

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

***HUNT VALLEY RANCH
Apache County, Arizona***



Exclusively Listed By:

**Traegen Knight
Headquarters West, Ltd.
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Hunt Valley Ranch Apache County, Arizona

Location and Access: The ranch is located in north central Apache County along US Highway 180 between St. Johns and Holbrook, Arizona and just east of the area known as Hunt, Arizona. The property is located on both sides of US 180 with the building improvements being on the north side of the road approximately $\frac{3}{4}$ of a mile off the main road. Access is provided by US 180 northwest from St. Johns approximately 12 miles. The property includes over one mile of paved frontage along both sides of US 180.

Property Description: The ranch is generally rectangular in shape being three miles from north to south and one mile wide including a total of 1,173 deeded acres. The building improvements are situated at 5,480 feet in elevation with the ranch ranging from 5,440 on the northern end to 5,600 on the hillside south of US Highway 180. Building improvements include a single family residence constructed in the 1950's with an addition done in the 1980's. The house is of wood frame construction on concrete foundation and floors in fair condition. There is an attached 2 car garage. The house has not been lived in for many years and the house is considered to be in disrepair. Vegetation is generally open grassland with some scattered junipers throughout. There are a few scattered fruit trees in the yard around the house and a small 1-2 acre irrigated field directly northeast of the house which is currently planted with improved pasture for grazing. There was an old apple orchard located on the northeast edge of the ranch which has not been farmed in many years. All of the orchard trees have died. Remnants of the old trees, fencing and irrigation ditch are still present. There is also 320 acres of grazing land which is leased from the Zuni Indian Tribe. The property is directly adjacent to the subject on the northern boundary and provides a good source of additional livestock forage.

Carrying Capacity:

20 animal units deeded
<u>3 animal units private lease (Zuni Tribe)</u>
23 animal units yearlong

Land Tenure:

1,173 acres deeded
<u>320 acres private lease</u>
1,493 acres total or 2.33 sections

Water: The subject property contains two wells located near the main house on Section 21 registered at 600 gpm and 1,000 gpm respectively. The wells provide domestic water to the house and irrigation water to the yard, orchard, improved pasture and livestock pond located northeast of the house. Note, one of the wells is registered as "joint ownership" and is shared by the neighboring land owner. Please see the Arizona Department of Water Resources (ADWR) records below.

Reg No.	Well Type	Well Depth	Casing Depth	Case Dia.	Drill Date	Water Level	GPM
610823	NON-EXEMPT	350	125	12	1/1/1952	25	600
631267	NON-EXEMPT	530	100	12	1/1/1950	54	1000

Utilities: Public telephone and electrical service is available to the house on the subject property. Sewer is by septic and propane is used for heating and cooking.

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Zoning: Apache County - General Agricultural, this is the basic general rural zoning designation.

Flood Zone: Property includes flood zone C: areas of minimal flood hazard except drainage areas which are zone A: areas of 100 year flood hazard. There are no significant flood hazards on the property, however there are small clay flats along the highway which will hold several inches of water for days after a hard monsoon storm.

Legal Description: Township 14 North Range 26 East
Gila and Salt River Baseline & Meridian
Section 21: lengthy legal
Section 28: All

Assessor Parcels: Apache County #204-09-004B, 2015 taxes = \$339.64
Apache County #204-09-015A, 2015 taxes = \$33.94

Price: \$595,000 – Cash

Contact:

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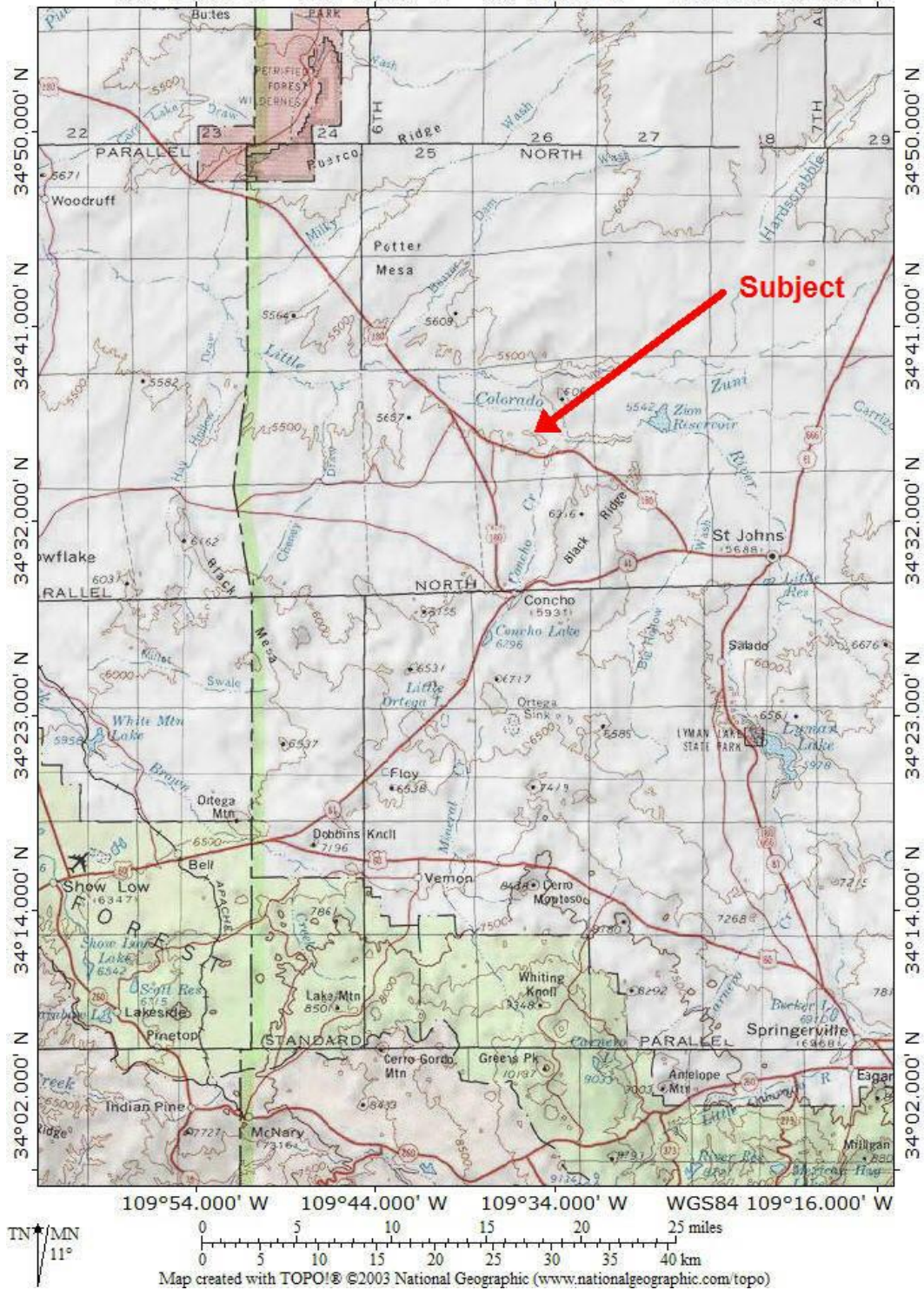
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TOPO! map printed on 08/04/15 from "Untitled.tpo"

