

# HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

*Offered For Sale*

**CHILCOTT 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**

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## Chilcott Ranch Apache County, Arizona

**Location & Access:** The ranch is located in west central Apache County approximately 20 miles east of Show Low and 15 miles west of St. Johns, Arizona and immediately west of Concho Valley. State Highway 61 runs through the ranch from west to east with approximately two thirds of the ranch north of the highway and one third south of the highway. The majority of the deeded land is contained in three primary blocks; 170 acres is located at the southeastern corner of the ranch along Mineral Creek, 54 acres is located at the "Old English Place" and contains a windmill/drinker and 38 acres is located at "Round Valley Well" in the Little Round Valley and contains a windmill/drinker. There are numerous county, private and ranch roads providing vehicle access throughout the ranch.

**Land Tenure:** 288 Acres Deeded  
18,666 Acres State Lease  
320 Acres BLM Lease  
25,000 Acres Open Range Grazing (approximate)  
44,274 Acres Total or 69 Sections

Arizona State Lease #05-223  
Bureau of Land Management Lease #6028

**Taxes and Fees:** Property taxes are \$1,018 per year, AZ State Lease fees are \$2.40/AUM and BLM fees are \$1.35/AUM.

**Legal Description:** The ranch is located in Townships 11, 12 & 13 North Range 24 & 25 East, Gila and Salt River Baseline and Meridian with the deeded parcels scattered throughout the ranch located at the primary watering locations. The state lease lands are contained primarily in a checker-board pattern with the open range, subdivision grazing lands.

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Apache County Assessor parcel numbers and acreage:

APN	Acres
106-36-002	95.00
107-14-001F	54.42
107-14-001L	3.13
107-14-001N	74.92
107-64-100	0.90
107-64-101	1.03
107-67-102	2.33
201-08-008C	1.97
201-08-008D	2.07
201-60-077	38.96
201-74-098	6.22
201-74-099	5.98
201-08-009A	1.93
<b>Total</b>	<b>288.86</b>

Carrying Capacity:

4 animal units deeded\*  
262 animal units state lease  
5 animal units BLM lease  
329 animal units open range grazing\*  
600 animal units total yearlong

\*deeded and open range grazing capacities are based on the State recommended stocking rate of 9 head per section.

Property Description:

The ranch is contained in one primary block being 14 miles from north to south and 7 miles from east to west at the widest points. The ranch is more or less rectangle with State Highway 61 crossing through the central portion from west to east. Range improvements are typical with perimeter fencing and interior cross-fencing into four primary pastures. There are no building improvements on the ranch and no permanent shipping corrals.

Elevation ranges from 5,700' in Mail Station Draw near the north boundary to 7,000' near the south boundary on top of Smooth Knoll. Vegetation is Plains & Desert Grassland with Pinion/Juniper woodlands intermixed. Rainfall averages 17.2" per year at Show Low and 11.2" per year at St. Johns.

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- Area Description:** The ranch is located in eastern Arizona on the north facing slope of the Mogollon Rim 20 miles northeast of the Show Low/Pinetop area and just north of the Apache-Sitgreaves National Forest containing the White Mountains of Arizona. The Show Low area and the Apache-Sitgreaves National Forest is known for its many large ponderosa pines, large herds of elk and close proximity to numerous streams and lakes for trout fishing. The mountains are popular for many outdoor activities such as hiking, hunting, biking and camping. Also nearby is the Sunrise Ski Area on the White Mountain Apache Indian Reservation located less than an hours drive to the south. Sunrise has three downhill ski mountains with trails for all levels of experience. Honda Resort and Casino is also located on the Apache Indian Reservation just outside Pinetop approximately a 30 minute drive from the ranch. Honda Resort and Casino has a full casino, resort hotel, dining, entertainment and conference center.
- Water:** Livestock water is provided by eight wells, 19 stock ponds, one spring and Mineral Creek. Mineral Creek is a seasonal creek and typically only runs during the rainy season and during the spring from the winter snow runoff.
- Soils:** Rudd association: Well drained, shallow and very shallow, undulating gravelly loams and very stony loams formed in residuum from basalt. Moenkopie-Sandstone rock land association: Well-drained, shallow and very shallow, nearly level to moderately sloping loamy sands formed in residuum from sandstone, and sandstone rock outcrops. Tours-Jocity association: Well-drained, deep, nearly level to gently sloping clay loams and sandy clay loams formed in alluvium.
- Flood Zone:** Zone C, areas of minimal flood hazard except natural drainage areas which are Zone A, areas of 100-year flood hazard.
- Price:** \$900,000 – Cash

