

Cross F & Diamond Ranches Sunflower, Maricopa County, AZ



Offered for sale exclusively by:

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LOCATION & ACCESS

The ranch is situated in between Mesa and Payson at Sunflower in the Mazatzal Mountains of northeastern Maricopa County. SR 87 (Beeline Highway) bisects the ranch and the deeded land has paved road access on the old highway alignment (aka Old SR 87, FR 627 & Sycamore Rd). From the headquarters downtown Phoenix is 64 miles and Payson is 30 miles. The headquarters is about three miles west of SR 87 from the "Sycamore Creek" exit near Mile Marker 222, the 10.966 acres is about 1.5 miles from SR 87 from the "Sunflower" exit near Mile Marker 218.

DESCRIPTION

The ranch consists of the leasehold interest in the Cross F Allotment and the Diamond allotment on the Tonto National Forest along with the base/commensurate deeded property consisting of 151.19 acres. It is roughly nine miles east to west and thirteen miles north to south at the widest points with overall elevations from 2,200' on the southwest end to 7,100' on the west end of the ranch on top of Mt. Ord. Vegetation is very diverse with lower desert with mesquite and saguaros, pinon/juniper and ponderosa pine, the ranch has a strong mix of chaparral and browse with intermixed grasslands throughout.



Drinker on a pipeline near Mt. Ord, fence is allotment boundary between the Cross F and Diamond.

The Cross F headquarters is 140.22 acres that is completely surrounded by Tonto National Forest. Paved Old SR 87 as well as Sycamore Creek bisect the headquarters, elevations are 3,600' to 4,000'. Vegetation is large Sycamore trees lining Sycamore Creek, there is about 14± acres in five non-contiguous fields of dry land pasture. Improvements consist of two single family homes, a barn various outbuildings and a good set of steel corrals. A solar and diesel generator facility provide electricity for the buildings, there is one domestic well for the residences and the livestock waters are spring fed from Cross F Spring. Elevation of the headquarters ranges from 3,600' to 4,000'. The headquarters is zoned by Maricopa County RU-190, a 4.36 acre minimum parcel size.



Sycamore Creek running water through the deeded Cross F headquarters.

The Diamond 10.966 acres deeded is at 3,520' and borders Tonto National Forest and the Diamond allotment on the west side and other deeded property on the north, south and east sides, paved Old SR 87 also borders the east end. There are no building improvements on the 10 acres, however there is a well which a portable generator is used to power. The headquarters is zoned by Maricopa County RU-43, a one acre minimum parcel size.



East end of the Diamond deeded along paved Old SR 87.

CARRYING CAPACITY AND ACREAGE

A buyer can expect to be fully permitted for 275 head cow/calf yearlong with a 98 head yearling carryover for five months and 10 horses. A buyer will be able to run this amount but will need to stock at least 90% of these numbers. The existing term permits to the current owner are more however the ranch has not been running this amount. The Cross F Allotment on the Tonto National Forest would transfer into a buyer for 125 head of adult cattle and 10 horses yearlong. The term permit for the Diamond Allotment on the Tonto National Forest would transfer into a buyer for 150 head of adult cattle and 98 yearlings from January 1 through May 31. The deeded land consists of 151.19± gross tax roll acres with one complete inholding at the Cross F headquarters being 140.22 acres and 10.966 deeded acres as a portion of an inholding. The Cross F allotment is about 29,302 acres and the Diamond allotment is 29,467 acres. Total acreage of the ranch is 58,920± acres or 92 sections.

IMPROVEMENTS

Improvements at the headquarters include two homes, a barn, solar/generator structure, steel corrals and other outbuildings. The main home is 976 sf with 366 sf of wrap around porches, it has two bedrooms and one bath and is in good condition. There is one detached 560 sf carport near the main home. The manager's home is 1,706 sf with 120 sf screened back porch and 320 sf covered front porch, it has three bedrooms and two bathrooms and is in good condition. There is a 36' x 17' spring fed pool in-between the main and managers home. The solar and generator structure is closed on three sides with the solar panels on top and the generator and battery bank being sheltered underneath. There is one 2,600 sf barn on a concrete pad with tin siding and roofing with a large rolling door. The steel corrals are in good condition with multiple pens and alleys with a calf table, there are several spring fed drinkers in the corrals.



