

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

***BROKEN L BADLANDS RANCH
Apache County, Arizona***



Exclusively Listed By:

**Traegen Knight
Headquarters West, Ltd.
P.O. Box 1980
St. Johns, Arizona 85936
Ph. 928 524-3740
Fx. 928 563-7004**

P. O. BOX 1980 ST. JOHNS, ARIZONA 85936 TELEPHONE 928 524-3740 FAX 928 563-7004

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Broken L Badlands Ranch Apache County, Arizona

- Location and Access: Located 35 miles north of St. Johns, Arizona and approximately 10 miles west of Witch Wells, or the intersection of US 191 & State 61 in eastern Apache County. The north boundary of the ranch is directly adjacent to the Navajo Reservation (New Lands). Access is provided by US 191 to County Road 7230, then west 10 miles to the ranch boundary. There is a locked gate providing access directly off of #7230 into the ranch. Numerous private dirt ranch roads provide access throughout the interior of the ranch.
- Property Description: Broken Badlands Ranch is approximately 3-4 miles from north to south and five miles from east to west. The ranch is in a checkerboard fashion with alternating private and state/federal lease lands. There is nearly 5.5 sections Arizona State lease, 2.5 sections BLM lease and 6 sections open range grazing in addition to the 1,760 deeded acres owned. The ranch is very well improved for livestock use. There are four wells equipped with solar pumps each with newer poly storage tanks and numerous drinkers. Two of the wells supply nearly five miles of pipeline. There is a large dirt tank near the center of the ranch for additional water. The ranch is fenced and cross fenced into three main pastures and two smaller holding traps. The fencing is in new or newly repaired condition. There are three range corrals located on the property where cattle can be gathered for doctoring, branding or loading.
- Carrying Capacity:
- | |
|--------------------------------------|
| 19.25 animal units deeded |
| 43.75 animal units state lease |
| 14.00 animal units BLM lease |
| <u>43.50</u> animal units open range |
| 120.50 animal units yearlong* |
- *Carrying Capacity is based on the State and BLM recommended stocking rate of 7 animal units per section.
- Land Tenure:
- | |
|-----------------------------------|
| 1,760 acres deeded |
| 4,001 acres state lease |
| 1,300 acres BLM lease |
| <u>3,979</u> acres open range |
| 11,040 acres total or 17 sections |
- Legal Description: Deeded
Township 18 North, Range 27 East
Sections 21, 23, 25, 33 & 35: portions thereof
Gila and Salt River Base Line & Meridian
Township 18 North, Range 28 East
Section 30: NW1/4
Gila and Salt River Base Line & Meridian

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Property Taxes for 2012

APN	Acres	Full Cash Value	Taxes	Paid
206-04-182B	63.75	\$408.00		
206-45-001	157.41	\$5,316.00	\$72.30	Yes
206-05-121	20.00	\$128.00	\$1.66	Yes
206-05-001	79.32	\$15,467.00	\$6.88	Yes
206-02-004	480.00	\$3,072.00	\$41.86	Yes
206-02-003B	640.00	\$4,096.00	\$55.70	Yes
206-02-003A	320.00	\$2,048.00	\$27.94	Yes
Total	1,760.48	\$30,535.00	\$206.34	

Grazing Fees:

Federal rate is \$1.35 per animal unit month for the year 2013
State rate is \$2.60 per animal unit month for the year 2013

Utilities:

There are no public utilities available to the ranch or in the area. Cellular service is available on the ranch.

Water:

Livestock water is provided by four wells each equipped with solar submersible pumps producing between 1.5 to 2.5 gallons per minute. Each well is equipped with new poly storage tanks with total storage capacity over 100,000 gallons in seven different locations. There are nearly five miles of pipeline with numerous livestock and wildlife drinkers scattered throughout the ranch.

