

Banderilla Ranch Cochise County, Arizona



Offered for sale exclusively by:

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Banderilla Ranch

Location

The Banderilla Ranch is located 17 miles north of Benson, Arizona along the Cascabel Road. It is accessed via the Pomerene Exit on I-10 and traveling north toward Cascabel. The property is located near where the pavement ends and the gravel road begins.

The ranch is located in the beautiful San Pedro River Valley. This scenic area is drained by the San Pedro River which has many areas of perennial flow and is noted for its lush riparian areas with abundant wildlife and birds. The Nature Conservancy considers this an exceptional area and has acquired numerous parcels in the Valley. Portions of the western fields are adjacent to the San Pedro River.

Land Tenure

The Banderilla Ranch consists of:

	<u>Acres</u>
Deeded Land	896
State Grazing Lease (05-101760)	1,943
State Agricultural Lease (1-52967)	<u>20</u>
Total	2,859

The State Grazing Lease is rated for 21 head per year. Increased grazing capacity for cattle and horses can be achieved with the irrigated fields.

Irrigated Fields

The property has approximately 106 acres of land available for irrigation. The River fields, west of Cascabel Road, have a 590 foot center pivot (2007) and 560 foot half pivot (2009). The Kelsey field, east of Cascabel Road, has a 440 foot center pivot (2009). The Horse pasture adjacent to the Headquarters has three acres irrigated. There are additional fields south of the Kelsey field that are irrigated by side rolls.

Wells

- Headquarters Well – 40 foot water level, submersible pump
- River Field Well – 25 foot water level, 950 GPM
- Kelsey Well – 65 foot water level, 400 GPM
- Ag Lease Well – 45 foot water level, submersible pump
- Kelsey Windmill – 100 foot water level, windmill

Improvements

The Headquarters house is a historic adobe with three bedrooms, kitchen, bath, living room, backroom with laundry and a screened front porch. There are two fireplaces in the house. The home was equipped with a new central heating and cooling system in 2008. The house area is fenced and has easy access to Cascabel Road.

The Headquarters barn is constructed of adobe and block with a corrugated metal roof. The total area is approximately 2,080 square feet with a center breezeway. One side of the barn is for hay

storage while the other has tack and storage rooms. The irrigated horse pasture is adjacent to the barn.

Additional improvements at Headquarters consist of steel and wood corrals, loading chutes, a 24 x 50 foot metal canopy for equipment/auto storage and an older mobile home that may be used for labor housing. There are four small pastures at the Headquarters and four small traps near the Kelsey field.

Vegetation

The Banderilla Ranch is in a transition zone between the Sonoran and Chihuahuan deserts. The vegetation ranges from desert shrub to desert grassland. Warm season grasses are bush muhly, slim tridens, sideoats grama, black grama, three awn and tobosa grass. Shrubs include range ratany, creosote, whitethorn acacia, mesquite and palo verde. The San Pedro River has areas of perennial water with Cottonwoods, Ash and other riparian vegetation as do portions of Kelsey Wash.

Development Potential

Banderilla Ranch is classified as Cochise County RU-4 which allows a minimum lot size of 4 acres. This would allow up to 224 potential homesites. Alternatively the land could be subdivided into approximately twenty-five 36 acre ranches.

Taxes

2008 Real Estate Taxes \$2,841.54

Remarks

The Banderilla Ranch is a very desirable property that has easy I-10 access yet is very secluded. The property is presently being operated as a cattle ranch but could also become an excellent horse property. The irrigation fields and equipment are in very good shape and there are miles of scenic uplands to enjoy. This property provides a rare opportunity to raise cattle or horses now with an excellent long term investment potential.