Main home.



Manager's home.

Range improvements consist of about six large rotational pastures with several smaller pastures and traps on the Cross F allotment and nine pastures and traps on the Diamond allotment. There is a good set of steel and wood corrals in Ram Valley in the southeast end of the ranch on the Diamond allotment. There is a good set of steel corrals in Cottonwood Basin in the northeast end of the ranch on the Cross F allotment.



Corrals in Ram Valley on the Diamond allotment.



Corrals in Cottonwood Basin on the Cross F allotment.

WATER

There is one well and a spring at the Cross F headquarters and one well on the 10 acres, there is also a solar powered well in Ram Valley on the Diamond allotment. There are numerous springs and seeps (60+), miles of surface water in creeks and canyons, dirt tanks and pipelines throughout the ranch. On the pipelines there are multiple storage tanks and drinkers, the pipelines are supplied water by springs and the well on the Diamond 10 acres and in Ram Valley. The ranch has had multiple EQIP projects for water improvement. In addition the ranch can haul water to multiple locations, a water truck and trailer are included in the offering.



Big Rincon Tank on the Diamond allotment.

TAXES & GRAZING FEES

2014 property taxes for parcel 219-05-011P (Diamond 10.966 acres) and 219-06-001, -002, 219-10-001, -002, -003, -004 (Cross F headquarters) are \$564.96. The 2015 grazing fee is \$1.69/AUM and is based on actual use.

LIVESTOCK AND EQUIPMENT

Included in the offering is approximately 110 cows, 12 bulls, seven horses, two Arizona Department of Agriculture registered brands, one 2005 Chevrolet ¾ ton crew cab four wheel drive pickup, one 1989 Chevrolet C70 four wheel drive water truck, three livestock trailers, one fuel tank trailer, one water tank trailer, two portable generators, two water pumps and various fencing material, hand tools and chain saw (*note - the livestock and equipment inventory is subject to change at time of sale*).

COMMENTS

If you are looking for an efficient sized ranch that is easy to get to this is the place for you. The deeded land has great upside investment potential, forest inholdings such as the Cross F headquarters in a scenic and private setting with this type of access are virtually non-existent in Arizona. The ranch is well watered and produces a tremendous amount of both perennial and annual feed with a good mix of browse, monitoring has shown forage production of over 900 lbs/acre in areas of this ranch.

PRICE

Pricing for the turn key Cross F & Diamond Ranches with livestock and equipment is \$3,000,000 cash.

-OR-

Pricing for the Cross F & Diamond allotments with the 10.966 acres deeded land only and some livestock and equipment for \$1,100,000 cash (subject to USFS approval of obtaining a change in base land for the Cross F allotment).

