

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Lazy EH Vicksburg Ranch - La Paz County, Arizona



Offered for sale exclusively by:

Con Englehorn

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Location

Located in La Paz County in western Arizona at Vicksburg, 100 miles west of Phoenix and 50 miles east of Blythe, California. The La Paz County Seat is in 49 miles northeast of the Ranch Headquarters. The Ranch lies on both sides of Interstate 10 with the Headquarters on State Route 72, 6 miles north of I-10 Exit 45. The interior of the Ranch is accessible by dirt roads from SR 72, U.S. 60, I-10, and paved and gravel County roads.

General Description

The Lazy EH Vicksburg Ranch lies on the Ranegras Plain between the Plamosa Mountains on the west, the Granite Wash and State Highway 72 on the east, and the Little Horn Mountains on the south. Bouse Wash flows from Southeast to Northwest the length of the Ranch. The elevation on the Plain ranges from 1,000 feet at the north end to 1,450 at the south end.

Land Tenure

Tenure	Acres
Deeded	122.54
Arizona State Grazing Leases	21,814
BLM	237,000

Carrying Capacity

The Authorized Use on the Lazy EH Ranch is as follows:

Tenure	AUM
BLM Crowder-Weisser Allotment	15,758
Arizona State 05-1874	1,681
Arizona State 12-100978-05	63
Total	17,502

This is a classic southwestern Arizona desert ranch that depends primarily ephemeral vegetation produced by winter/spring precipitation for seasonal use. Historic carrying capacity has averaged 500 AU yearlong plus ephemeral grazing depending on precipitation.

Water

Water is provided by 17 wells, 2 pumps on the CAP Canal, and 3 dirt tanks. 16 of the wells have submersible pumps and 1 has a pump jack.

Improvements

Headquarters

- Main House - 1,248 sq ft, 6 rooms, 1 bath, front porch, carport, wood frame/wood exterior, corrugated metal/foam roof.
- House - 840 sq ft, 4 rooms, 1 bath, wood frame/wood exterior, corrugated metal/foam roof.
- Other improvements include a shop, tac/feed shed, storage shed, and horse corral.

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Corrals

There is a corral at each well and major dirt tank. The majority include a loading chute and several have a squeeze chute. The McClain Well corral includes a hydraulic squeeze chute, a metal working chute, and loading chute.

Vegetation

Vegetation is typical of the lower Sonoran Desert. Primary vegetation consists of Palo Verde, Ironwood, and mesquite trees, catclaw acacia, and creosote. Perennial grasses are Galleta and Bush Muhly. Annuals include Indian Wheat, filaree, six weeks grass, and various weeds.