109°54.000' W 109°44.000' W 109°34.000' W WGS84 109°16.000' W

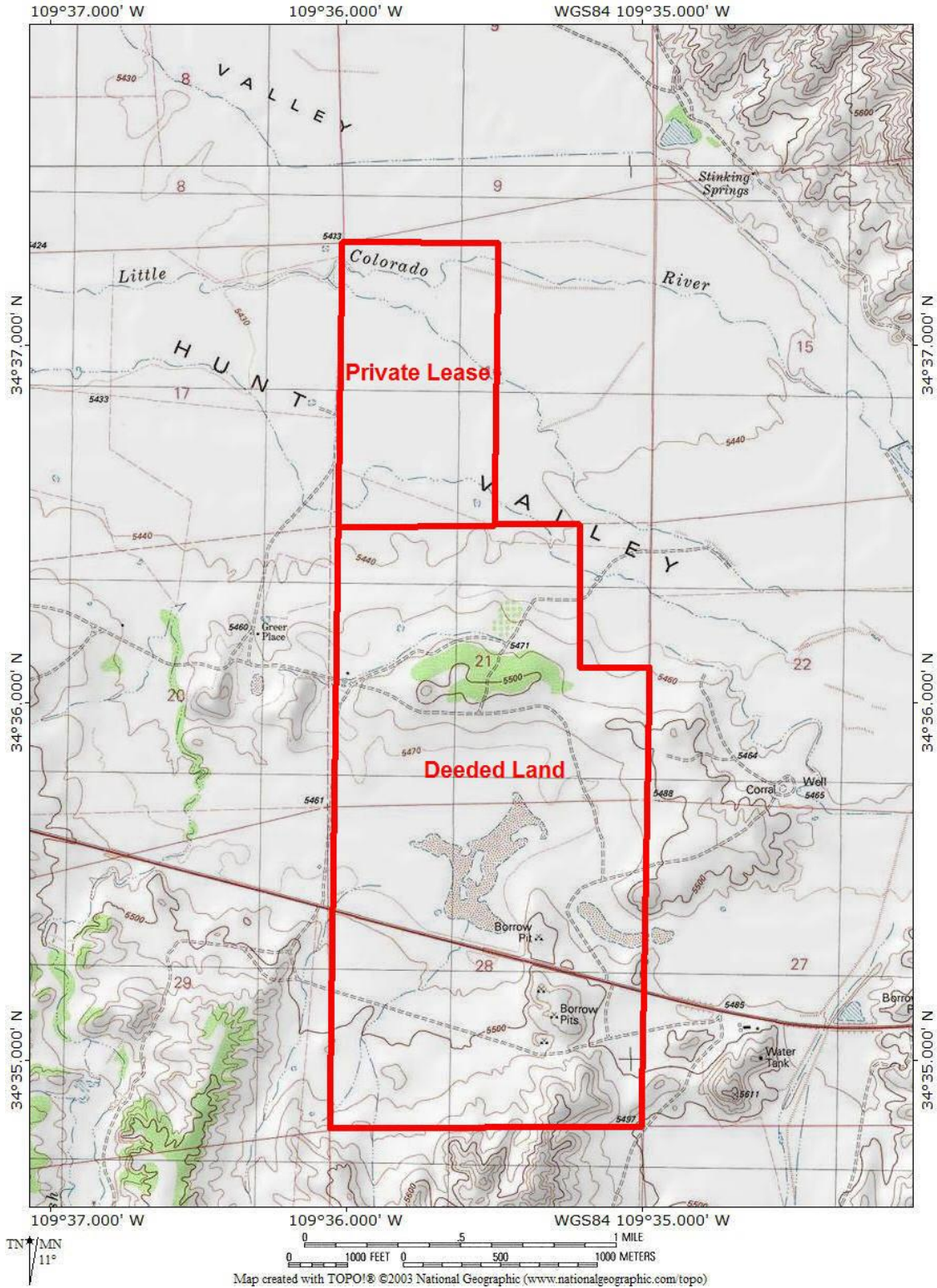


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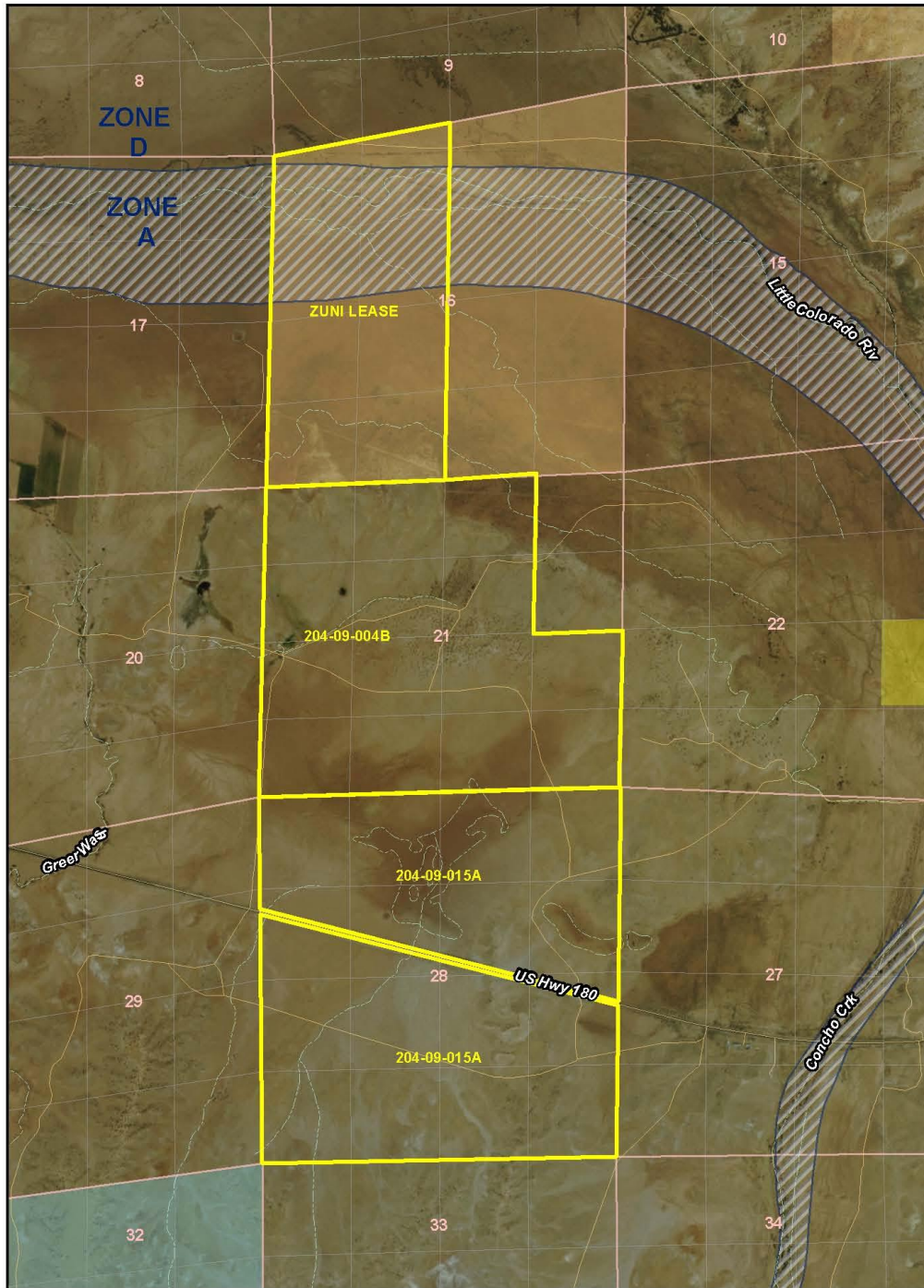
Physical Features Map