CONTACT

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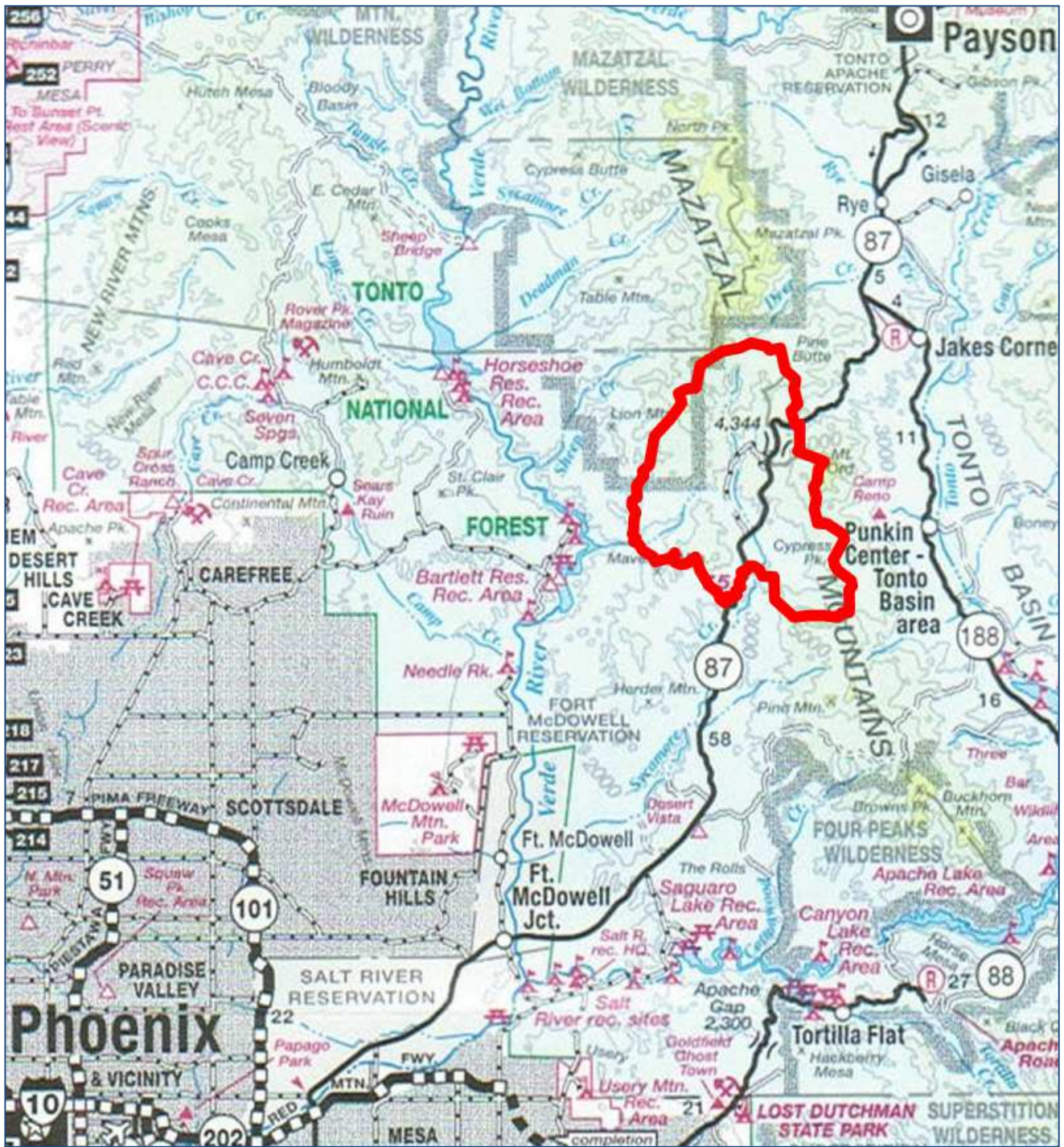