Taxes and Fees

2015 Real estate taxes	\$1,083.66
State Lease	\$2,777.00
BLM	\$1.69 per AUM

Price

\$875,000

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Photographs



Late spring



Summer cows

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Cowboy house



Summer feed

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Main house



McLain Well

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Spreaders Well



Trigger Gate

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McLain Well Corrals

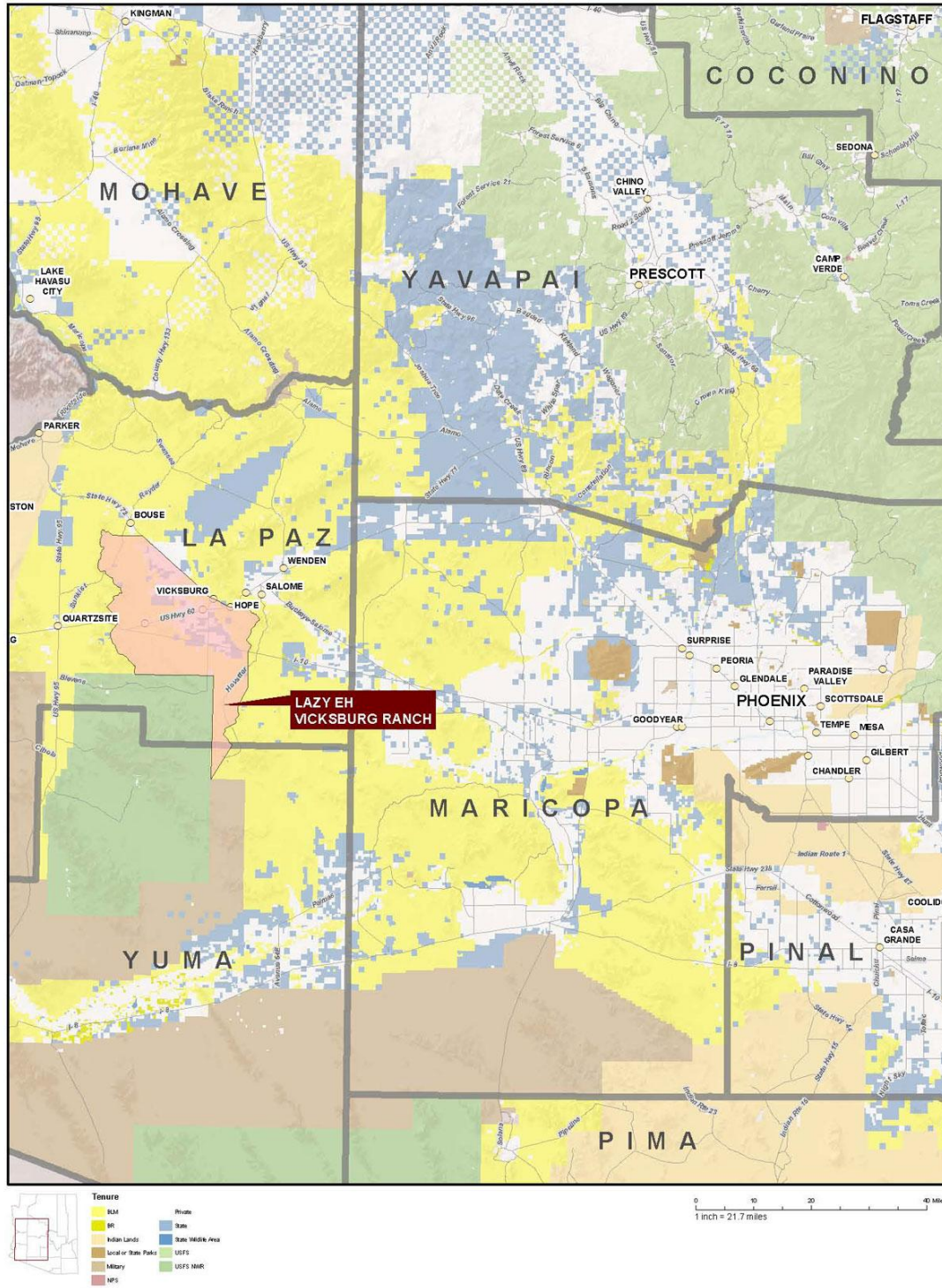
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Location Map



