

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

***GOODWATER FARM
Navajo County, Arizona***

Exclusively Listed By:

**Traegen Knight
Headquarters West, Ltd.
P.O. Box 1980
St. Johns, Arizona 85936
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Goodwater Farm Navajo County, Arizona

- Location & Access:** The farm is located in east central Navajo County, in the north eastern portion of Arizona. The property is approximately 180 miles north east of Phoenix and 7 miles east of Holbrook, lying along Interstate 40 and includes over a quarter mile of freeway frontage. The Goodwater Exit provides access to the frontage road, then approximately a quarter mile east to the property boundary. The entire property lies south of the interstate and north of the Rio Puerco River.
- Land Tenure:** 604.95 deeded acres
- Legal Description:** Township 18 North Range 22 East
Gila and Salt River Baseline and Meridian
Portion of Sections 6 and 7.
- Navajo County Assessor parcel number:106-06-003, 106-06-006C & 106-07-008
- Property Address:** 8881 Goodwater Road
- Property Description:** Building improvements include a site build single family residence of wood frame construction, block foundation and asphalt shingle roofing. The house is two bedrooms, 1 bathroom, office, laundry room, kitchen, living room, and basement. There is a fireplace and woodstove for heating as well as a central furnace with vents in all rooms. The house is approximately 1,680 square feet. A second home being approximately 1,210 square feet consists of a single-wide mobile home attached to the property with wood framing for an addition. The home includes 3 bedrooms, 1 bathroom, kitchen, living room and laundry. There are several other outbuildings including a shop/equipment storage, livestock barn and cowboy/bunkhouse.
- The farmland includes approximately 390 acres of the property and has been fallow for over twenty years. There are a total of seven irrigation wells on the property with depths ranging from 165 to 175 feet with static water levels around 30 feet. Pumping capacity for the seven wells are: 300 gpm, 500 gpm, 500 gpm, 500 gpm, 900 gpm, 900 gpm and 1,200 gpm. Wells are equipped with electric motors and vary in horsepower. All wells are registered with the Arizona Department of Water Resources. The farm historically produced Alfalfa primarily for baled hay and winter grazing by livestock.

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Elevation on the property ranges from 5,220 feet on the southern boundary to 5,290 feet on the rangeland in the northeast corner. The farmable acreage is mostly level ranging from 5,220 feet to 5,250 feet. Native vegetation is Plains & Desert Grassland. Rainfall averages 8.7" per year at Holbrook. Average high temperature in January is 48.1°, July is 93.9°. Average low temperature in January is 18.7°, July is 59.7°.

Water Irrigation water is supplied by wells previously described herein. The property is located outside of any active management area and pumping is not restricted or regulated. Domestic water is supplied by private well with an electric submersible pump and pressure tank.

Soils Burnswick sandy clay loam, 1 to 5 percent slopes; approximately 520. Grieta sandy loam, 3 to 10 percent slopes; approximately 70 acres.

Flood Zone The entire property is located in zone C: areas of minimal flood hazard.

Property Taxes 2006 - \$1,446.76

Price: \$550,000 – Cash

Contact:

