

**Big Hollow Ranch  
Apache County, Arizona**



Photo [6] – Deeded land on hillside within the River Ranch parcel

*Listed for sale exclusively by:*

**Traegen Knight**

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**Location:** The ranch is located in south central Apache County, in the eastern portion of Arizona. The ranch is approximately 180 miles east of Phoenix and 180 miles northeast of Tucson just outside of St. Johns, Arizona. US Highway 180 serves as a portion of the boundary of the ranch. The ranch is located in three non-contiguous parcels, the Big Hollow Ranch, the River Ranch, which are located west of St. Johns, and the third parcel, the Summer Ranch, is located in the Apache-Sitgreaves Forest near Alpine, Arizona.

**Access:** The Big Hollow Ranch is accessible from paved Highway 61 approximately 5 miles west of St. Johns. The highway serves as a portion of the northern boundary. The River Ranch is accessible from US 180 to county road #6390 (Zion Dam Road), then 3 miles north to the property. The Summer Ranch is accessed by US 180 to Alpine, Arizona. The allotment is located generally west of Alpine on both sides of US 180. Access to the interior of the ranch is provided by numerous public and private dirt roads.

**Land Tenure:**

1,440 Acres Deeded
3,985 Acres State Lease
320 Acres Bureau of Land Management Lease
<u>13,664</u> Acres Forest Service Allotment (approximate)
19,409 Acres Total or 30 Sections

Arizona State Lease #05-32826  
Bureau of Land Management Lease #6207  
Williams Valley Allotment of the Apache/Sitgreaves Forest

**Legal Description:** Township 13 North Range 27 East  
Gila and Salt River Baseline and Meridian  
Section 33: SW ¼

Township 14 North Range 27 East  
Gila and Salt River Baseline and Meridian  
Sections 17 & 29: All

Apache County Assessor parcel numbers: 203-01-006 & 204-12-005

**Carrying Capacity:**

18 animal units Deeded
49 animal units State lease
136 animal units July 15 to October 15 – Summer Ranch
<u>4</u> animal units BLM lease
105 animal units total yearlong equivalent

\*deeded land capacity based on state rate of 8 head per section

**Property Description:** The Big Hollow Ranch contains 160 acres deeded and all the State Lease lands. There is a livestock barn and working corrals located on the deeded land. The River Ranch and Summer Ranch have no building improvements. The remaining 1,280 deeded acres are in the River Ranch and a portion of the Little Colorado River runs through the deeded land.

**Vegetation:** Varies from Plains & Desert Grassland to Montane-Conifer Forest. Trees include Pinion/Juniper in the low elevations and Ponderosa Pine, Fir and Aspen in the higher elevations on the Summer Ranch. The deeded lands are mostly covered in Juniper Woodland with some open grassland. Grasses include; blue grama, sacaton, galleta, rice grass, squirrel tail and needle grass. Browse includes four-wing salt brush, white sage and blue sage.

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**Water:** The Big Hollow Ranch has a well with solar pump, one drinker supplied by a nearby city pipeline and three steel drinkers supplied by Schuster Spring. The River Ranch is supplied by a windmill and the Little Colorado River which runs seasonally. The Summer Ranch water is supplied by numerous springs, seasonal creeks and dirt tanks.

