

**Big Sandy Ranch  
Mohave County, Arizona**



Photo [9] – Deeded land on hillside within the River Ranch parcel

*Listed for sale exclusively by:*

**Traegen Knight**

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**Location & Access** The ranch is located in southern Mohave County, in the western portion of Arizona. The ranch is approximately 60 miles south of Kingman and 60 miles northwest of Wickenburg, Arizona. US Highway 93 provides paved access from Kingman or Wickenburg to Signal Road. Signal Road provides 5 miles of gravel access from the highway to the ranch headquarters on the Big Sandy River. The headquarter site is located on the Big Sandy River just above the Burro Creek confluence. The grazing allotment generally lies between the Aubrey Peak Wilderness and the Arrastra Mountain Wilderness with the Big Sandy River running from north to south through the ranch.

**Land Tenure** 937 Acres Deeded  
81,000 Acres Bureau of Land Management Allotment (approximate)  
81,937 Acres Total or 128 Sections

**Legal Description** Township 14 North Range 13 West  
Gila and Salt River Baseline and Meridian  
Section 12: portion thereof  
Section 13: All

Township 13 North Range 13 West  
Gila and Salt River Baseline and Meridian  
Section 3: portion thereof

Mohave County APN's: 102-21-007, 102-59-004 & 102-73-001  
Bureau of Land Management Artillery Allotment

**Property Description** The ranch headquarters is situated along the Big Sandy River just off Signal Road near the northern boundary of the ranch. The building improvements consist of an old, rustic, ranch house approximately 1,200 square feet with 3 bedrooms and one bathroom and a metal sided tack shed. There are three holding pens constructed of wire and wooden post.

There is irrigated and sub-irrigated pasture at the headquarters. Historically the ranch has irrigated up to 300-acres. More recently, 80-acres have been irrigated and currently there are approximately 3-acres in permanent Bermuda Grass pasture. The older fields have grown in with mesquite tress which could be cleared and put back into production.

<b>Water</b>	<p>Irrigation water is supplied by a diversionary right from the Big Sandy River. The water is diverted using a temporary earthen dam into a dirt ditch, then transported to the fields. This is a surface diversionary water right on file with the Arizona Department of Water Resources as #36-19867. Supplemental irrigation water is supplied by a 100 foot deep well with production capability of 700 gallons per minute. The well is not currently in operation.</p> <p>Domestic water is supplied by a private well with an electric submersible pump and pressure tank. Livestock water on the ranch is supplied by the Big Sandy River, 4 windmills, 4 solar wells and 4 earthen tanks.</p>
<b>Carrying Capacity</b>	The capacity as recommended by the Bureau of Land Management is for 140 animal units on a yearlong basis. The annual operating plan may differ from year to year based on annual rainfall and available forage.
<b>Topography</b>	Elevation at the headquarters is 1,550 feet and varies throughout the ranch from 1,300 feet along the Big Sandy River near the southern boundary to 3,500 feet in the McCracken Mountains. Topography is mostly rolling hills with numerous drainage areas, with some steep mountain peaks in the southern portion of the ranch.
<b>Vegetation</b>	Vegetation is primarily tobosa, curly mesquite, galleta, alfileria, indian wheat, squirrel tail, and various grama grasses. Browsers are mesquite, catclaw, jojoba, mountain mahogany, cliffrose, oakbrush, and winterfat.
<b>Utilities</b>	Public electricity is available to the ranch headquarters; telephone is by cell only.
<b>Taxes</b>	<p>2005 Tax Year \$307.44</p> <p>2005 BLM Lease Grazing Fee \$1.79 per animal unit month</p>
<b>Remarks</b>	The ranch is located in an area rich with mining history and encompasses the historic ghost town of Signal, which once had a population near 20,000 people. This is a beautiful, Mohave Desert, working cattle ranch, with 15 miles of the Big Sandy River running through the allotment.
<b>Price</b>	\$1,650,000 – Cash

*Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.*

## Pictures



[1] Big Sandy River near the NE boundary of the ranch



[2] Deeded land along the Big Sandy River



[3] Ranch house



[4] Tack shed



[5] Corrals at headquarters



[6] Typical rangeland on Northern portion of Ranch



[7] Irrigated pasture at headquarters



[8] Abandoned irrigated pastuer

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[10] Baker windmill



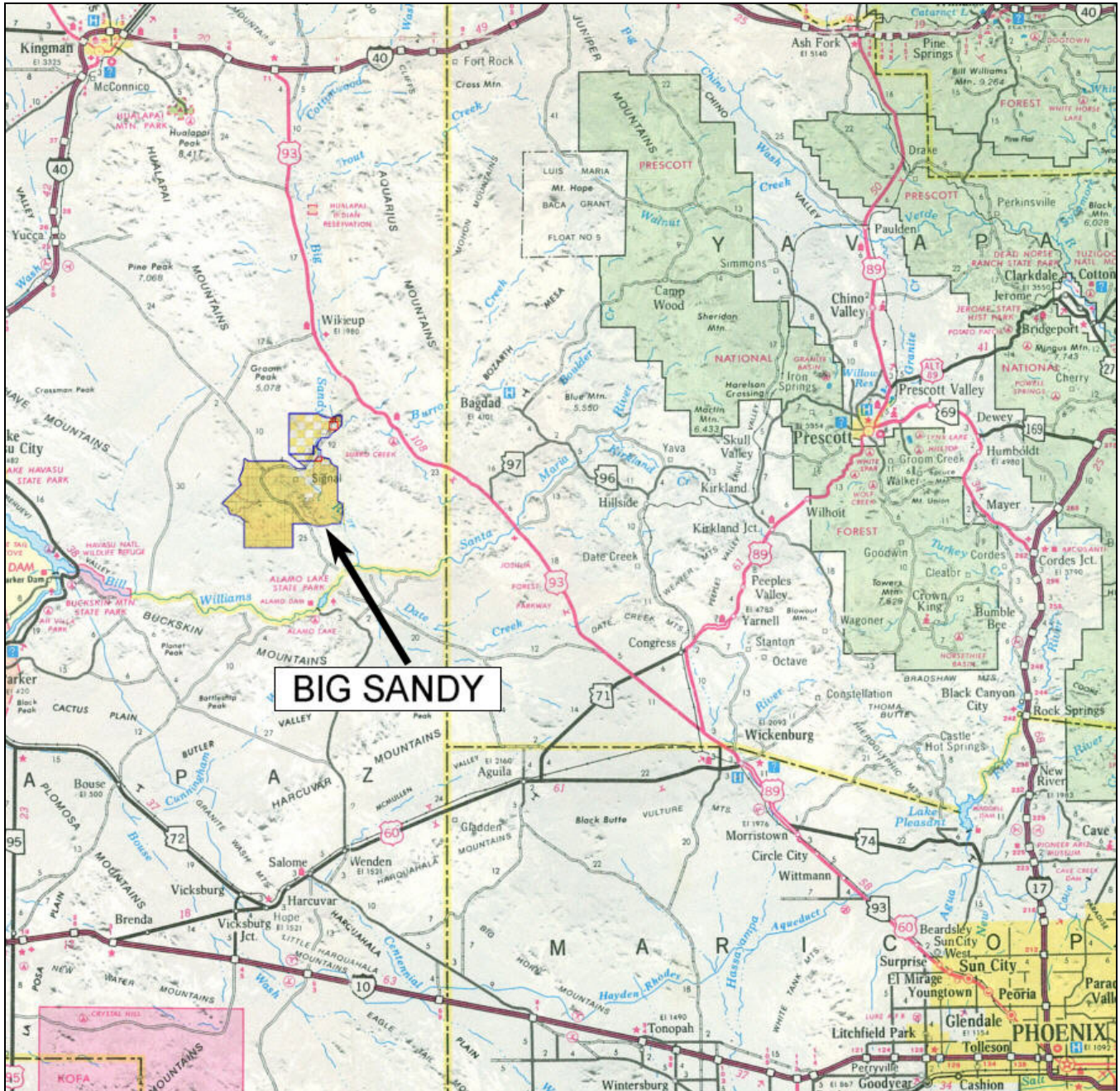
[11] Typical rangeland on Western portion of ranch