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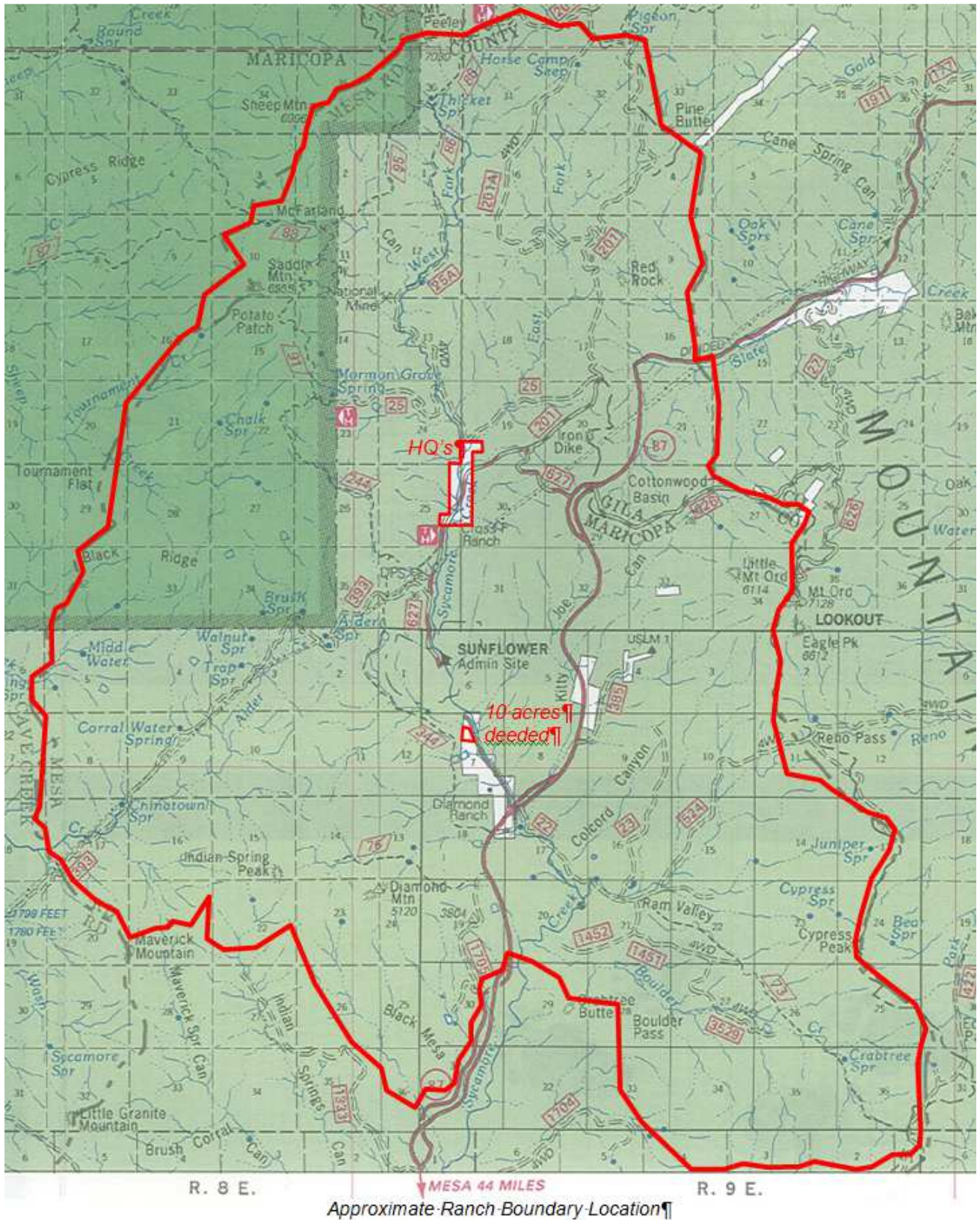