**Contact:**

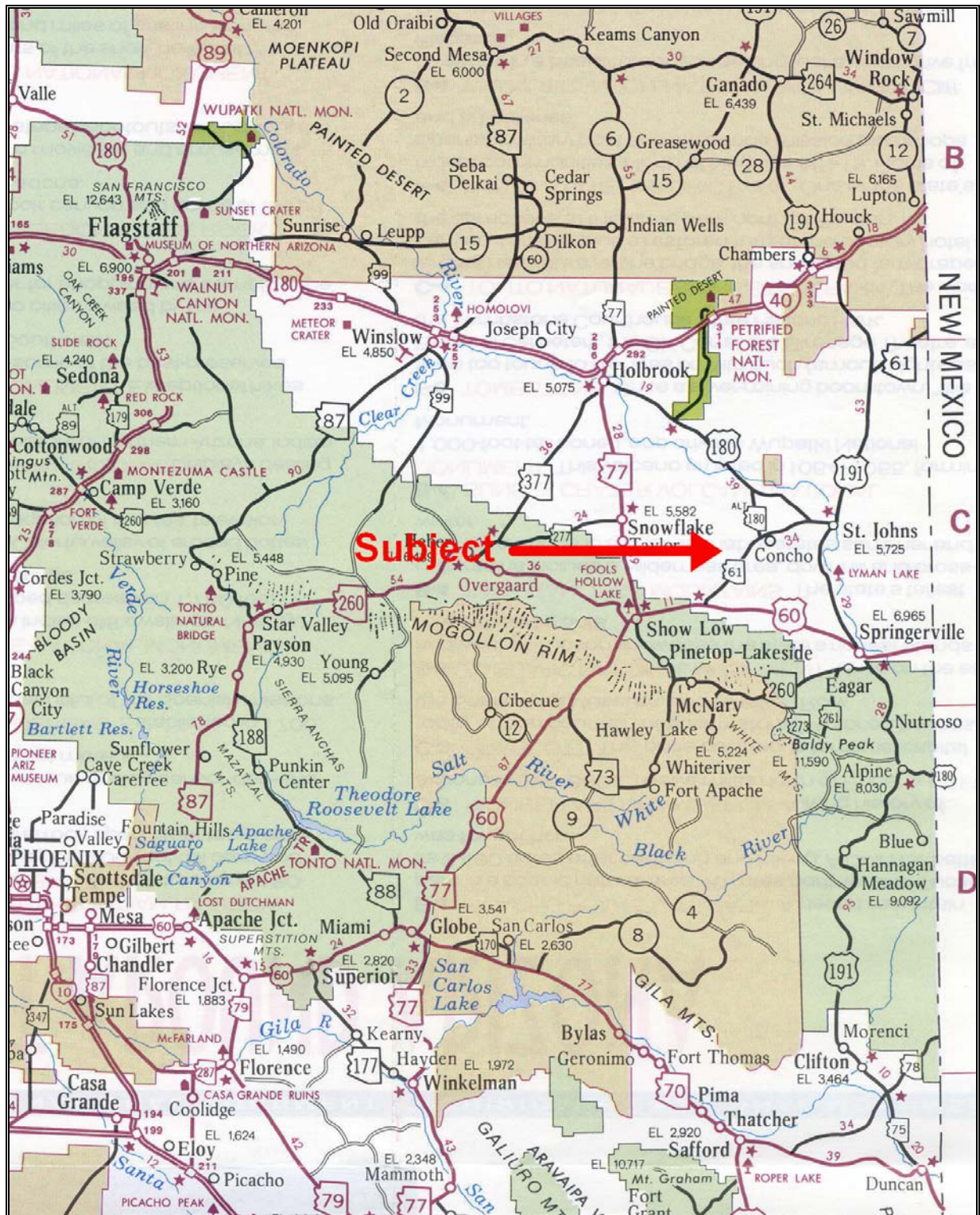
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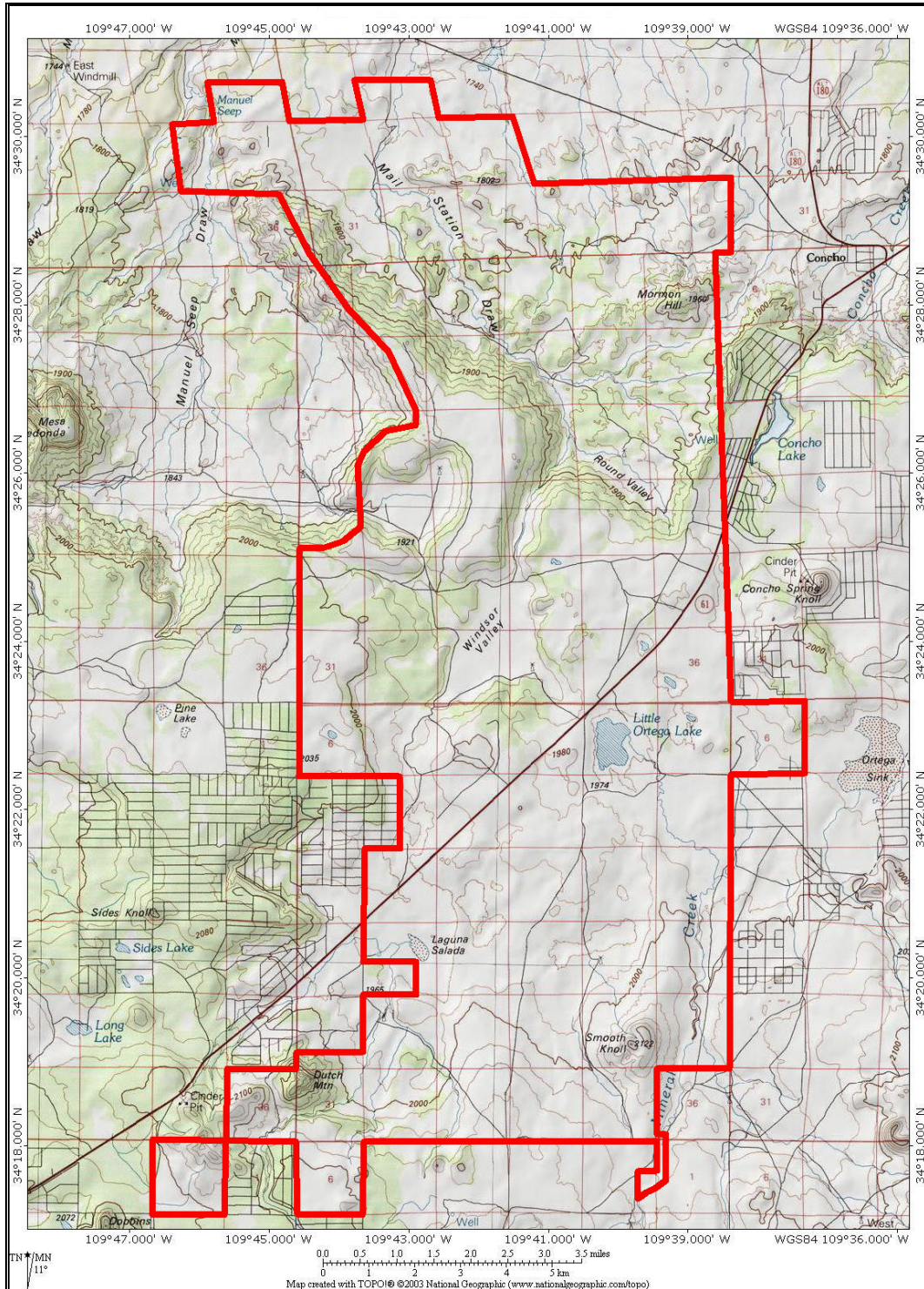
State Location Map

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Physical Features Map

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View looking south from highway 61.



View looking north over Round Valley.

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Round Valley well.



Overview looking west with dirt tank in distance.

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Dirt tank.



Typical rangeland.

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Northern portion of the ranch looking from Mormon Hill.



Dirt tank.

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Mail Station Draw near the north boundary.



Typical rangeland.

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Windmill in the central part of the ranch.

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