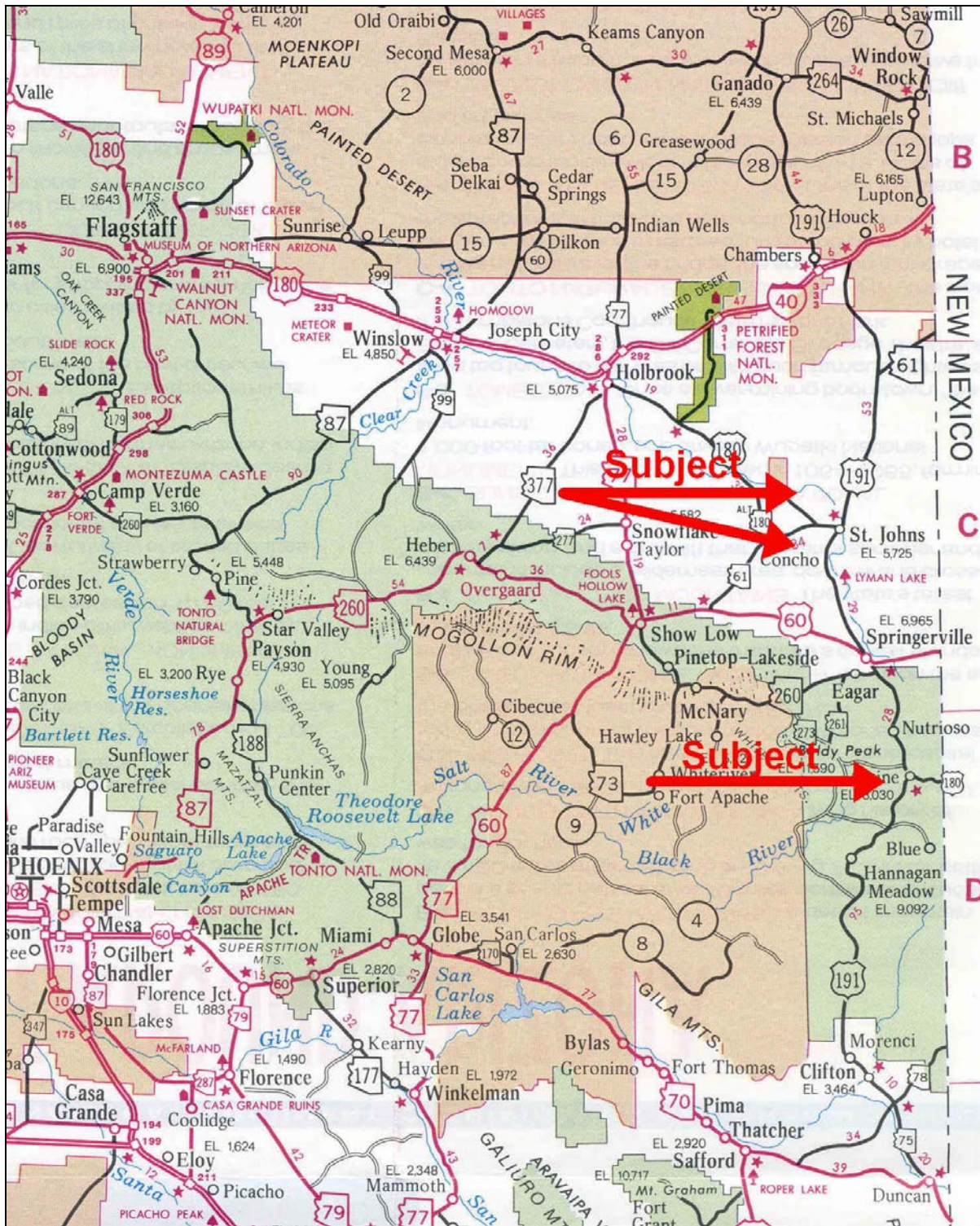
**Utilities:** There are no public utilities available on the ranch. There are telephone and electric lines in the immediate area.

**Taxes:** 2004 Tax Year \$159.16  
2004 State Lease Grazing Fee \$1,399.44  
Federal Grazing Fee \$1.43 per animal unit month

