGS RANCH



Dripping Springs Ranch

Location— Highway 77 south of Globe at Dripping Springs Rd and Cactus Run Roads.

Utilities—Many of the deeded parcels have single and three phase power.

Mineral Rights—The owner states most if not all of the parcels convey with mineral rights.

Acreage-

Deeded – 1,687.15 Acres

State – 7,522 Acres (Lease #05-1721)

Forest – 13,596 Acres (Lease #4507)

Carrying Capacity – 202 Head yearlong on the State, BLM and Deeded. Irrigation land not included in the 202 head of production.

Irrigated Lands— There are 2 large irrigation wells. One is equipped with a pump capable of 115 GPM, the other is currently used for domestic and stock water. The ranch has a series of fields totally approximately 100 acres. The majority of which is fallow with some lands lost to the river in prior flooding. There is one field still in use and equipped with sprinklers for irrigated pasture during the summer. The ranch is outside any AMA or INA.

Elevation/Terrain – The mountain is large valleys along the Silver Creek and Dripping Springs wash at an elevation as low as 2400'. The ranch then climbs to the Dripping Springs Mountains and the Mescal Mountains to heights of 4600' elevation.

Vegetation – Range forages consists primarily of Grama grasses, Bermuda grass, Big Galleta, Squirreltail, Cane Beardgrass, Three-awn, Spike Dropseed. Forbs consist of: Wahia, Fileria. Shrubs consist of: Palo Verde, Desert Willow, Shrub Oak, Jojoba, Cat Claw, Yucca and Mesquite.

Pastures - 7 Pastures, plus water lots near wells and traps around the irrigated fields.

Water -

3 Wells with Electric Submersible Pumps (2 of these wells are of enough volume to be used as an irrigation well, one is Equipped with a 115 HP submersible pump.)

1 Shared Well (Pump Jack)

2 Wells with Solar Pumps

Multiple developed and Natural Springs

Cattle – None included with the sale.

Fees/Taxes -

BLM Fees—\$1.35/AUM

AZ State Land Department Fees—\$2.42/AUM

Taxes—\$ _____/2012

History—This is the Dripping Springs Ranch. The Dripping Springs area has giving Spring water to the desert and sustained human life for many generations before Arizona statehood. The deeded, state and BLM lands are rich with artifacts and homes of past settlers.

Improvements—The farm headquarters has an older and very liveable manufactured home. The home is located with quick access to highway 77 and in a picturesque spot overlooking the farm and lower riparian valley. The headquarters also has a large pole barn for hay or equipment, saddle house and welded pipe horse corrals. There are seven pastures and a good corrals at every well water. Some of these corrals have squeeze chutes. The irrigated pasture in current use is served by one irrigation well and is much smaller than the total fallow irrigated ground. There is a gravel pit of unknown history and potential.

Dripping Springs Ranch

Notes— This ranch currently offers a well maintained functional ranch, including ranch housing, 202 head yearlong grazing, strong deeded ownership with mineral rights and a small irrigated field. The potential of this ranch is expansive in many areas. There is an old gravel pit with good proximity to th highway. Much of the fallow irrigated lands could be returned to use, and many acres of the deeded lands have good access with electricity. Finally, the ranch owns mineral rights and is in a very active mining area. If you're seeking an overall opportunity, this would be a good ranch to view.

The original headquarters can be purchased for an additional \$995,000. Inquire with the agent for details.

Price—\$1,479,680

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