

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

LITTLE RESERVOIR RANCH
Apache County, Arizona



Exclusively Listed By:

Traegen Knight
Headquarters West, Ltd.
P.O. Box 1980
St. Johns, Arizona 85936
Ph. 928 524-3740
Fx. 928 563-7004

P. O. BOX 1980 ST. JOHNS, ARIZONA 85936 TELEPHONE 928 524-3740 FAX 928 563-7004

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Little Reservoir Ranch Apache County, Arizona

- Location and Access:** The ranch is located two miles east of St. Johns, Arizona and directly along County Road 6040 (Salt Lake Road) for approximately nine miles stretching east. The headquarters is situated a quarter mile north of the county road and ten miles east of St. Johns. Access is provided by the county road, numerous River Springs Ranch roads and private ranch roads.
- Property Description:** The ranch consists of a mixture of private, state, blm and open range grazing acreage. The open range property includes surface grazing rights within the River Springs Ranch area outside of St. Johns. The state and blm land is somewhat intermixed with the surface grazing and includes a large block of contiguous state land on the eastern portion of the ranch. The ranch headquarters includes a 2001 Palm Harbor 28'x60' mobile home in good condition, a 40'x40' large metal shop building and extensive set of working corrals all located on a 160 acre block of deeded land. A second home is located directly adjacent to the County road approximately two miles west of the headquarters and contains a 1998 Palm Harbor, 26'x68' model home in good condition. Both building sites include a residential well which also provides livestock water. Public utility electrical service is available and in use at both building sites.
- Carrying Capacity:**
- | |
|---------------------------------------|
| 3.75 animal units deeded |
| 213.50 animal units state lease |
| 1.75 animal units BLM lease |
| <u>112.00</u> animal units open range |
| 331.00 animal units yearlong* |
- *carrying capacity is based on the State and BLM recommended stocking rate of 7 animal units per section.
- Land Tenure:**
- | |
|-----------------------------------|
| 362 acres deeded |
| 18,897 acres state lease |
| 160 acres BLM lease |
| <u>10,280</u> acres open range |
| 29,699 acres total or 46 sections |
- Utilities:** Land line electrical service is available to portions of the ranch including to the headquarters site and second building site. Telephone service is cellular, water is provided by private well, septic is used for sewer service and propane is used for heating.
- Water:** Livestock water is provided by five wells, (one solar pump, one windmill and three electric submersible pumps). Two of the wells also provide water to over four miles of pipeline equipped with four large steel rim storage tanks and six drinkers. Additional water is provided by live water in the Little Colorado River on the western edge of the ranch, one large dirt tank and one live spring.

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Property Taxes for 2014

APN	Lot Acreage	Full Cash Value	Taxes
202-07-008a	36.2	\$ 190.00	\$ 1.90
202-07-008b	29.97	\$ 157.00	\$ 1.58
202-23-002c	3.25	\$ 20.00	\$ 0.18
202-35-140	36.7	\$ 11,335.00	\$ 46.64
202-36-005b	32.73	\$ 172.00	\$ 1.78
202-37-001	19.73	\$ 104.00	\$ 1.08
202-37-002	14.4	\$ 76.00	\$ 0.76
202-38-001	40	\$ 220.00	\$ 2.28
202-39-001	36.89	\$ 47,529.00	\$ 234.90
202-39-304	37.75	\$ 198.00	\$ 20.20
202-39-305	37.87	\$ 199.00	\$ 20.20
202-39-306	37.03	\$ 194.00	\$ 1.93
	362.52	\$ 60,394.00	\$ 333.43

Grazing Fees:

Federal rate is \$1.35 per animal unit month for the year 2014
State rate is \$2.73 per animal unit month for the year 2014

Price:

\$950,000 – Cash

Contact:

**Headquarters West, LTD.
Traegen Knight
P.O. Box 1980
St. Johns, Arizona 85936
Tel: 928-524-3740
Fax: 928-563-7004
Cell: 602-228-3494**