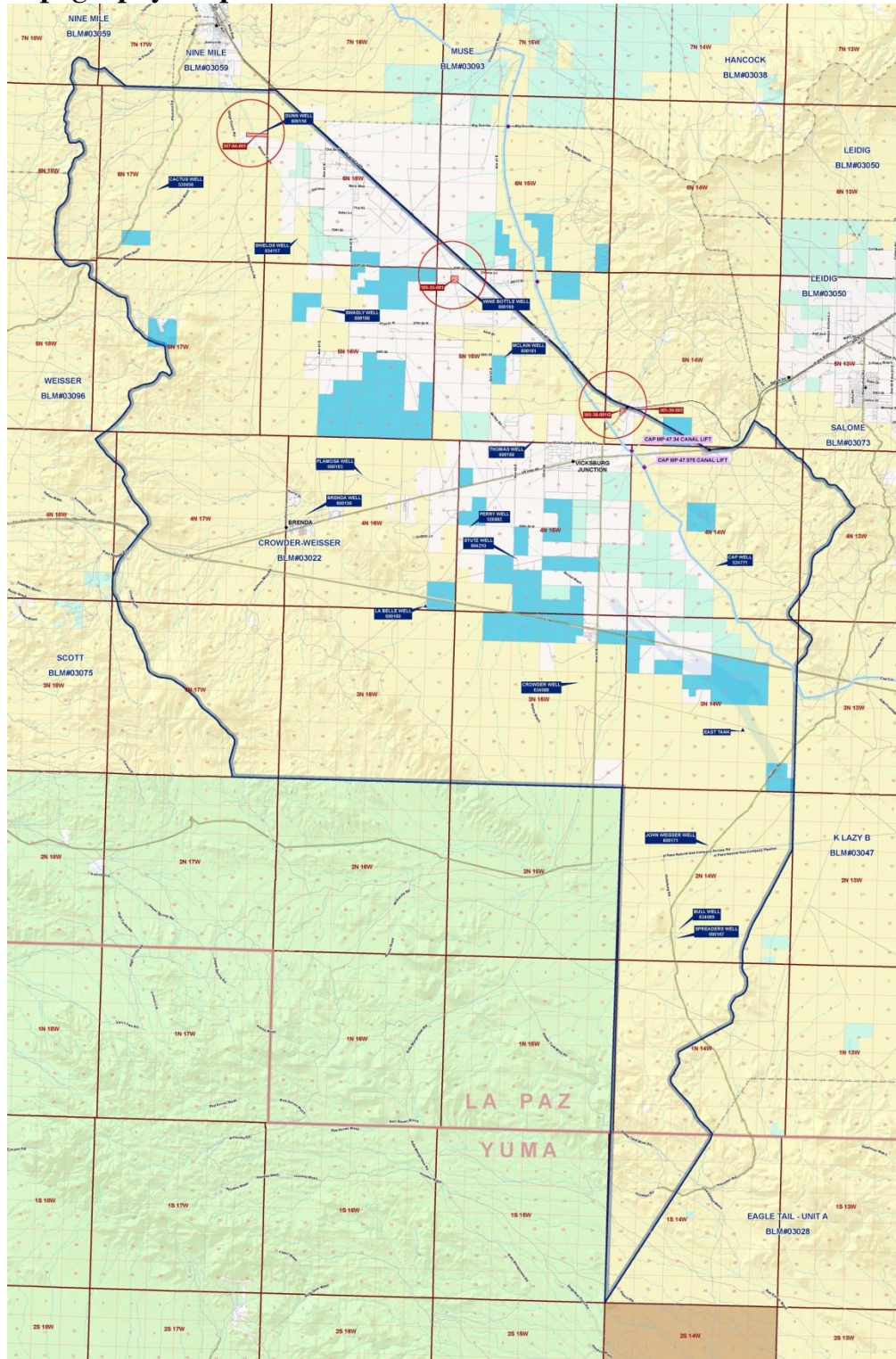
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Topography Map