**Price:** \$925,000 – Cash

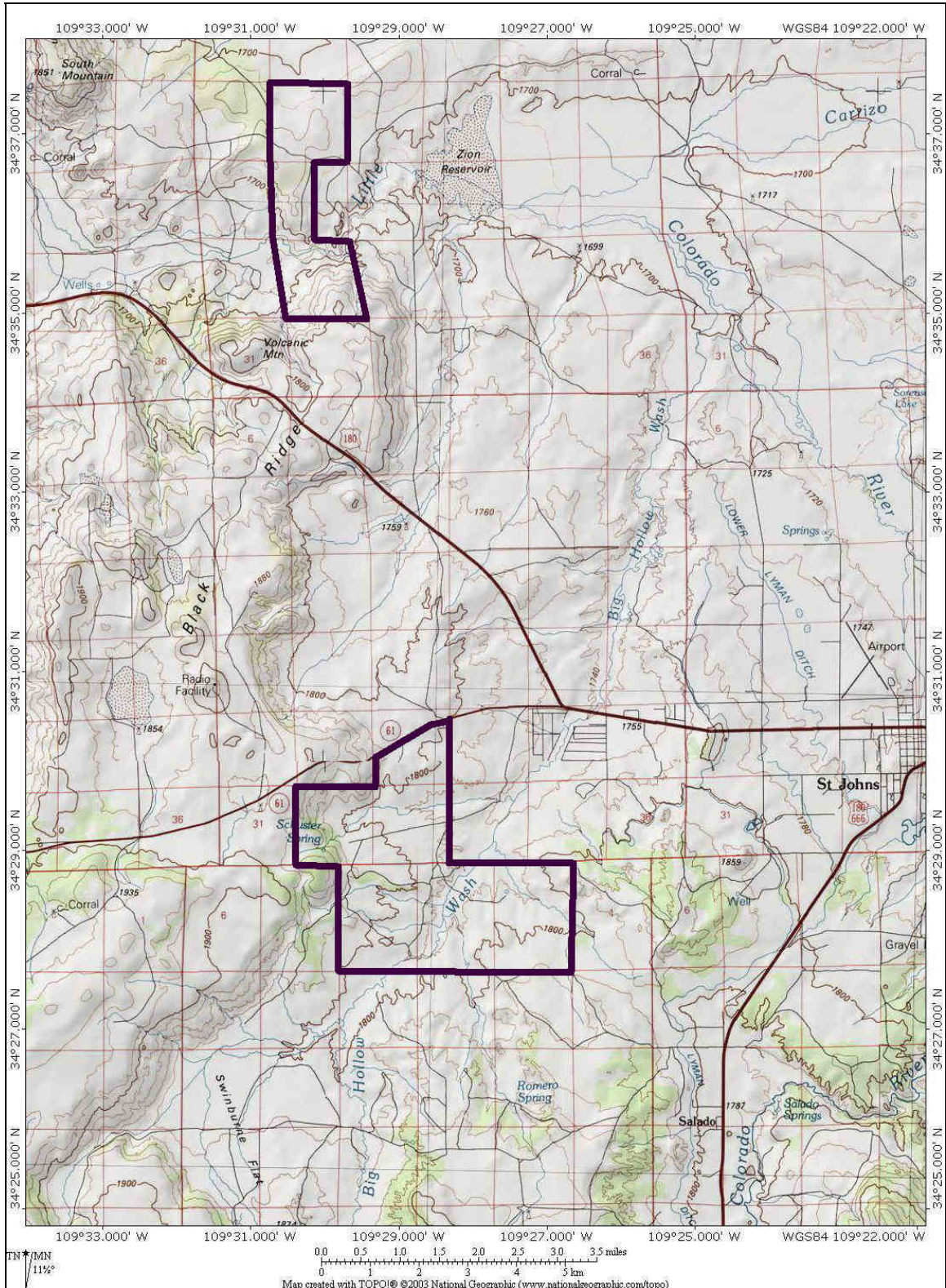
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# Location Map