Price

\$2,500,000

Pictures



Deeded land in uplands



River fields



Headquarters House



Pivots in River Fields



Horse Pasture



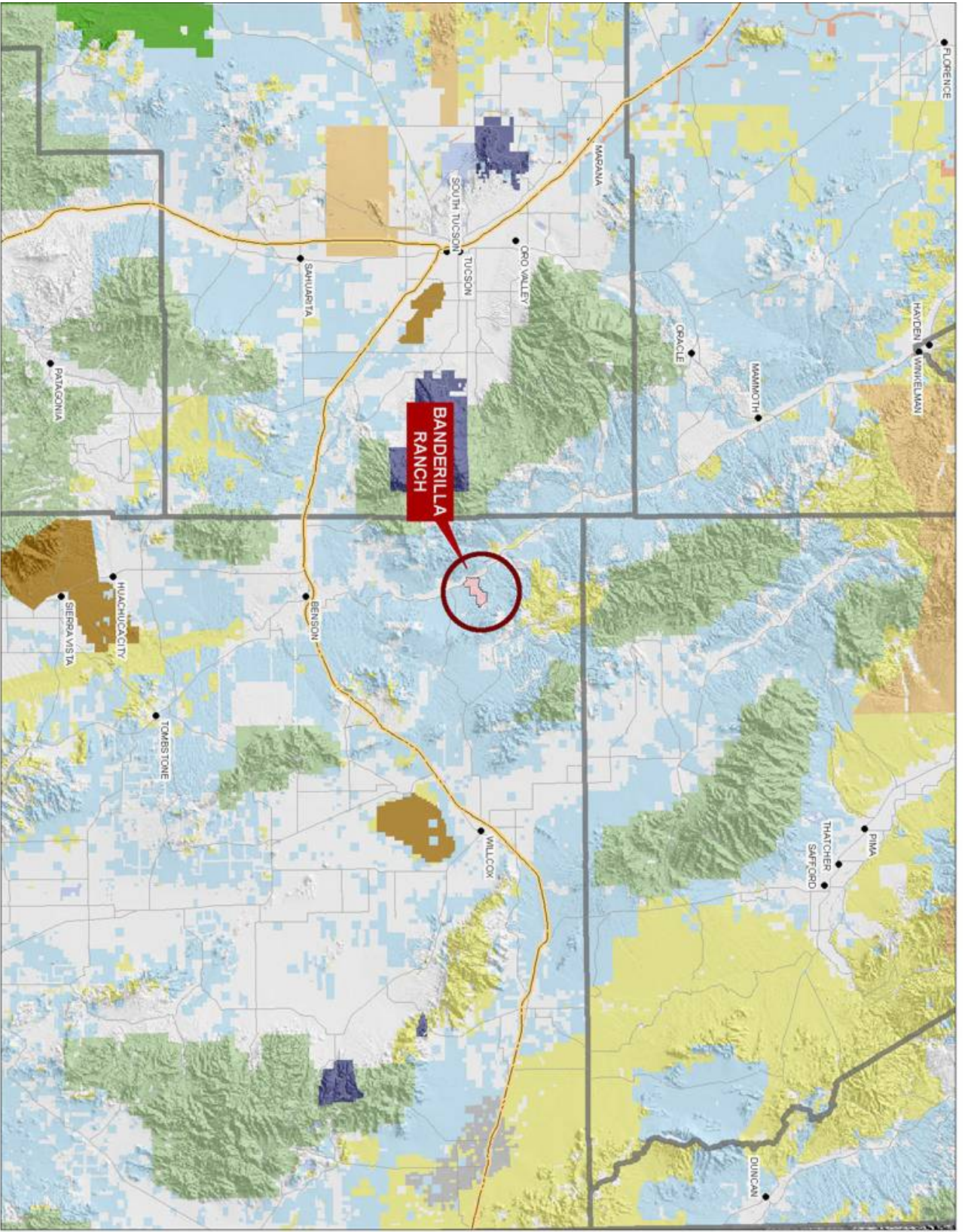
Kelsey Fields



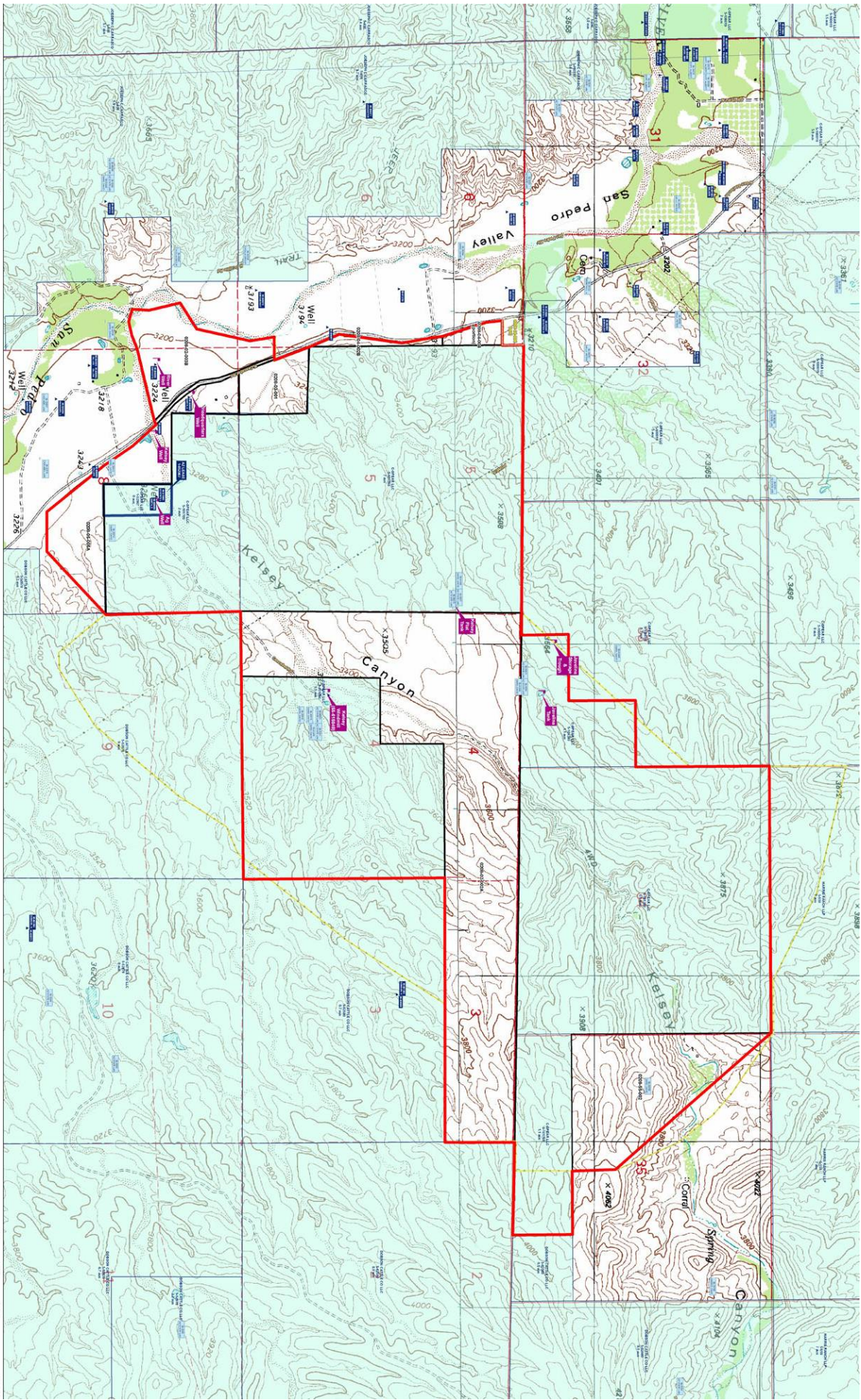
