

**Liberty Ranch
Cochise County, Arizona**



Offered for sale exclusively by:

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General Description

The Liberty Ranch is located in the Sulphur Springs Valley of Cochise County, Arizona. Access is via the Kansas Settlement Road south from Willcox. The property is located approximately 14 miles south of Willcox and lies along the southern edge of the Willcox Playa, a prehistoric lake bed. The area is known for the quality of its grazing and its winter population of Sandhill Cranes that attract viewers from many areas.

Land Tenure

The Liberty Ranch consists of approximately 1,917 acres of deeded land. The property will carry approximately 60 head of cattle on an annual basis.

Climate, Elevation and Vegetation

The property has a mild climate with summer highs in the mid 90's and winter lows in the mid 30's. Precipitation averages 13 inches per year. The elevation is 4,100 feet above sea level. Vegetation consists of Alkali Sacaton, Lovegrass and other native grasses interspersed with Mesquite.

Wells

The ranch has three wells ranging in depth from 100-200 feet. Two of the wells are serviced by solar pumps and water levels are approximately 40 feet.

Utilities

Electric service is approximately $\frac{3}{4}$ mile east of the property. Water is provided by private well. Propane is available from local suppliers.

Taxes & Fees

2018 Real Estate Taxes - \$293.68.

Remarks

The Liberty Ranch is one of the few private land ranches available. The topography is flat which allows ease of operation. Its location and shallow water may create an opportunity to develop a portion of the property into irrigated farm land.

