

Government Springs Ranch Pinal & Gila Counties, Arizona



Offered for sale exclusively by:

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Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.*

Location

The Government Springs Ranch is located southwest of Globe, Arizona. The Ranch is accessed by traveling 14 miles on Dripping Springs Road, a county dirt road. Dripping Springs Road is along State Route 77 and is 20 miles south of Globe and 15 miles north of Winkelman.

General Description

This beautiful property is located south of the Pinal Mountains in the Mineral Creek basin. This property has been used by man since prehistoric times. The two headquarters springs attracted prehistoric Indians and their petroglyphs and ruins are scattered along Mineral Creek. The Calvary used the springs as a camp during the Apache wars and the area is mentioned in historical accounts. Cattle ranching has been the predominant activity since the early 1900's.

The deeded land lies along Mineral Creek and Lyons Fork. The headquarters springs and the high water table create a very lush riparian area with a large number of Cottonwood and Sycamore trees. This type of land is very rare in Arizona and creates a unique opportunity to own something very special.

Land Tenure

The Government Springs Ranch consists of:

| | |
|--------|--------------------------------------------|
| 761 | approximate Deeded acres |
| 7,426 | approximate State Grazing Lease acres |
| 23,886 | approximate Forest Grazing Allotment acres |
| 32,073 | approximate Total acres |

Carrying Capacity

The State Grazing Lease is for 92 head annually.

The Forest Allotment is for 218 head annually.

The Total annual capacity is 320 head.

Climate & Elevation

The Government Springs Ranch has a pleasant climate with winter daytime temperatures in the mid 60's and nighttime lows in the 20's. Summer daytime temperatures are in the upper 90's with lows in the mid 60's. Annual rainfall is approximately 14 inches. The elevation of the ranch varies between 2,800 and 7,000 feet.

Vegetation

The vegetation varies between Sonoran Desert in the lowest elevations and Pine Forest in the higher elevations. The majority of the Ranch is an Upper Desert Grassland/Chapparel with a good mix of grasses and browse. The riparian areas contain a lush mix of Sycamore and Cottonwood trees.

Improvements

- Main House - approximately 1,400 square foot
- Bunk House - approximately 530 square foot with 154 square foot porch
- Storage Room/Studio - approximately 840 square foot
- Barn/Tack Room/Corral

Water

The Ranch is well watered with four wells, water pipeline and numerous springs. There are two very large springs at the headquarters that flow tremendous amounts of water and are used for both domestic and livestock uses.

Utilities

Electricity is provided to headquarters with a generator and solar system. Telephone is via cell phone. Propane is available from local suppliers and sewage disposal is via septic tank.

Taxes & Fees

| | |
|--------------------------|------------|
| 2006 Real Estate Taxes | \$994.04 |
| 2006 State Grazing Fees | \$2,788.13 |
| 2006 Forest Grazing Fees | \$4,080.96 |
| Total | \$7,863.13 |

Cattle & Equipment

Livestock and ranch equipment are not included in the sale price but are available by private treaty.

Wildlife

Wildlife is abundant and includes two varieties of deer, mule and whitetail. The lush riparian areas create a unique habitat for birds and other small animals.

Price

\$1,195,000

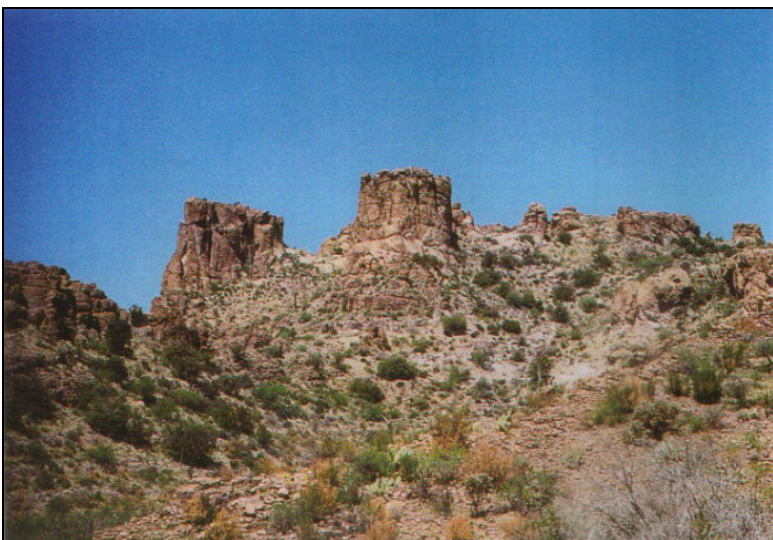
Pictures



Mineral Creek riparian area



Mineral Creek riparian area



Rock formations along Mineral Creek

Pictures (continued)