[12] Misery windmill

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# State location map



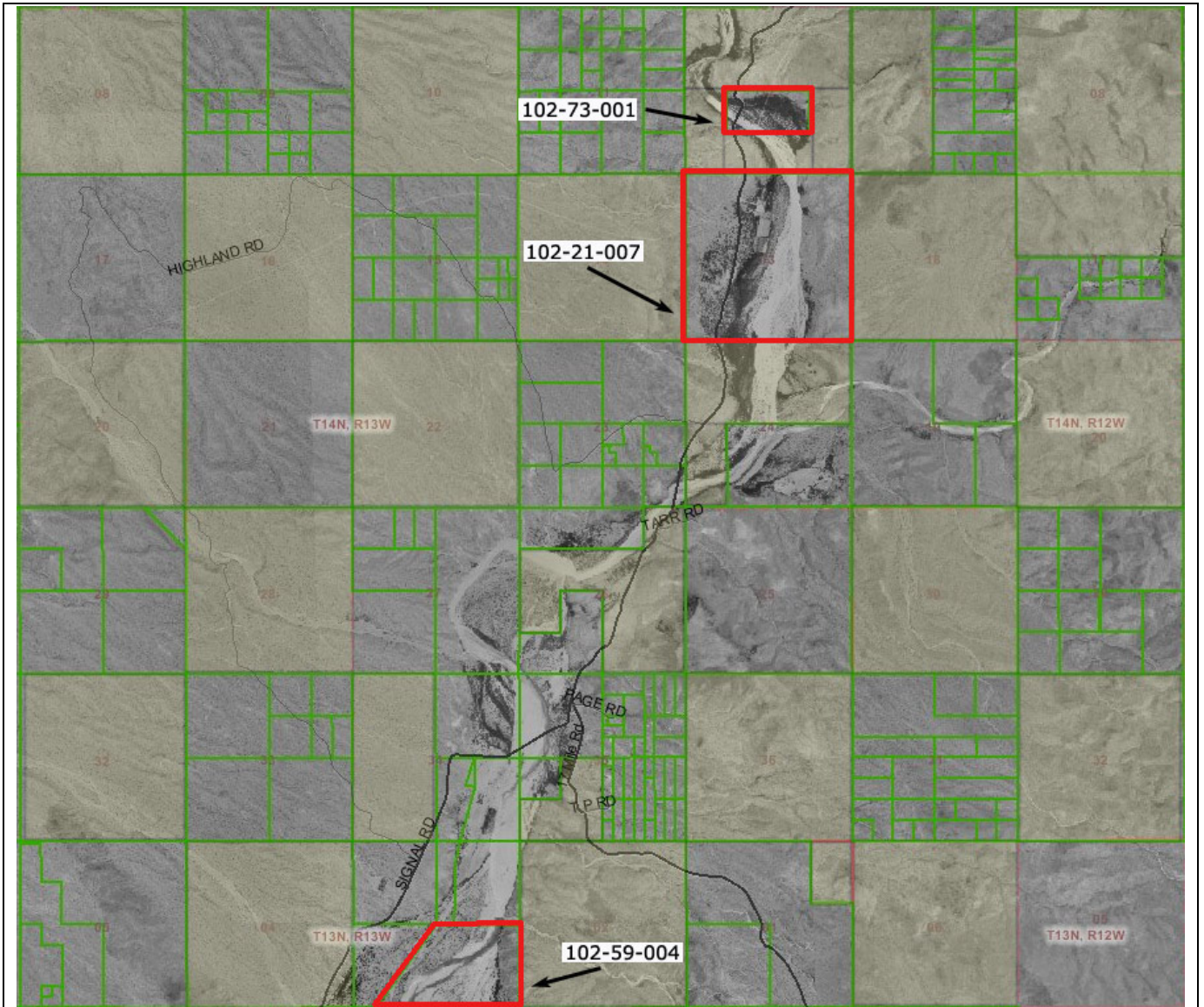
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# Aerial map of the deeded land



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