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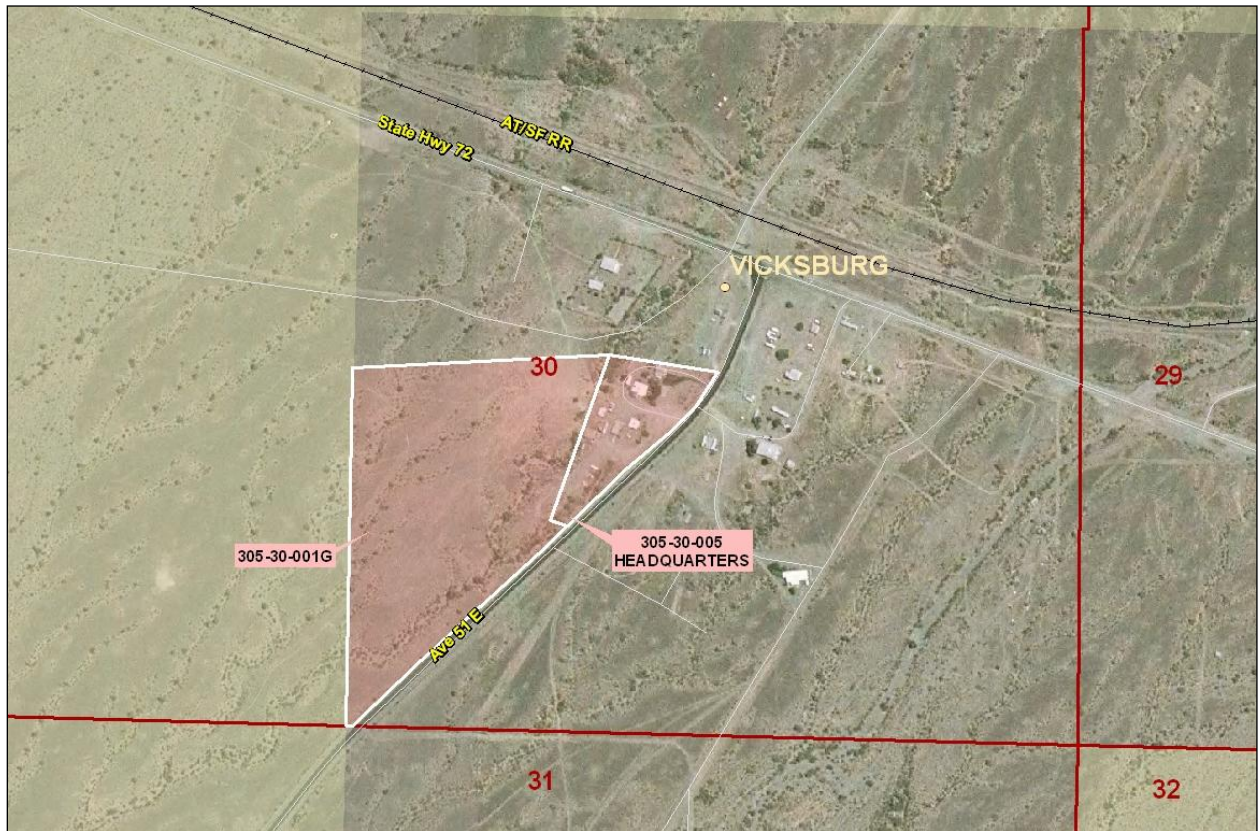
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Aerial Map

305-30-001G, 005



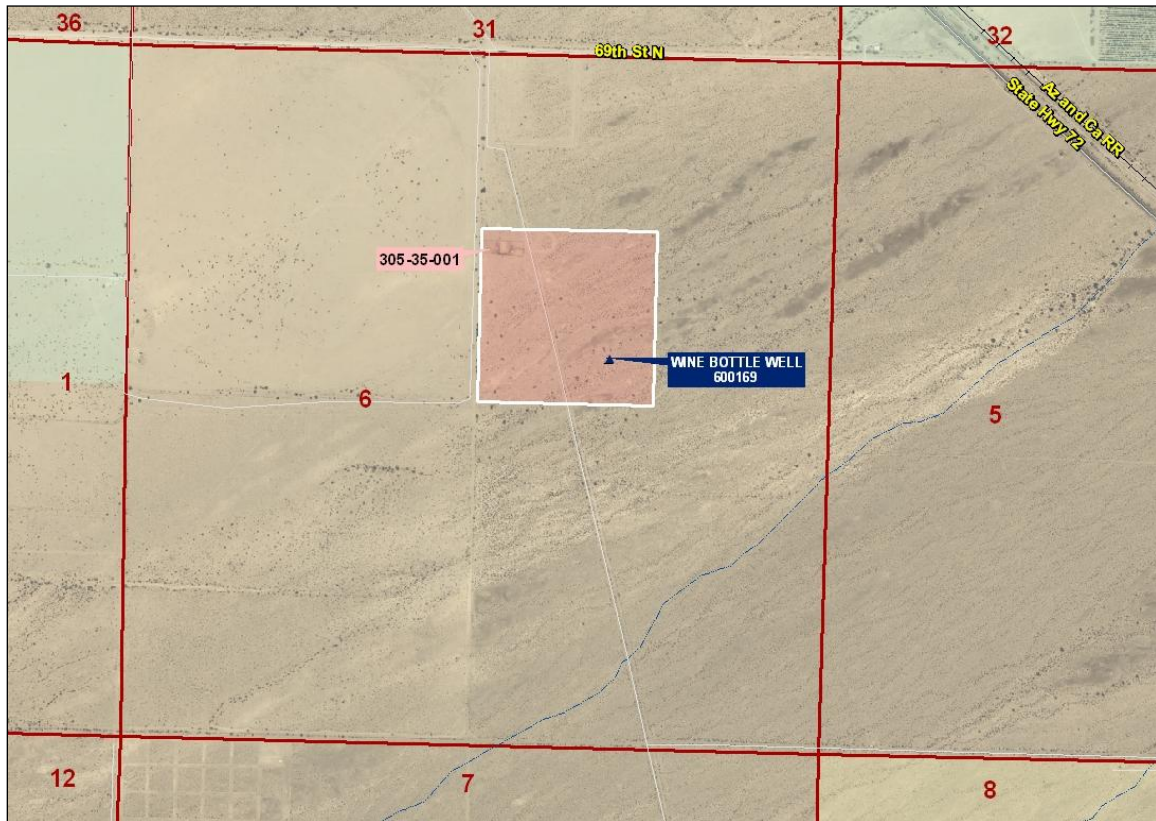
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Aerial Map 305-35-001