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Aerial Map

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Overview of the ranch with headquarters in the distance



Headquarters site with main house & orchard

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Main house



Old orchard near ranch house

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Old vinery area with irrigated pasture.



Irrigated pasture via gated pipe

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Main irrigation well by the ranch house



Irrigated pasture

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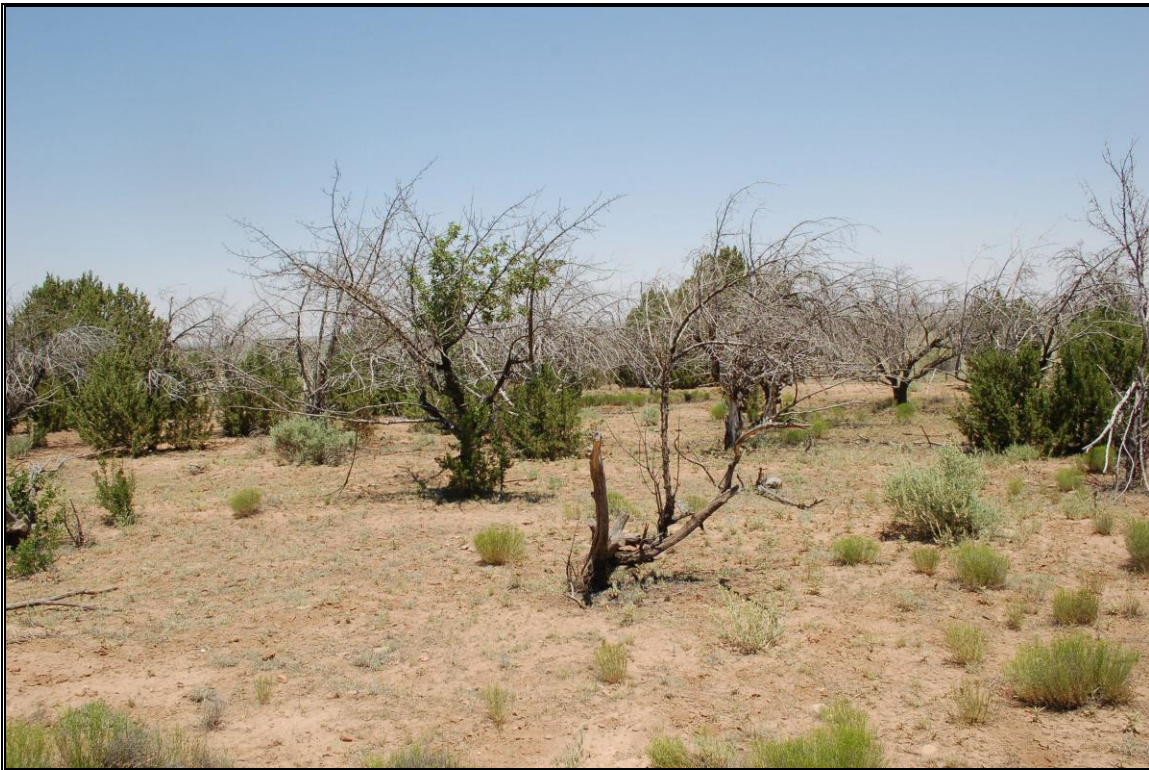
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Old irrigation ditch leading to old apple orchard



Remnants of old apple orchard on the property

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Typical rangeland with view looking north across the Hunt Valley



Typical rangeland south of US 180 looking south

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