

**99 Ranch
Graham County, Arizona**



Photo [1]

Listed for sale exclusively by:

Sam Hubbell

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Size

Parcel/Allotment	Size (Acres)
109-31-001	99.00
108-17-001	15.00
109-30-002a	317.25
109-29-001e	173.59
109-30-003	40.00
Total Deeded	644.84
Day Mine Allotment # 4607	56,586 or 88.4 sections
State Lease # 05-3538	1,600.93 acres

Carrying capacity

Tenure	AU	Notes
BLM	296 mother cows	10 head of horses
State	6	-
Private	6	-
Total	315	-

Improvements

- One owner's home
- One foreman's Home
- One line camp house approximately 1,000 sq. ft.
- 30/40 shop
- Working corrals

Water

- 1 windmill at Day Mine w/ solar pump
- 21 natural springs ranging from .010 gpm to 40 gpm
- All springs have been filed on and have registration numbers. Many pipe lines from springs to drinking tubs and storage tanks.
- 17 stock ponds/dirt tanks

Taxes / Fees

- Real Estate Tax \$1,021.06 based on 2006 tax year
- BLM Grazing fees \$4,989.60 based on BLM grazing fee of \$1.35 AUM
- State Grazing Fee \$7.56 based on State Grazing fee of \$2.52 AUM

Elevations, Vegetation

The elevations vary from 2,700 feet on the southern end to over 8,000 feet on the northern boundary. The lower elevations are open desert lands with the upper elevations vary between Cedar-Juniper woodlands or pine forests. Grass and browse species include grama grasses, sacaton, oak and mesquite brush and a wide variety of other browse plants.

Utilities

- Electric and telephone are available at the headquarters
- Water is by Teague Spring
- Propane is provided by local suppliers.

Description

The 99 ranch was established in the late 1800's, and has been under the operation of the same family ever since. The ranch is located in the northwestern corner of Graham County in the Gila Valley. This is a very scenic area with views in every direction. The ranch has a colorful history, many outlaws hid out in the hills evading the law, family members have found silver coins on the ranch, allegedly hid by outlaws on the run from the law. The city of Safford is 35 miles to the south; the city of Phoenix is about a two hour drive for all you urban needs. Rarely does a ranch of this size come on the market.

Price

\$2,500,000

Pictures



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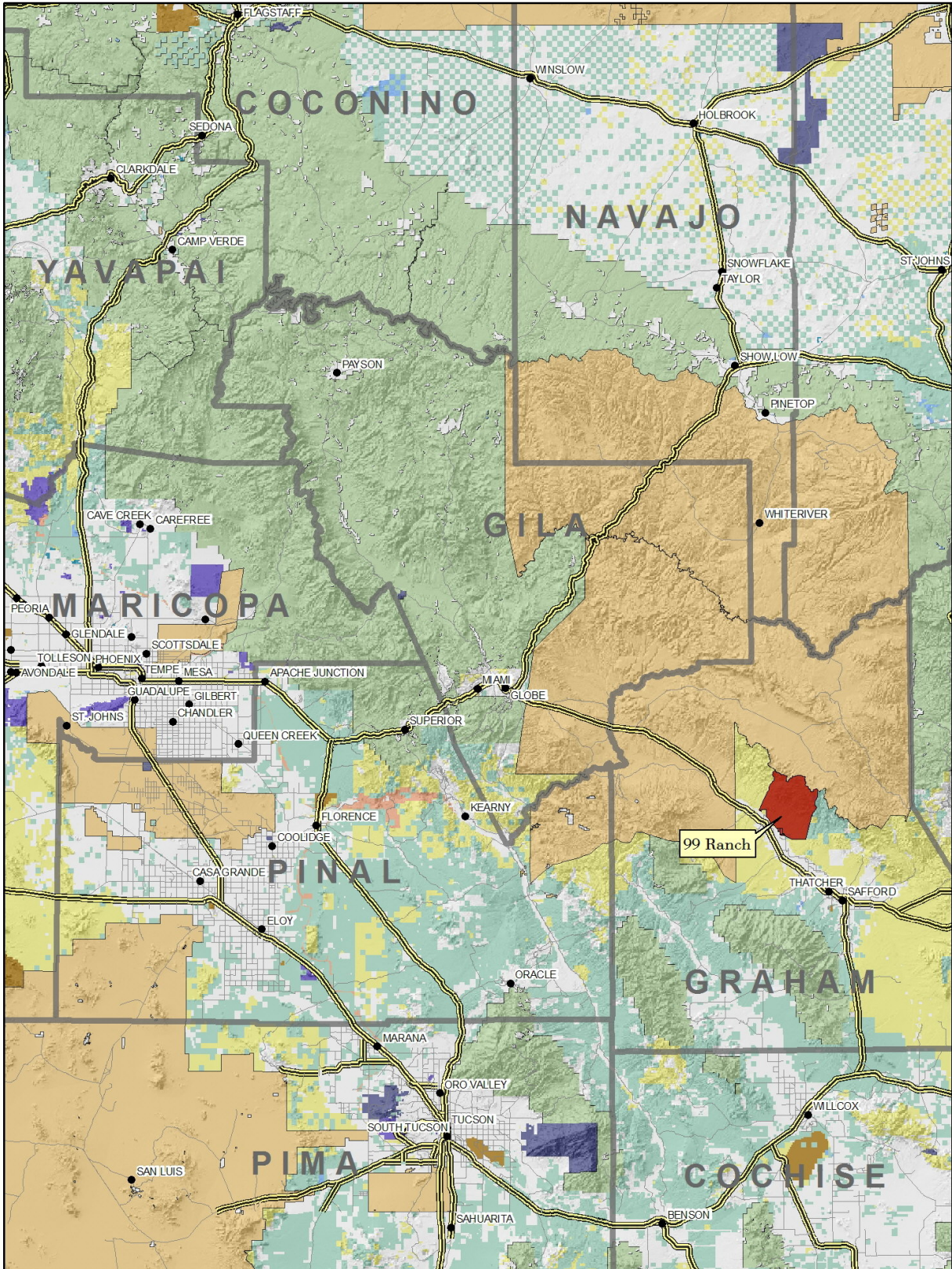


