



HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Calhoun Ranch - La Paz County, Arizona



Offered for sale exclusively by:

Con Englehorn

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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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Located in La Paz County in western Arizona at Vicksburg, 100 miles west of Phoenix and 40 miles south of Parker, the La Paz County Seat. It is accessible from State Highway 72, 8 miles north of Vicksburg via McVey Road / 68½ Street.

General Description

The Calhoun Ranch lies on the eastern edge of the Ranegras Plain on the west side of the Grand Wash Mountains. The Grand Wash Mountains form the eastern boundary of the Ranch and the Central Arizona Project Canal and Highway 72 the western boundary. Topography is flat on the western side sloping into the foothills and the mountains on the eastern side. Elevation varies from 400 feet on the western boundary to 1,200 feet on Salome Peak on the eastern boundary.

Land Tenure

Tenure	Acres
Arizona State Grazing Lease	2,382
BLM	40,000±
Total	42,382±

Carrying Capacity

Tenure	AU
Arizona State Grazing Lease	16
BLM	200
Total	216

Water

Water is provided by one well with a pump jack and two pumps on the Central Arizona Project canal. Metal storage tanks at each water.

Improvements

Working corral with loading chute and water lot at the well.

Grazing Fees

BLM 2019 rate is \$1.35 per AUM.