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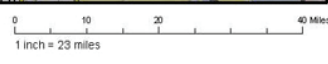
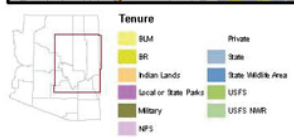


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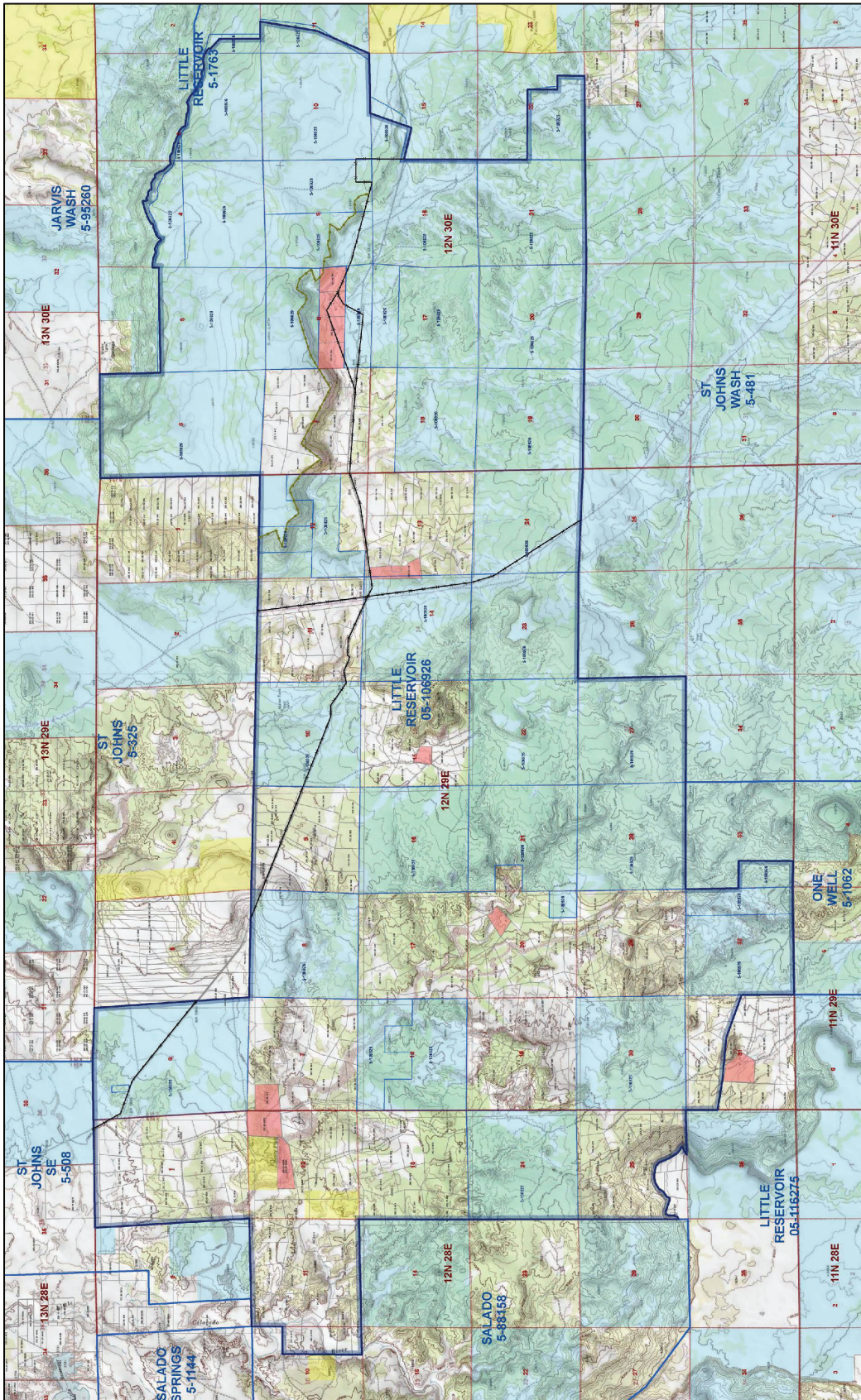