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Location Map



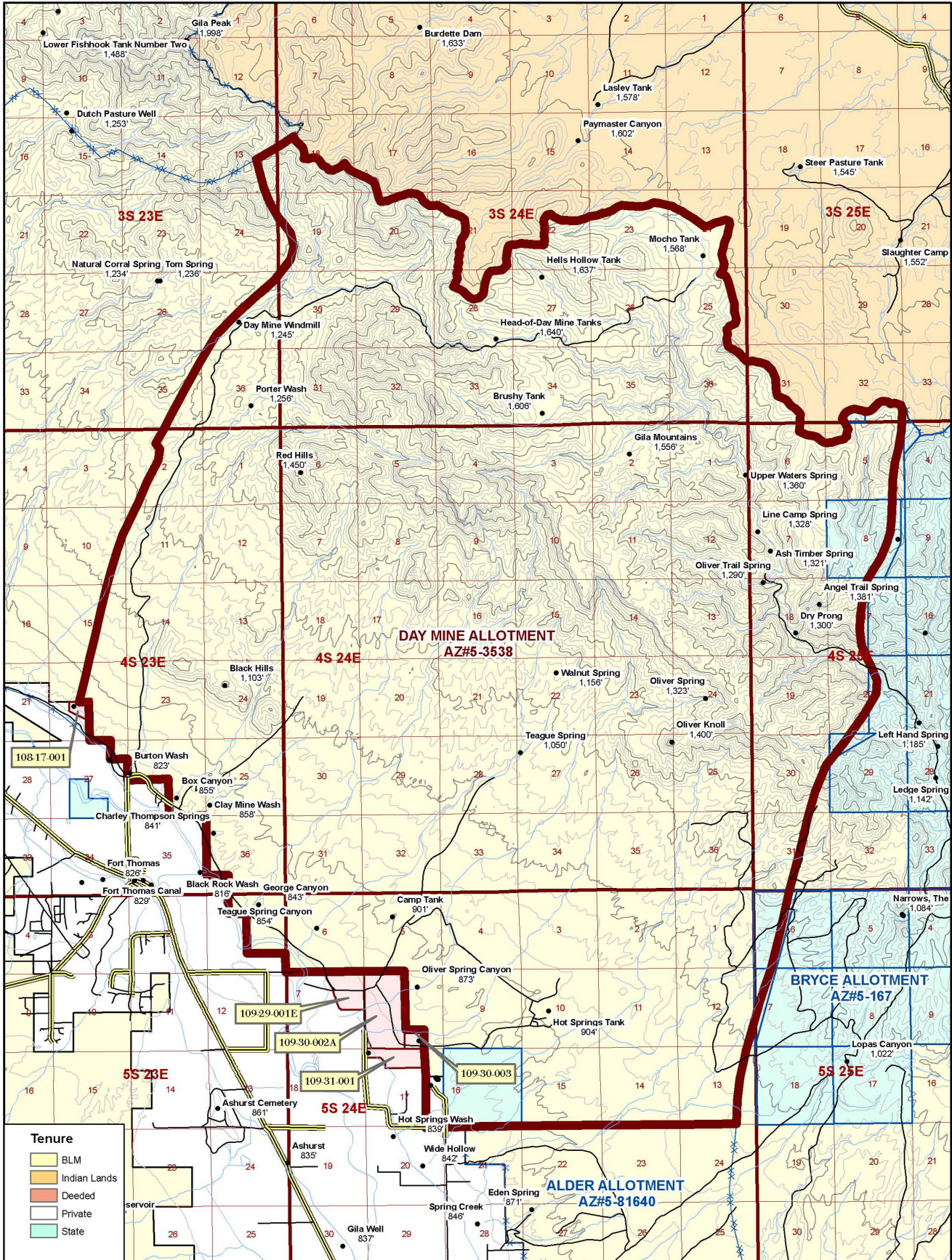
Tenure

 ELM	 Military	 State Wildlife Area
 BR	 NPS	 USFS
 County	 Other	 USFWS
 Indian Lands	 Private	