State 2019 rate is \$2.76 per AUM

Price

Reduced to \$385,000 from \$400,000

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Photographs



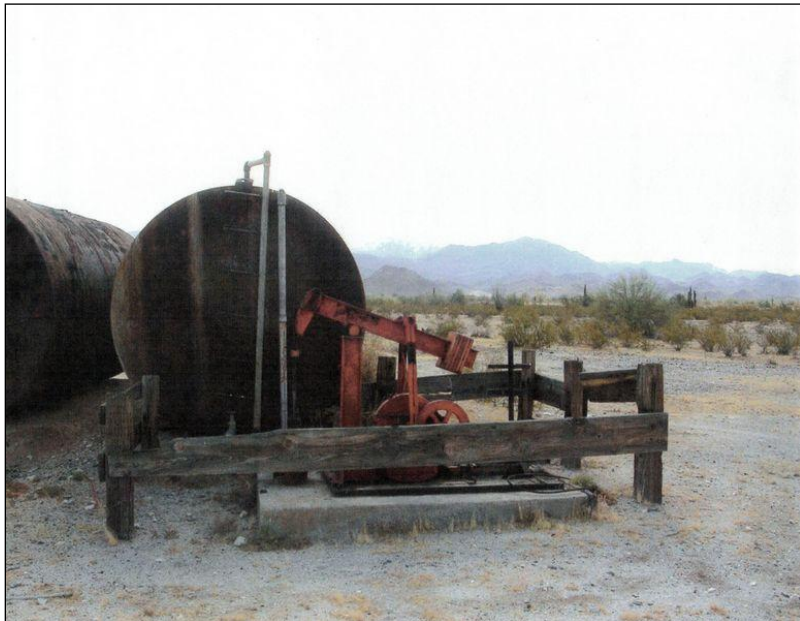
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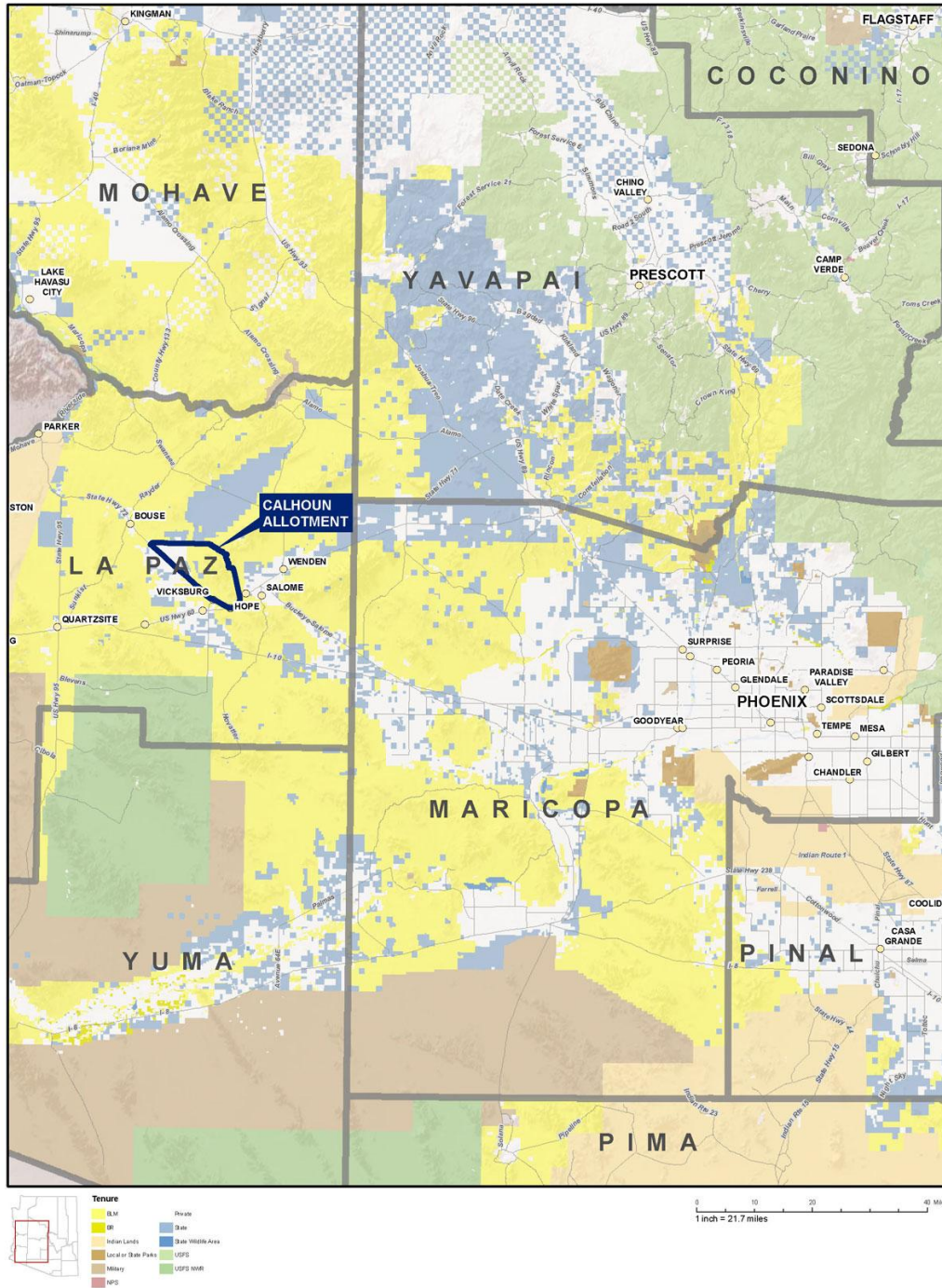
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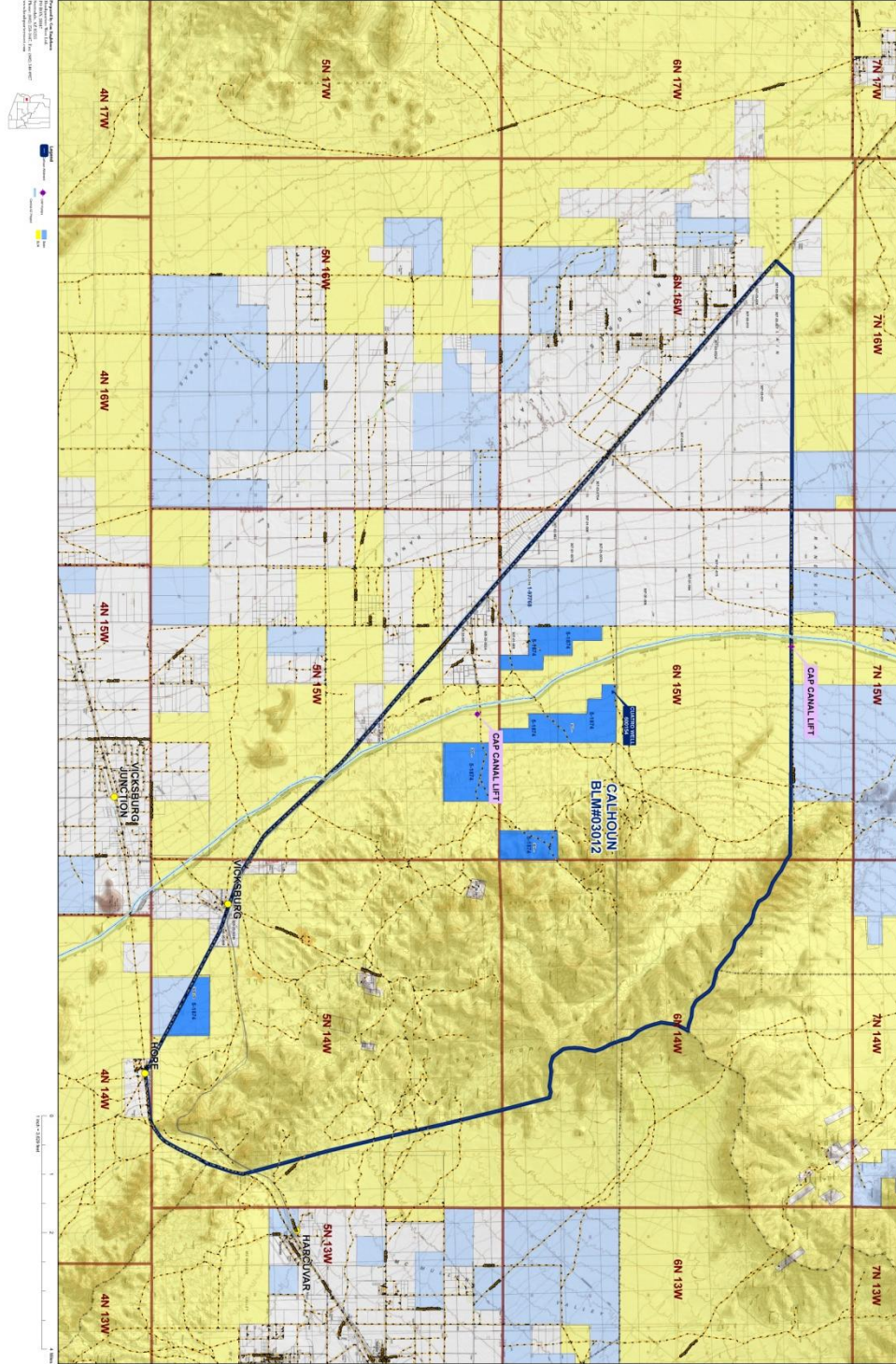
Location Map