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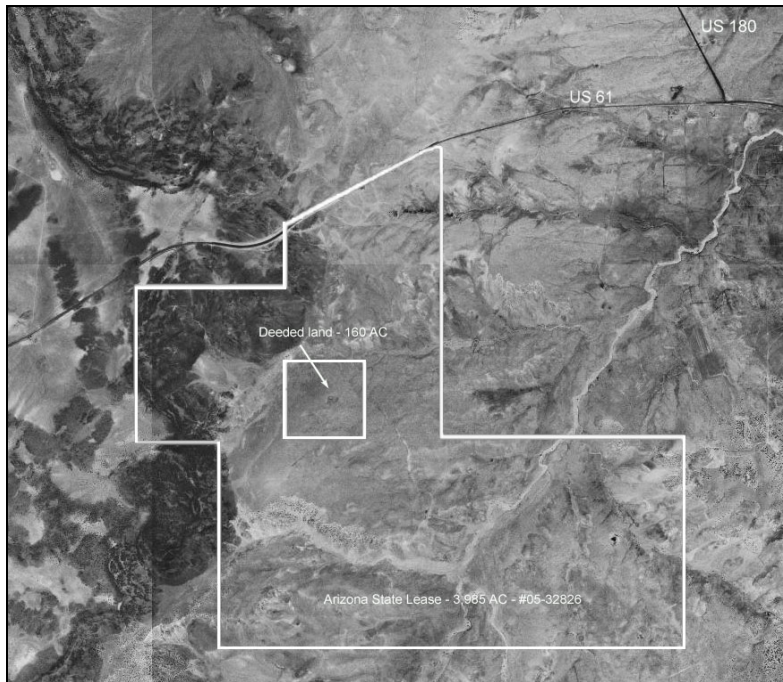
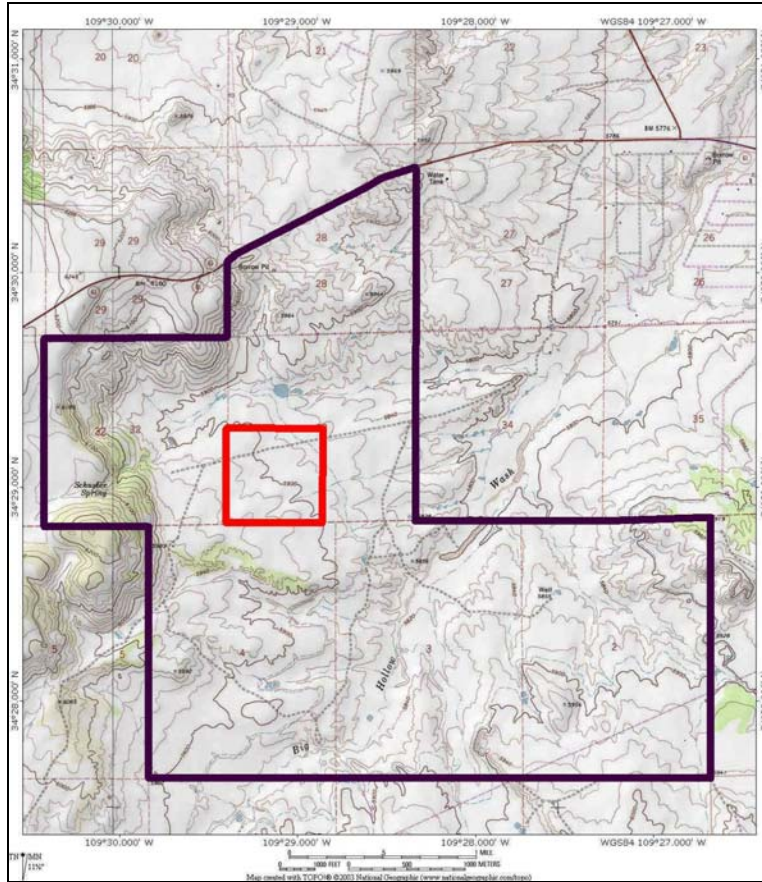
# St. Johns Area Map



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# Big Hollow Ranch - Topographic and Aerial Map