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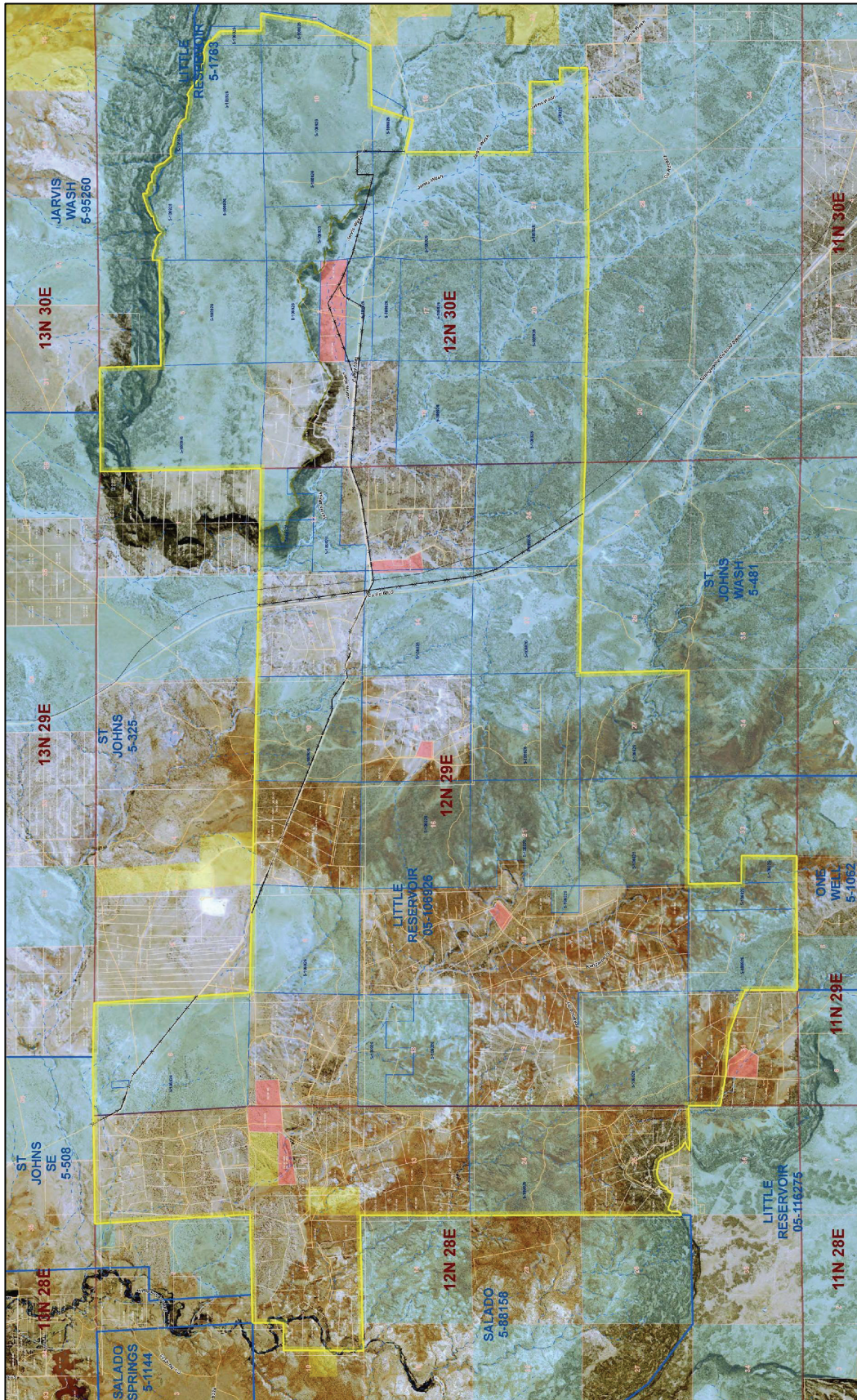


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