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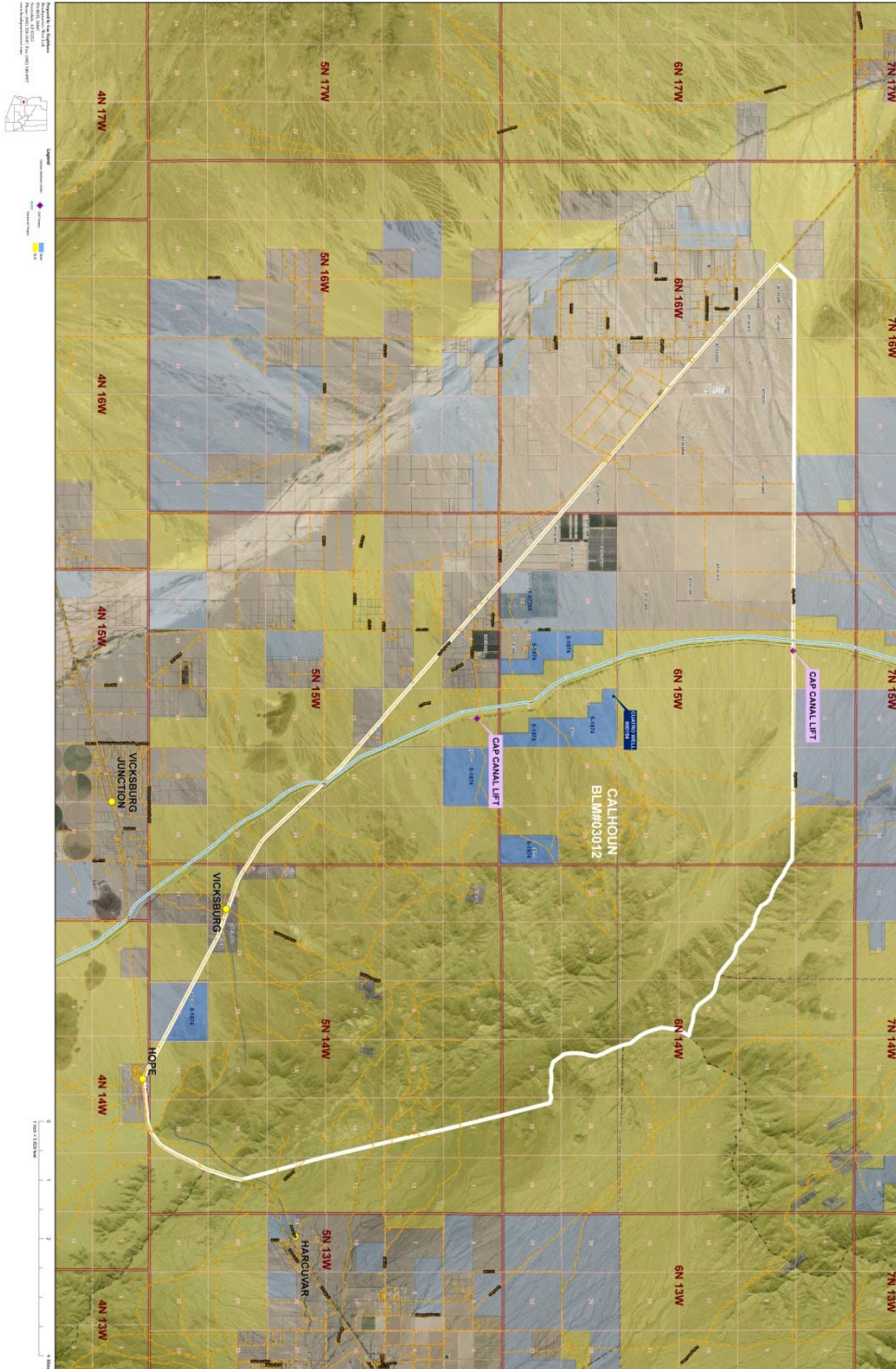
Topography/Tenure Map



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Aerial Map



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