Mineral Creek

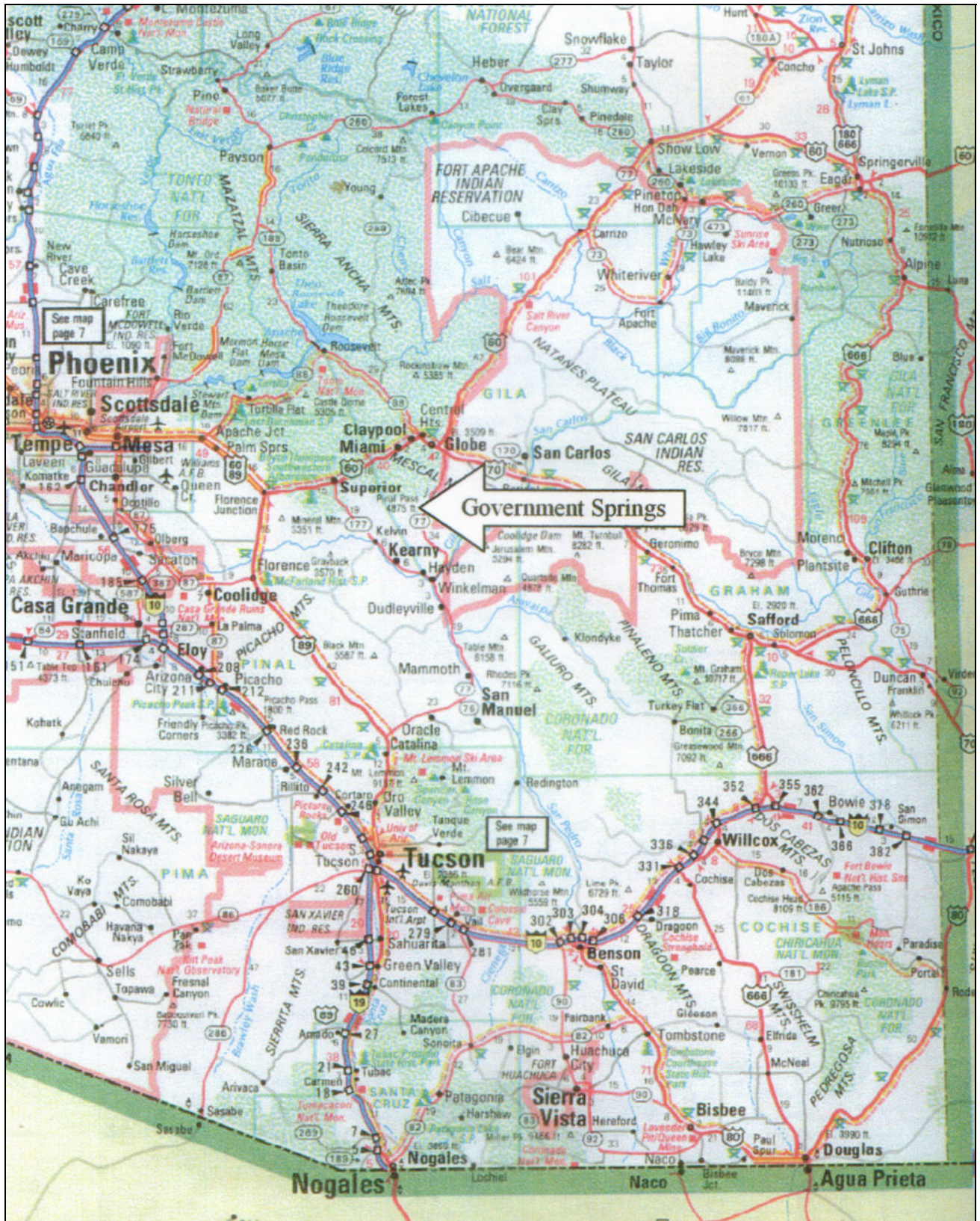


Headquarters area



Main house

Location Map



Tenure map