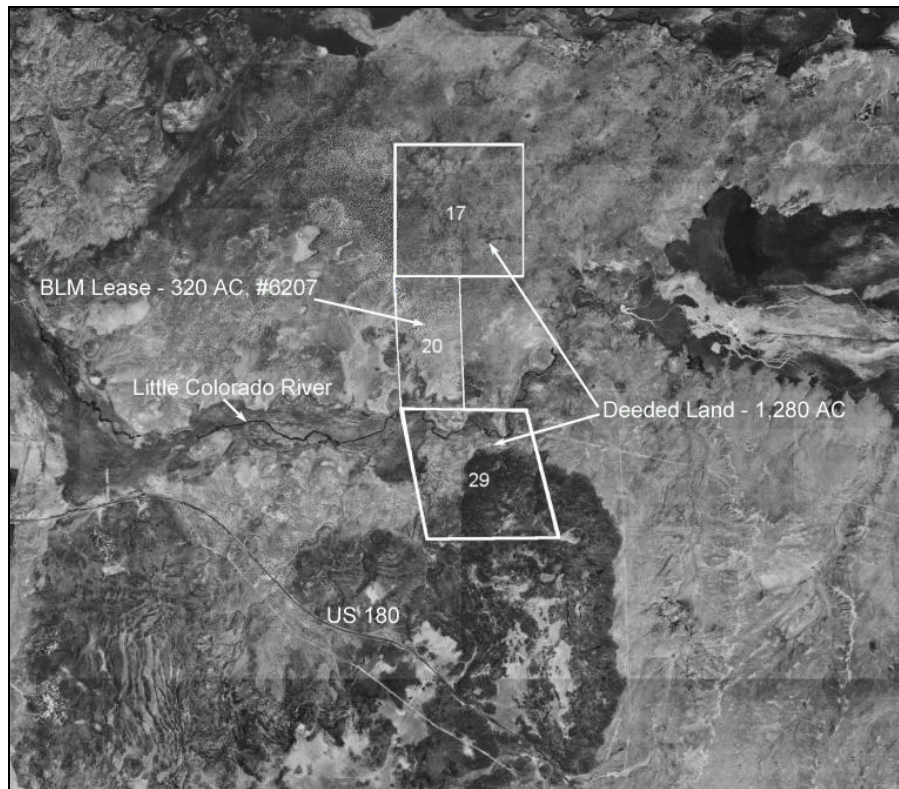
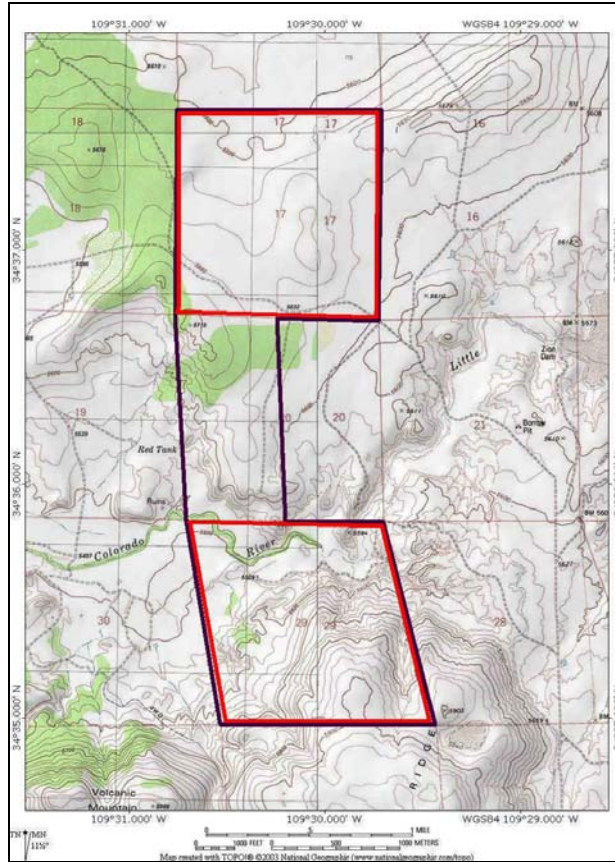
red outline = deeded land



