

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Dark Canyon Ranch - Santa Cruz County, Arizona



Offered for sale exclusively by:

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*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.*

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## Dark Canyon Ranch - Santa Cruz County, Arizona

### Dark Canyon Ranch

The Dark Canyon Ranch lies south of Sonoita Arizona, in Santa Cruz County. Basically, it is situated south of Sonoita, at the northern end of the Canelo Hills.

### Size

5 acres deeded, approximately

4,200 acres, approximately USFS Grazing Lease, a portion of the Crittenden Allotment #314

### Carrying capacity

The carrying capacity of the USFS lease is currently rated at 50 head of cattle yearlong.

### Water

The Ranch is well watered with one well, one 25,000 storage tank, one 2500 gallon storage tank, supplied by a pipeline system, to numerous drinkers. There is also numerous springs, and dirt tanks. The owner has a verbal agreement with the neighbor for the use of an additional well when needed.

### Forage and Precipitation

A wide variety of vegetation can be found on the Dark Canyon Ranch, Numerous perennial grasses including blue gramma, sideoats gramma, hairy gramma, sprucetop gramma, curly mesquite, plains love grass and others can be found in abundance on the ranch. Annual grasses are present, but are less abundant than perennials. Browse species include mountain mahogany, cliff rose, and oak brush. Oak trees, juniper trees, and mesquite trees thrive on the hillsides.

The Ranch is located in an area of Arizona that has an average rainfall of 18 inches, mostly falling during monsoon season beginning late June-September.

### Remarks

The Dark Canyon Ranch has been well managed and is in good condition, consistently heavy shipping weights on calves reflects the quality of its range and the current management. Not many Ranches in the Sonoita area come available for purchase.

### Disclosure

**In order to purchase the Dark Canyon Ranch, Buyer must own or purchase an additional 35 acres to conform to the Coronado Forests requirement for 40 acres of commincurary property.**

### Price

\$300,000.00

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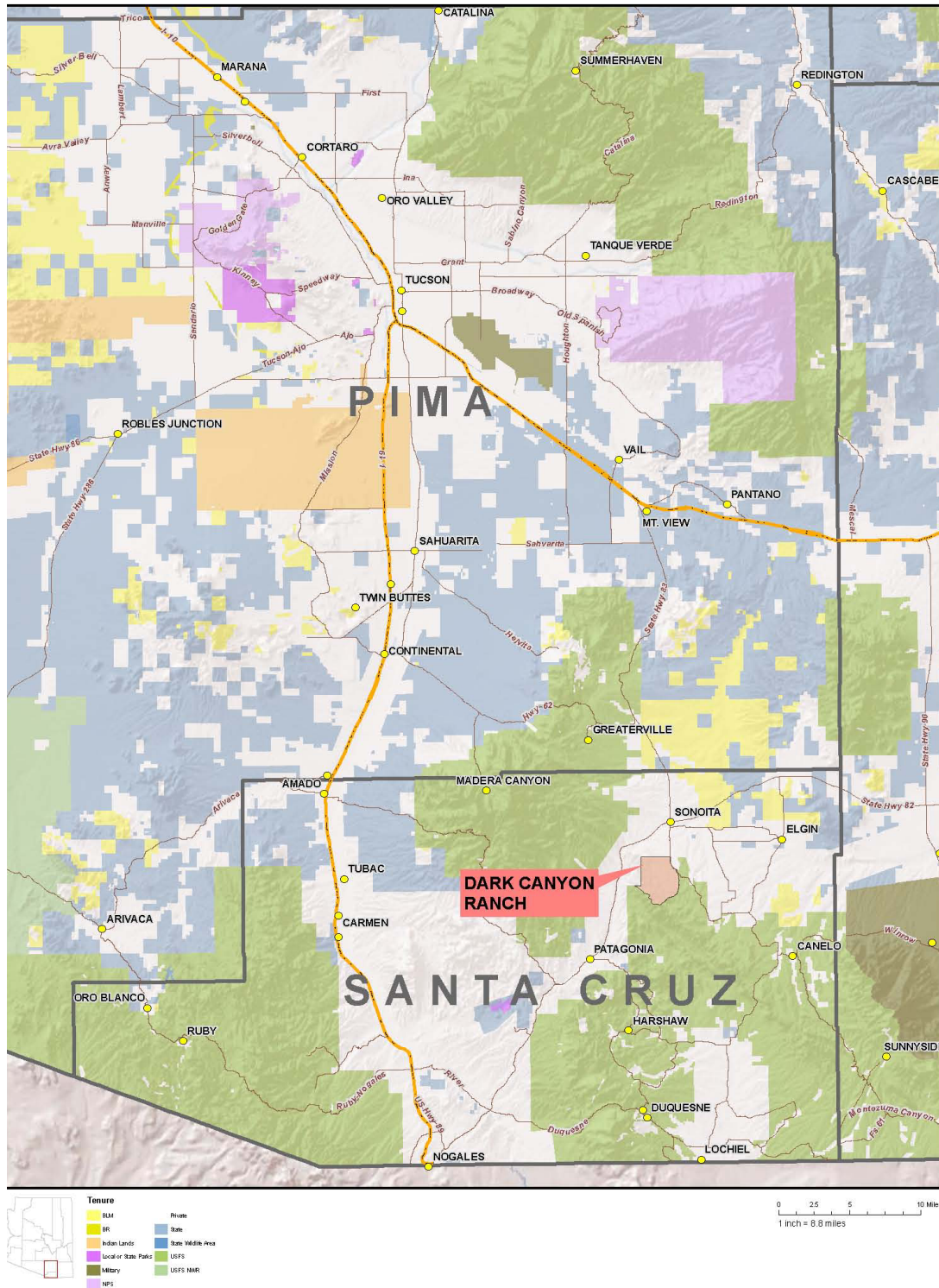