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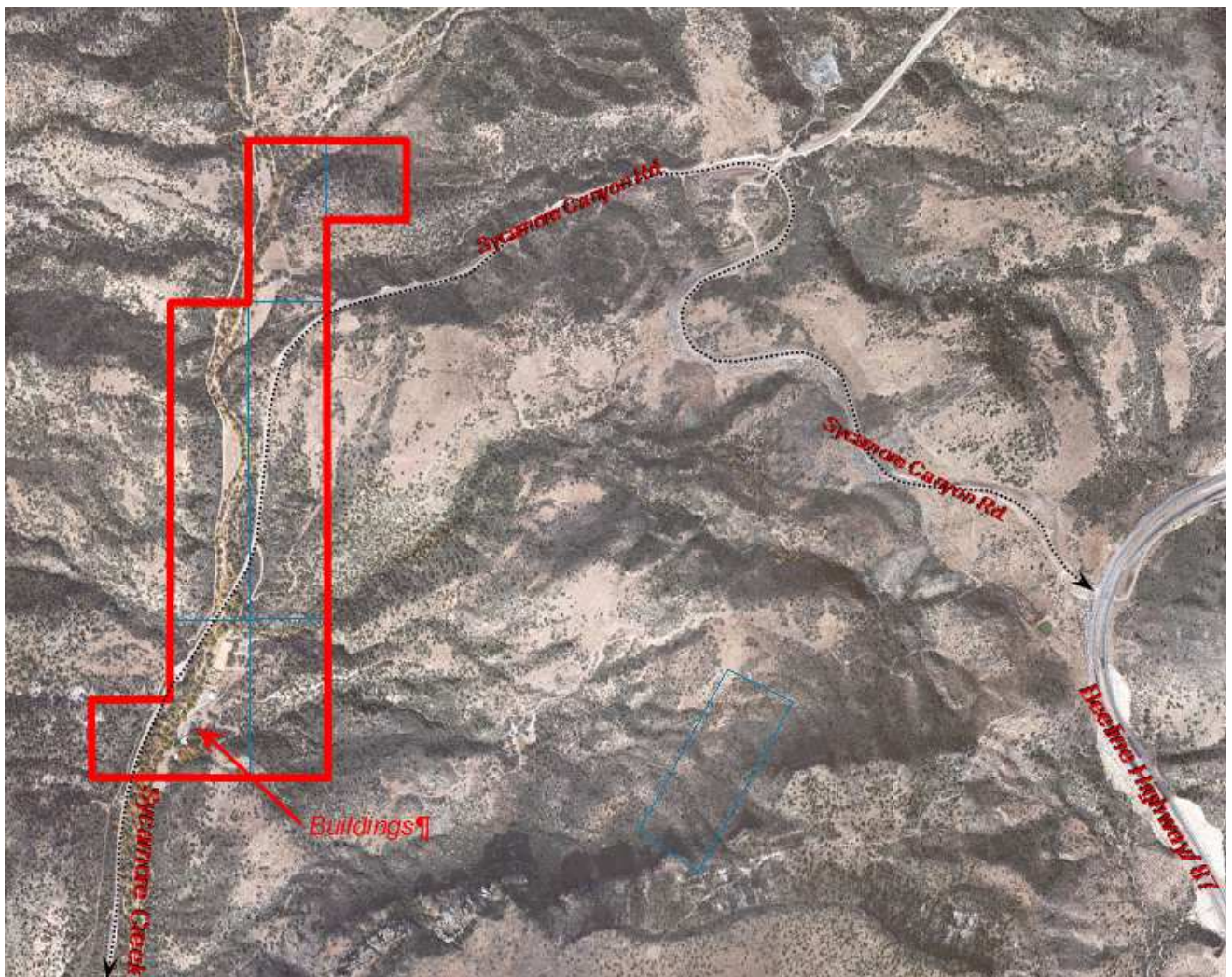
Ranch Area Location Map