Price:

\$700,000 – Cash

Contact:

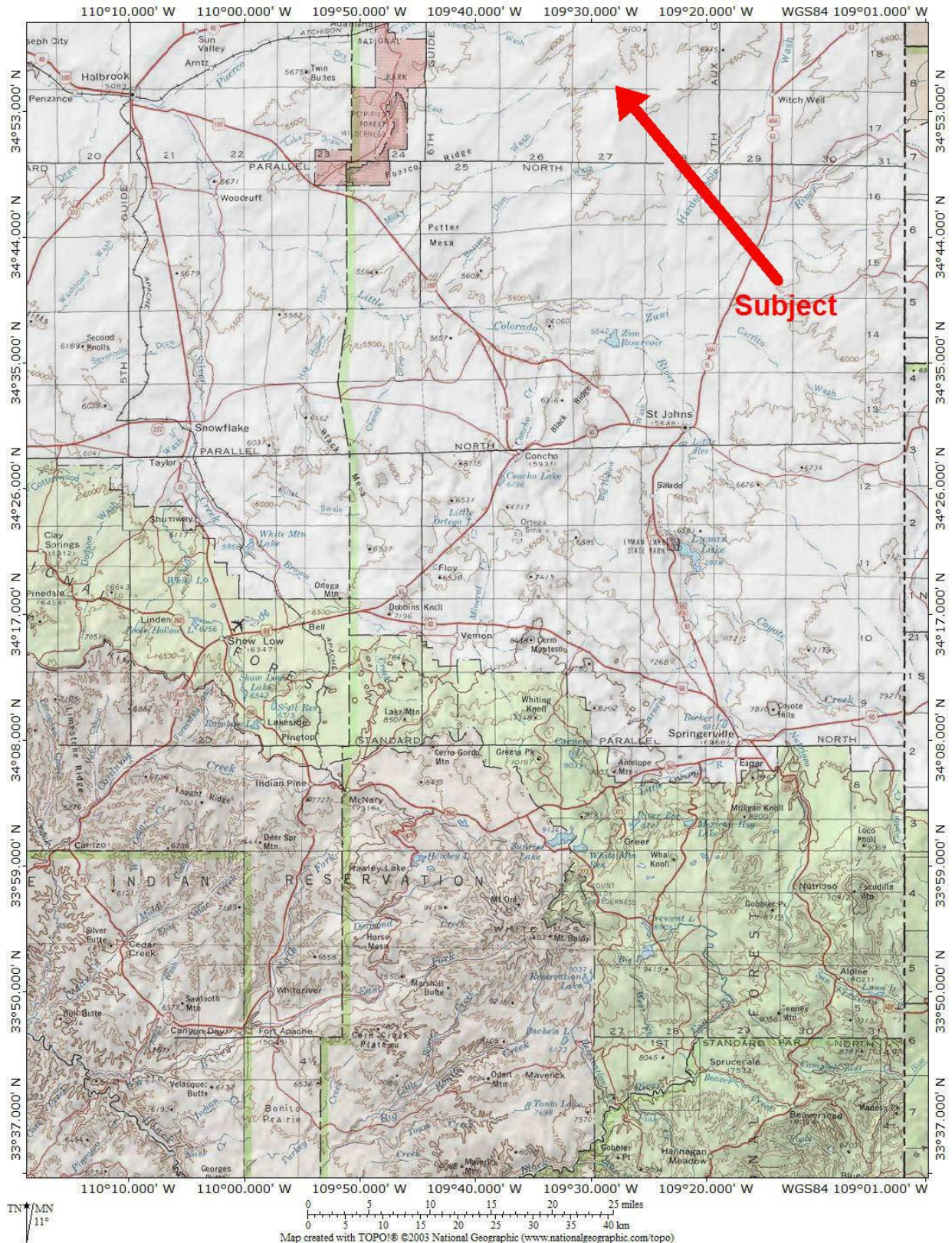
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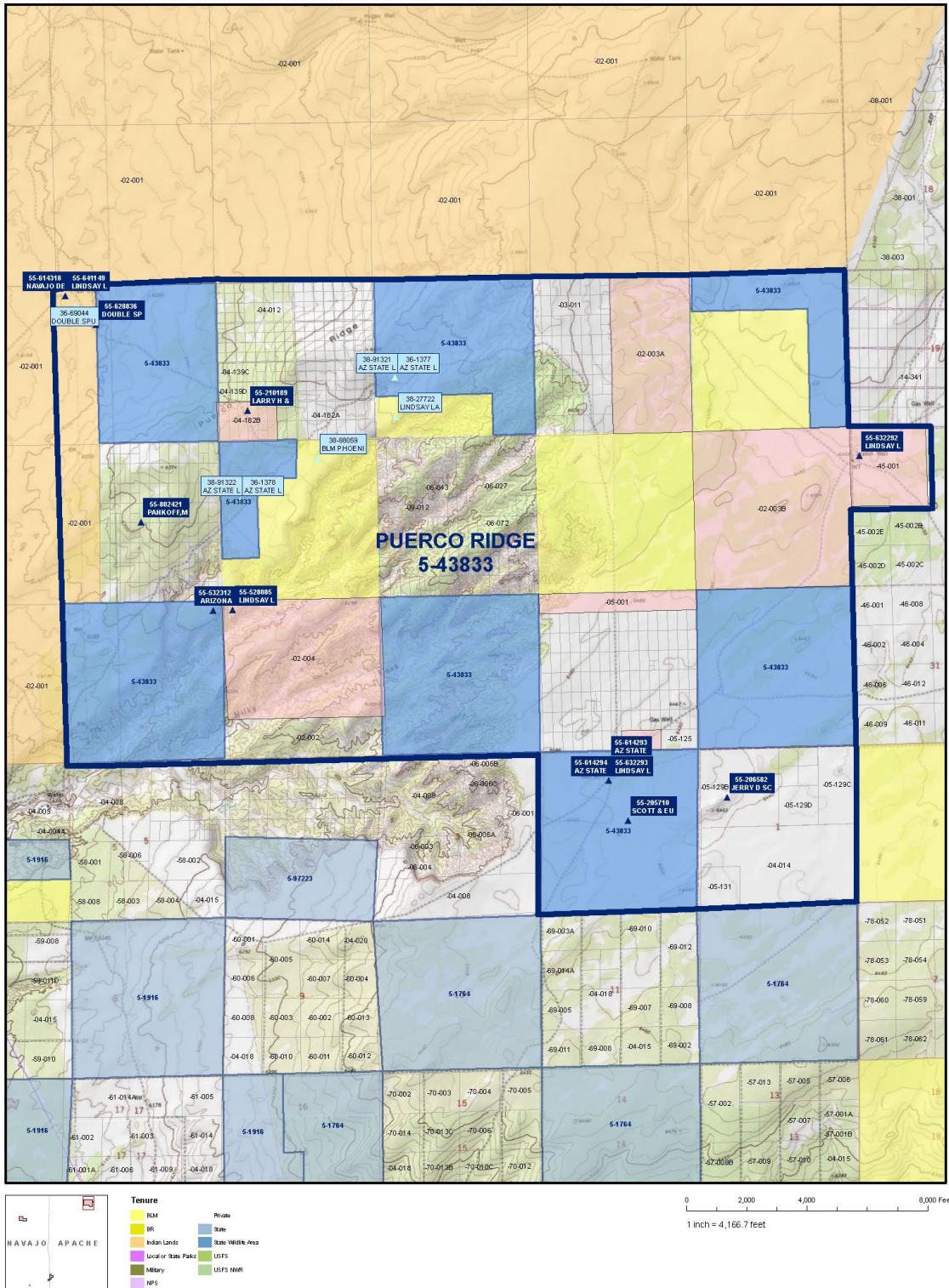


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Physical Features Map

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Typical rangeland



Typical rangeland

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Livestock well with solar pump & storage tank



Livestock well with solar pump & storage tank

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Livestock well with solar pump & storage tank



Storage tanks on the pipeline

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Livestock well with solar pump & storage tank



Range corral with drinker

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Range drinker from pipeline



Dirt tank.

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Range corral with drinker



Range corral with drinker

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