River fields



River fields with San Pedro in the background



BANDERILLA RANCH

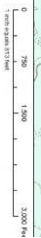


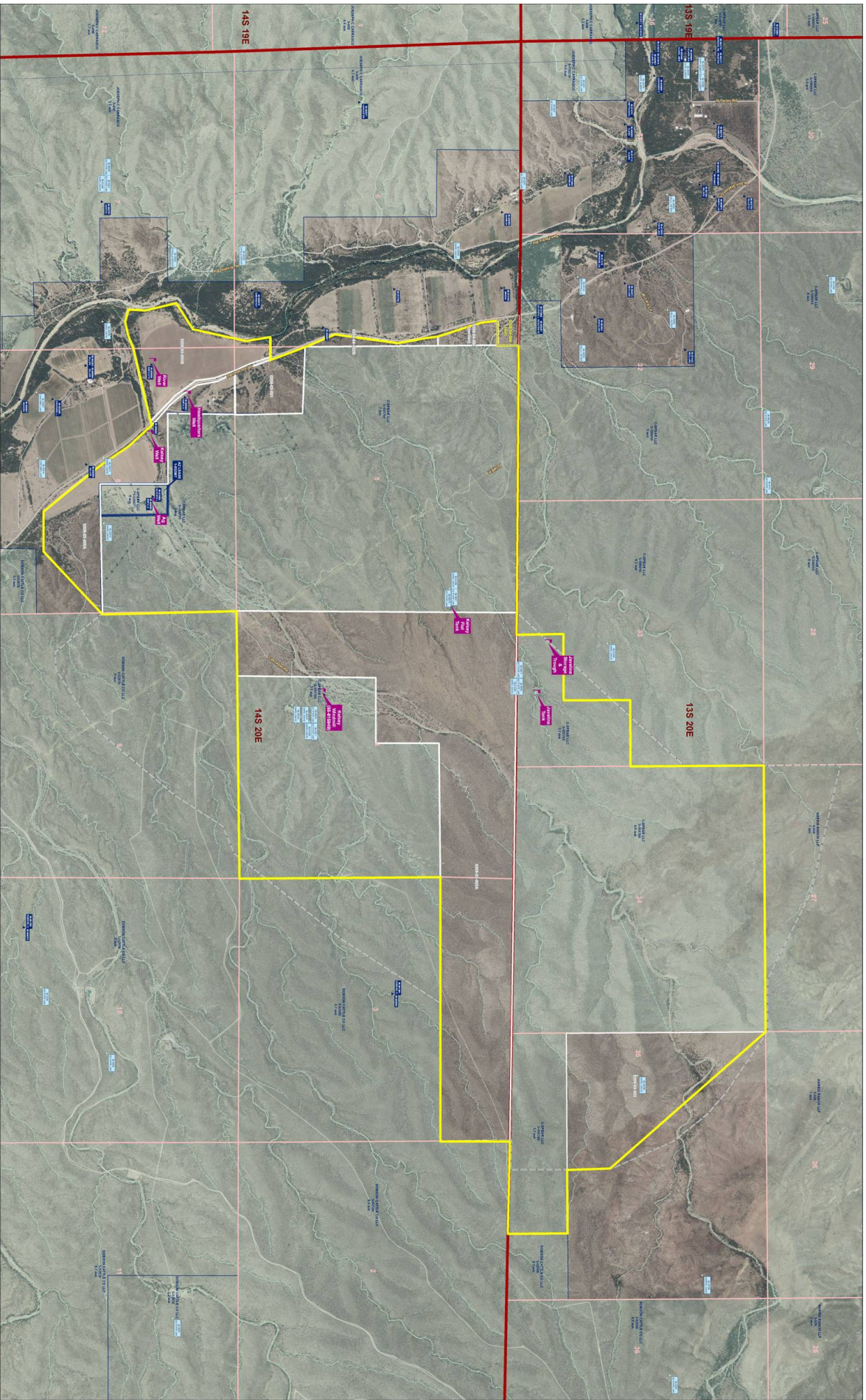
Parcel & Water

Parcel: 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Legend

- Parcel Boundary
- Water Body
- Water Right
- Overlaid parcel
- Private
- State





Parcel 14S 20E
 Parcel 14S 19E
 Parcel 13S 20E
 Parcel 14S 20E

- Legend**
- Parcel boundary
 - Precinct
 - Well
 - Decided parcel
 - State