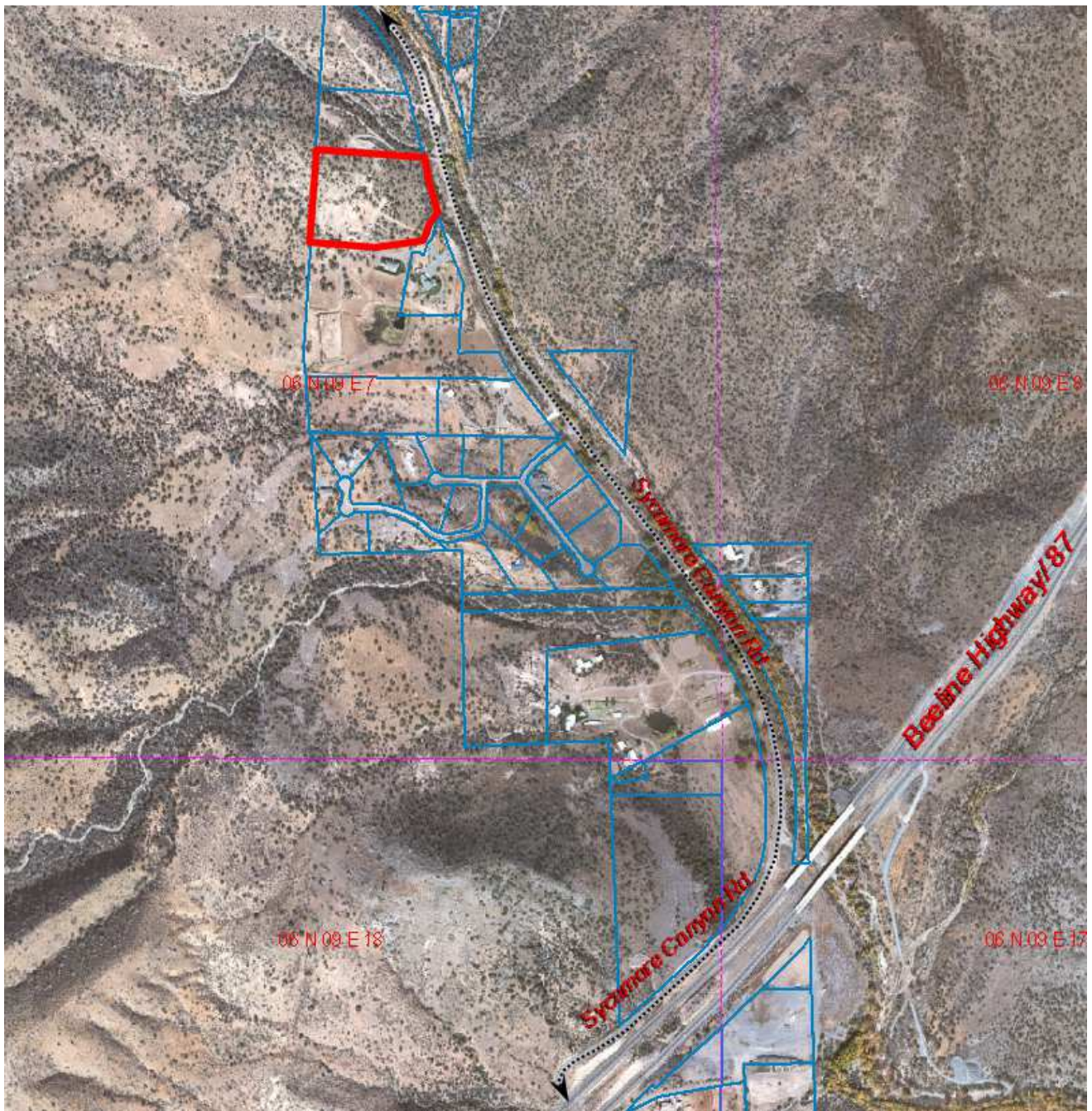
Tonto National Forest Map



Cross F Headquarters Deeded Land Aerial



Diamond 10.966 Acres Deeded Land Aerial Map



Photographs



Overlooking the north end of the Cross F headquarters deeded land on Sycamore Creek.



Corrals at the Cross F headquarters.

Photographs



Bushnell Tanks on the Diamond allotment.



Typical rangeland on southeast end of ranch, Boulder Mountain in background.

Photographs



A bull going to water at a drinker on the pipeline from the 10.966 acres.



Typical rangeland on southwest end of ranch, Black Mesa in background.

Photographs



The well on the 10.966 acres with storage tank, water truck included in offering.



Spring fed pool at the Cross F headquarters.

Photographs



Kitchen in main home at the Cross F headquarters.



Living room in the manager's home at the Cross F headquarters.