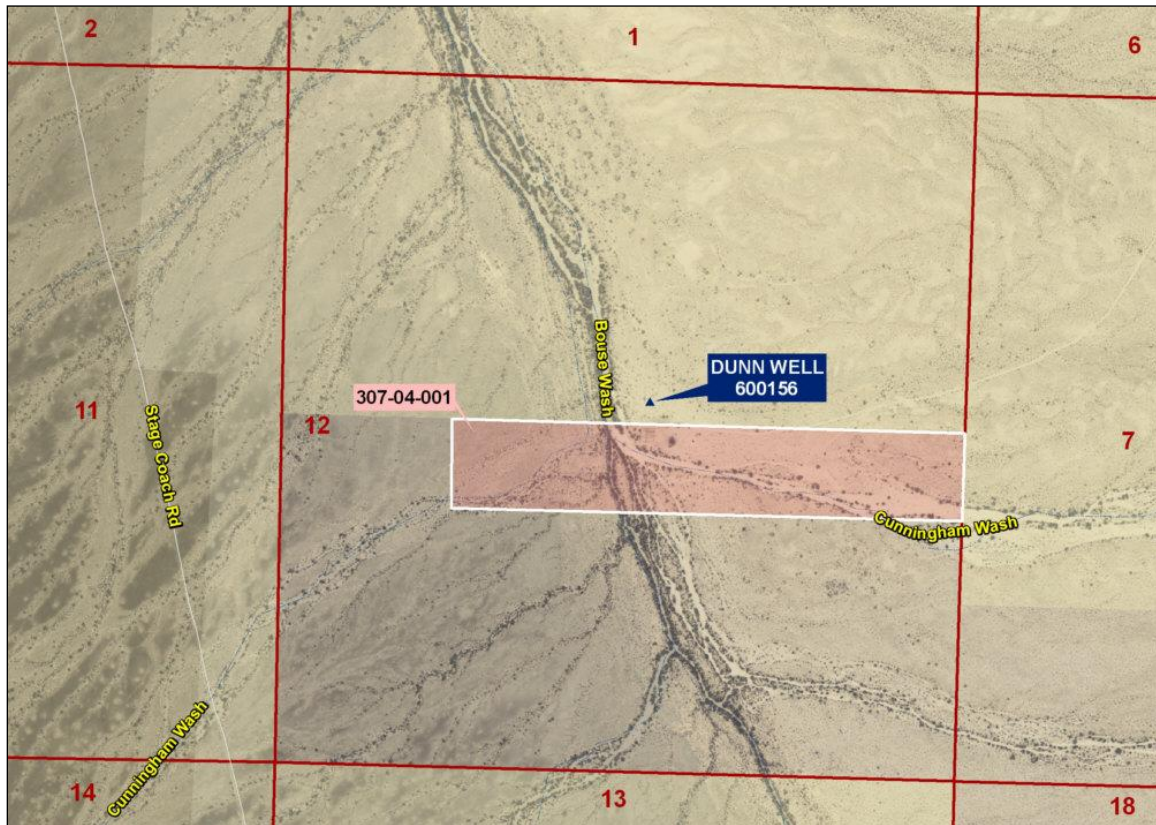
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Aerial Map 307-40-001



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