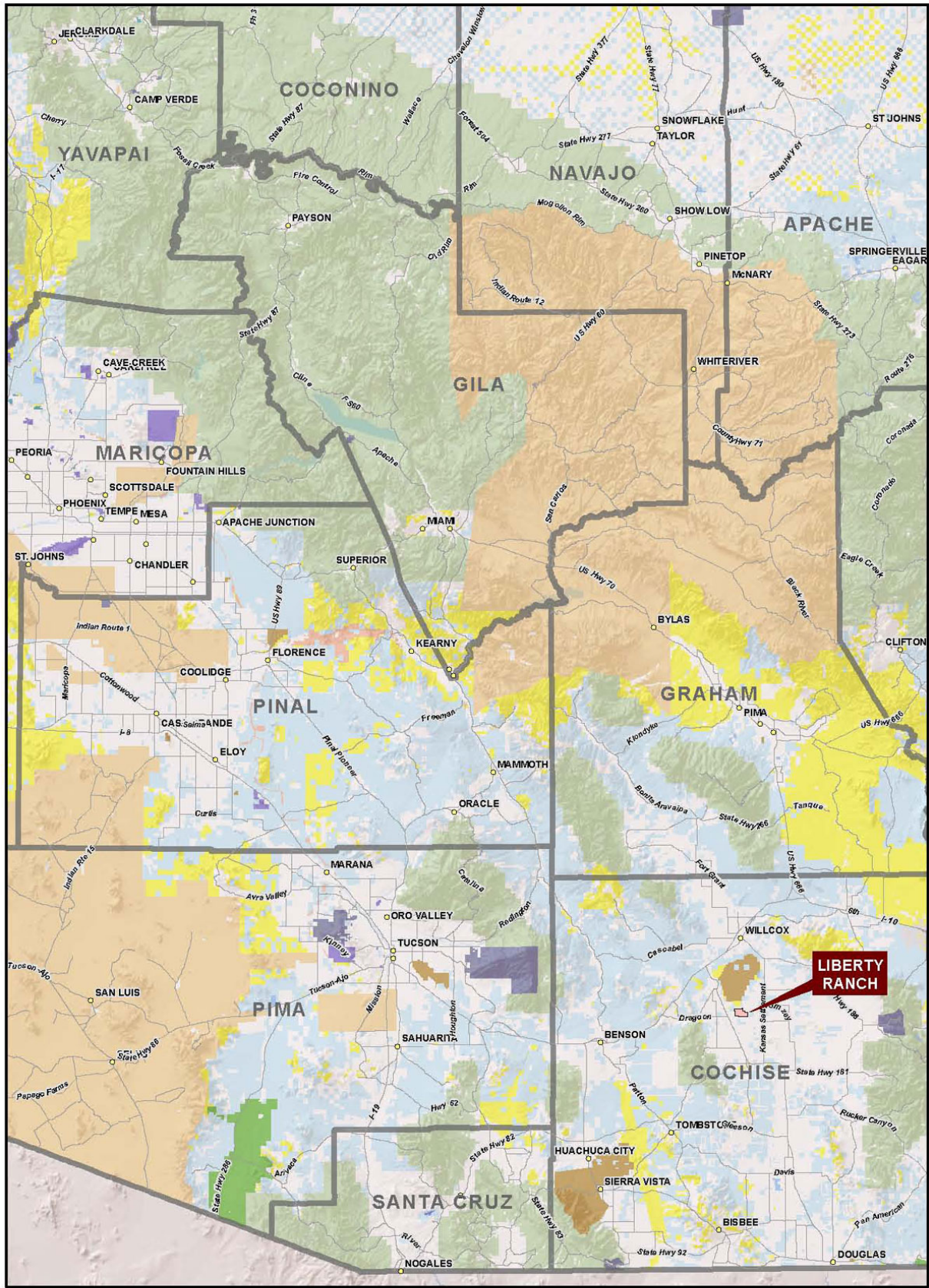
Price

\$850,000

Additional Photo



Location Map

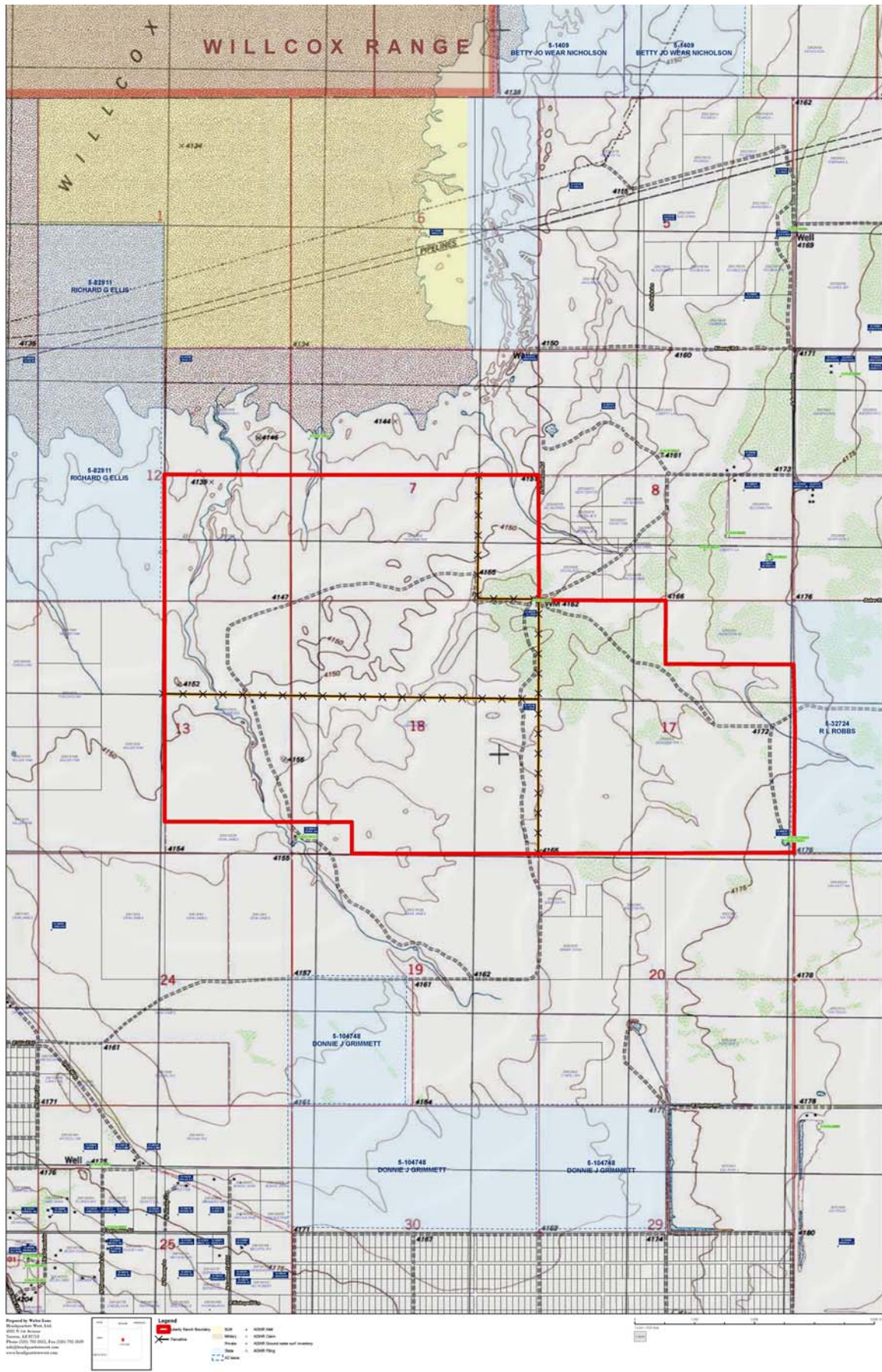


Tenure

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



Topography/Tenure Map



Aerial/Tenure Map