 Local or State Parks	 State	

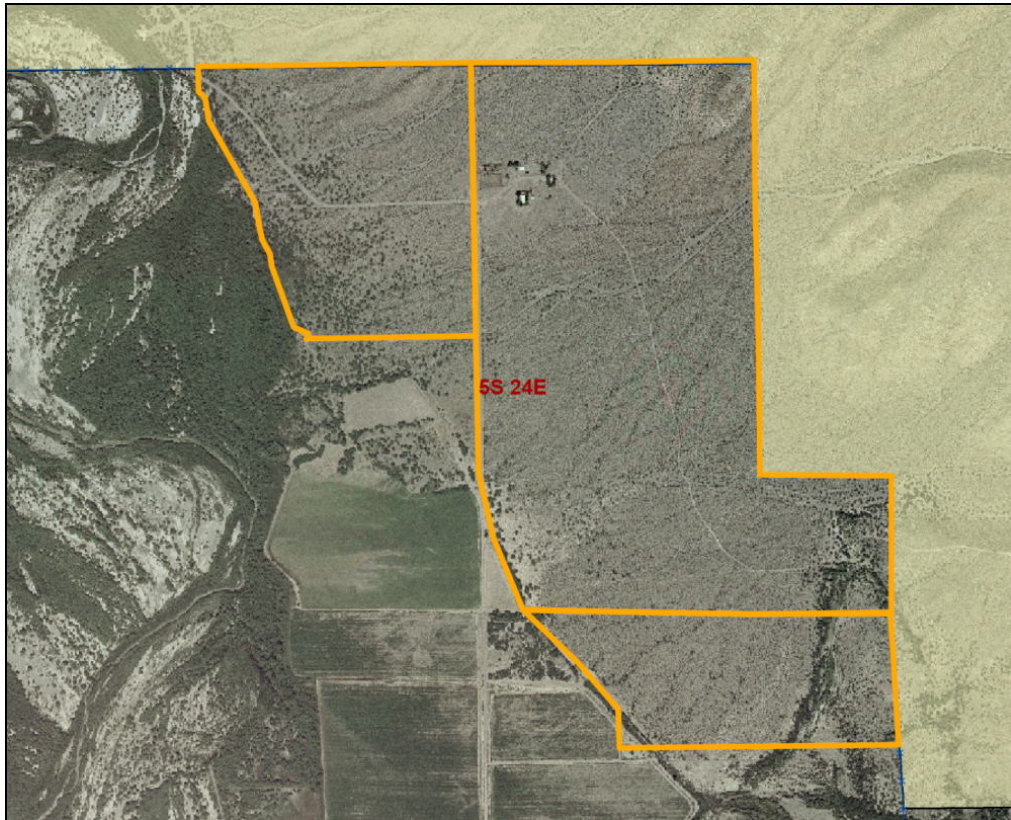
0 5 10 20 Miles
1 inch equals 26.8 miles



Topography Map



Aerial Map of the Deeded Parcels



109-29-001e; 109-30-002a; 109-31-001



108-17-001