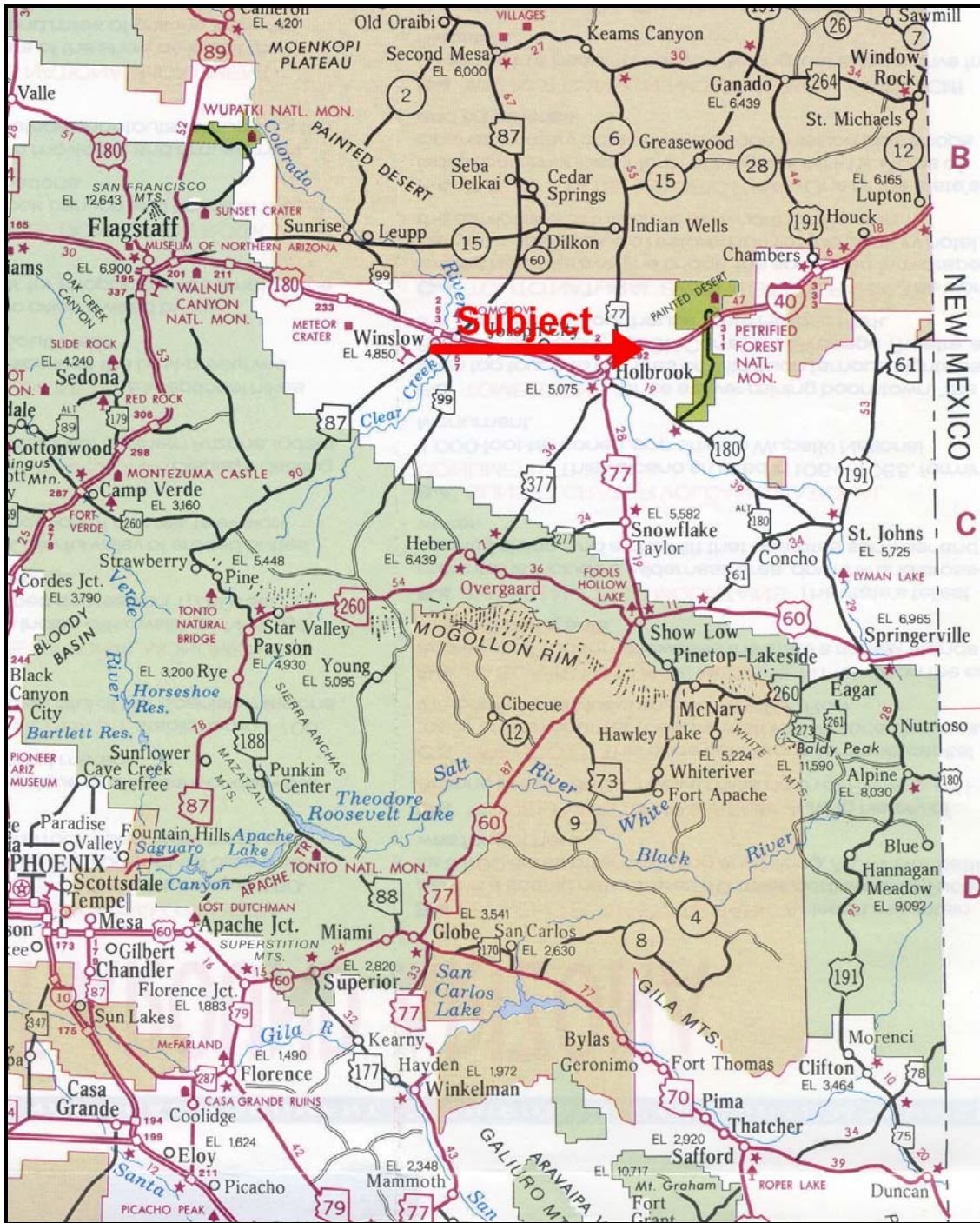
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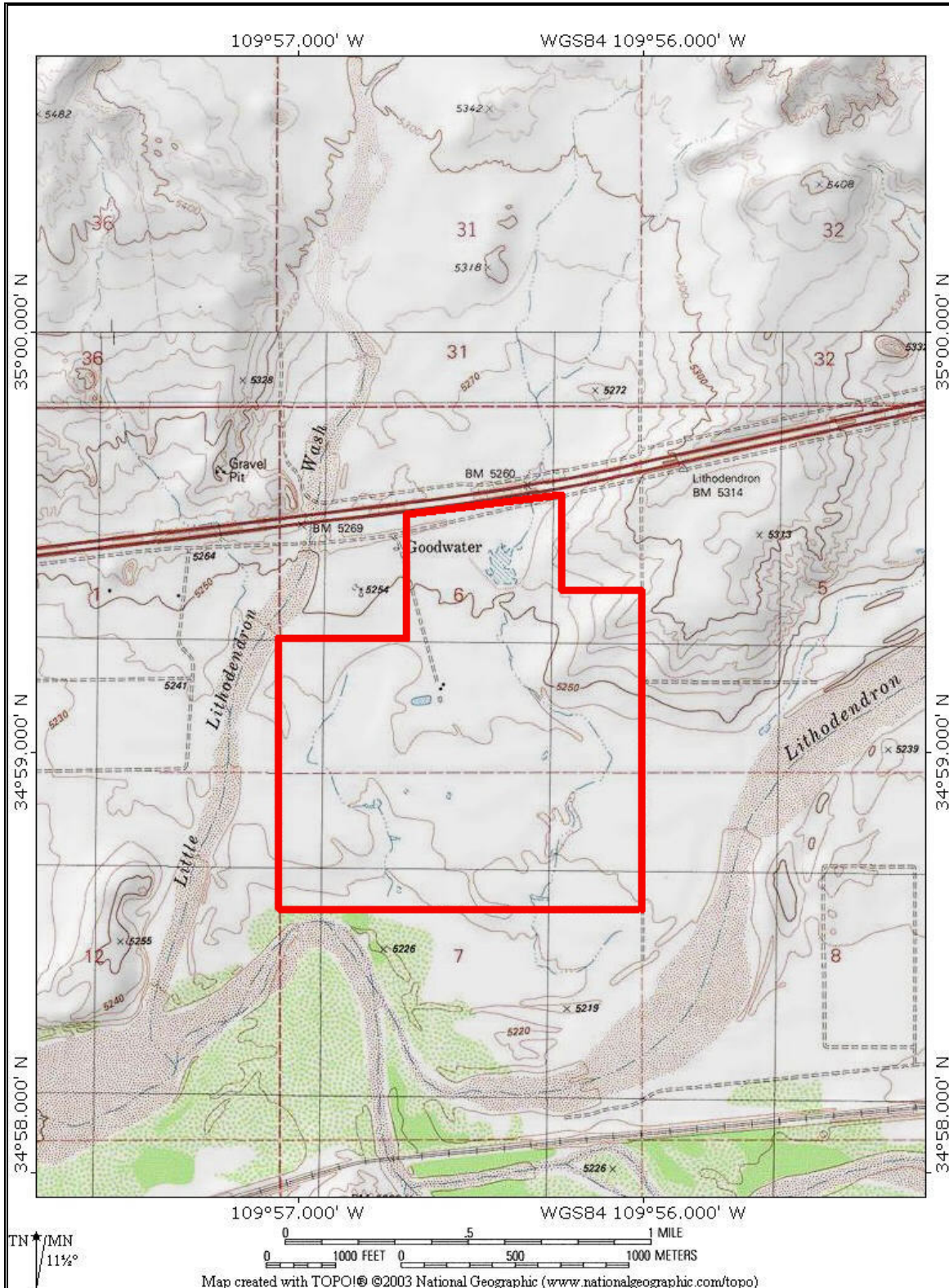
Area Location Map

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Physical Features Map

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Subject Photos



Interstate 40 with billboard on property.



Additional Interstate 40 frontage.

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Subject Photos



Irrigation pond.



Main house.

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Living room with fireplace in main house.



Kitchen in main house.

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Irrigation well.



Concrete ditch for one of the fields.

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Another irrigation well.



Fallow field with underground pipe.

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Fallow field.



Fallow field.

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