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**Dark Canyon Ranch - Santa Cruz County, Arizona**

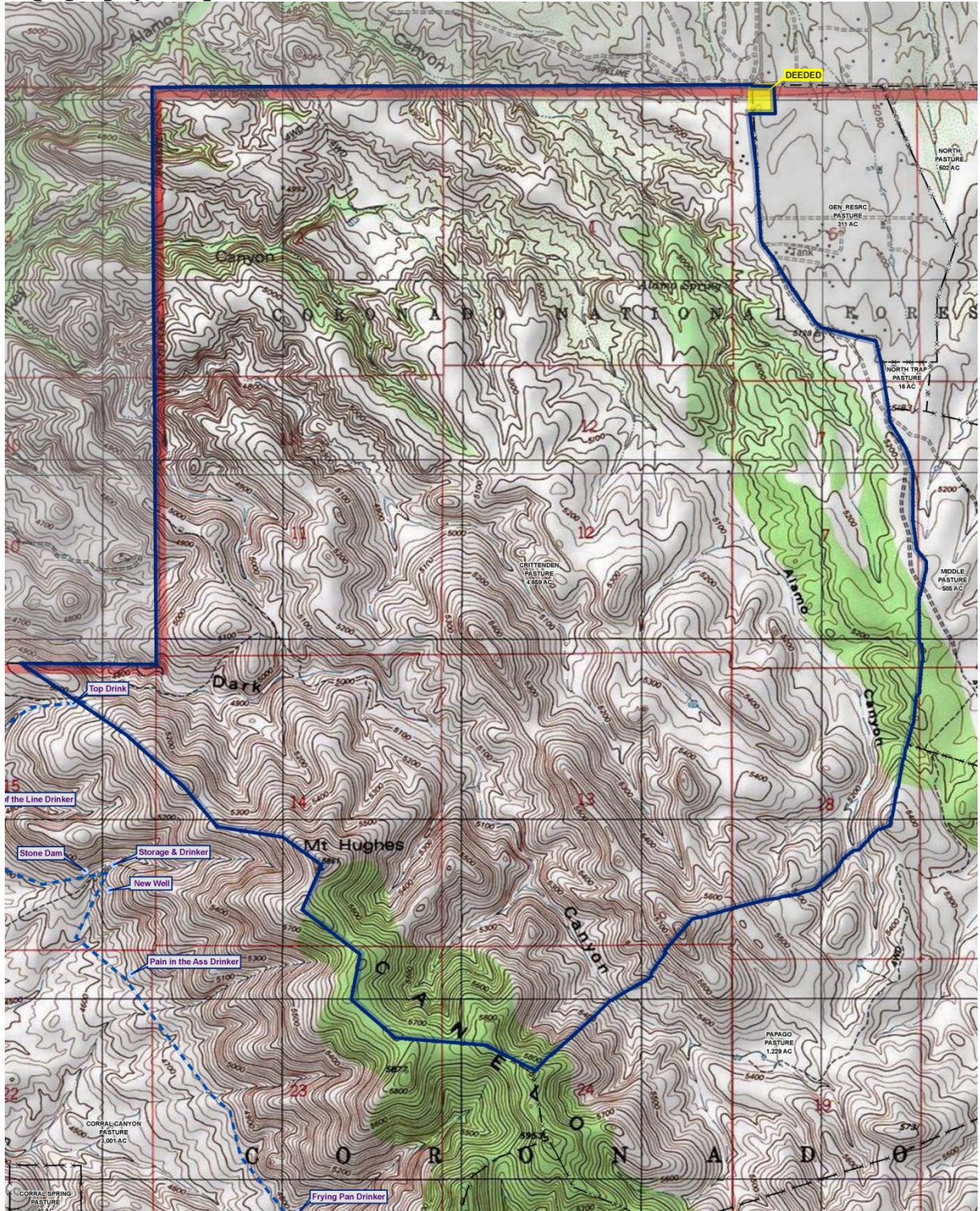
**Location Map**



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**Dark Canyon Ranch - Santa Cruz County, Arizona**

**Topography Map**



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