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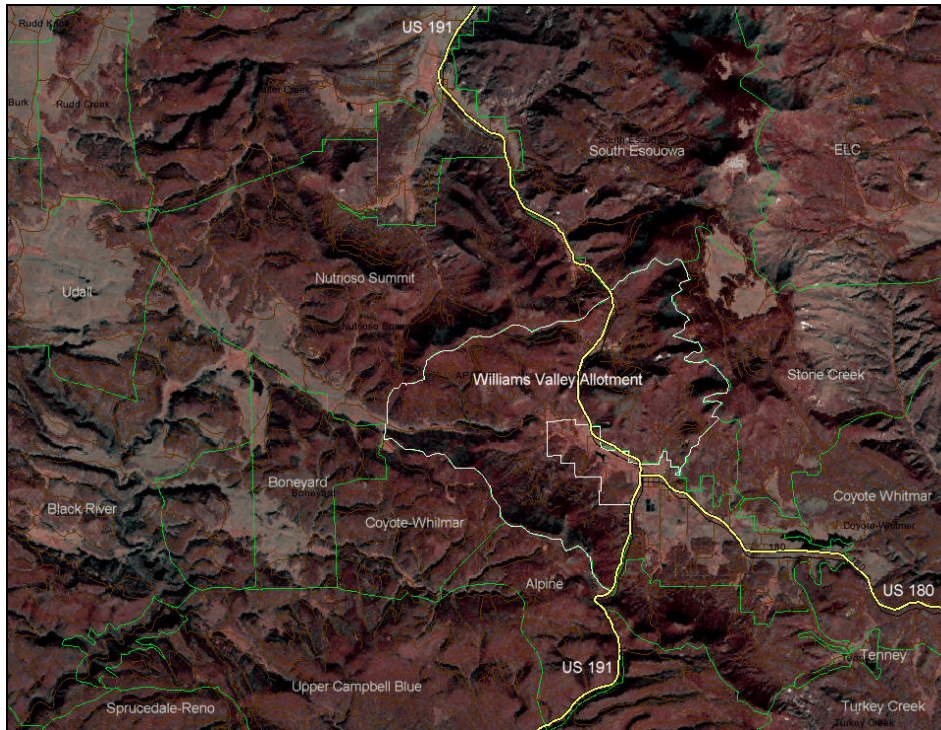
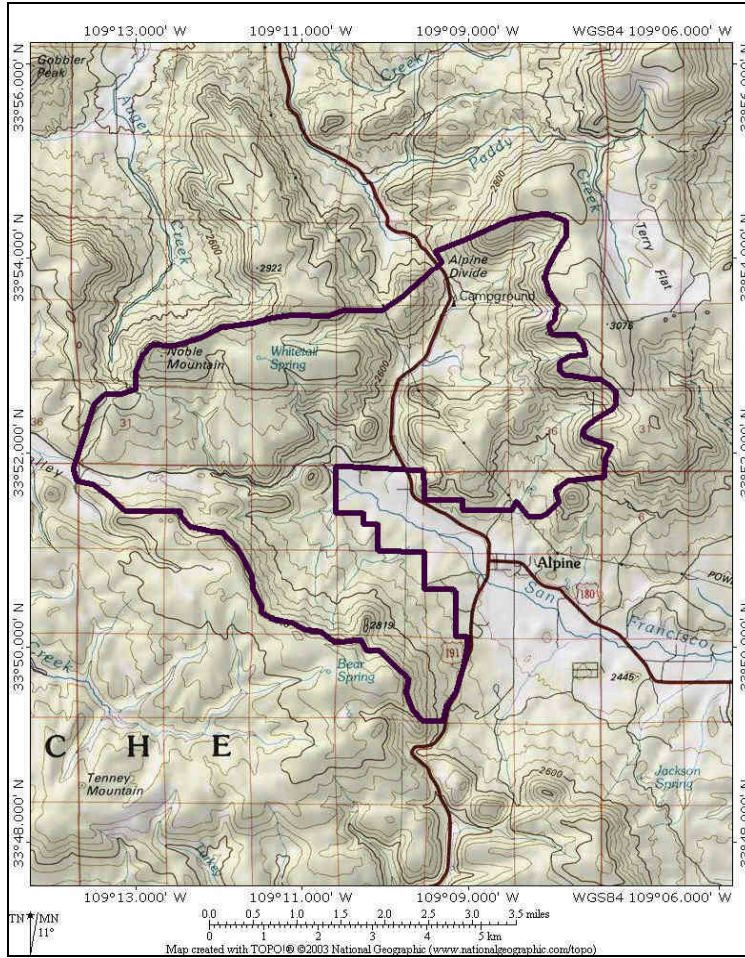
# River Ranch Parcel – Topographic and Aerial Map

red outline = deeded land



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# Summer Ranch Parcel – Topographic and Satellite Maps Williams Valley Allotment of the Apache-Sitgreaves Forest



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**Subject Photos**



Big Hollow Ranch private land with livestock barn.



Shipping Corrals and Highway on Big Hollow Ranch.

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**Subject Photos**



Typical State Lease land on Big Hollow Ranch.



Typical State Lease rangeland on Big Hollow Ranch.

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**Subject Photos**



Typical State Lease rangeland on Big Hollow Ranch.



Deeded land on hillside within the River Ranch.

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**Subject Photos**



Overlooking the Little Colorado River on the River Ranch.



Overlooking the Little Colorado River on the River Ranch.

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