

Long Meadow Ranch

Prescott, Arizona



Offered for sale exclusively by:

Andy Groseta
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EXECUTIVE SUMMARY

The Long Meadow Ranch is one of the finest agricultural offerings in the Southwestern United States. Located 22 miles northwest of downtown Prescott, the ranch's 2,151.01± deeded acres include approximately 200± acres of irrigated land – of which 120± acres are sub-irrigated. The balance of the land is tremendously productive native grass. The ranch is located outside of the Prescott AMA and has an abundance of water with eight wells which produce between 10 and 550 GPM. There is also a Certificate of Water Adequacy from the Arizona Department of Water Resources for residential and non-residential uses of 3,156.4 acre feet annually. This offering provides an excellent investment opportunity. The ranch is highly improved and will allow a new owner substantial depreciation. The ranch's deeded land in conjunction with the adjacent Prescott National Forest grazing permit is rated at 200± head cow/calf year long. The ranch has an excellent herd of predominantly black cattle. In addition to the grazing, the ranch has historically baled fescue and red clover hay on the irrigated land. The ranch is in an area of some of the most exclusive developments in northern Arizona such as American Ranch, Las Vegas Ranch, Talking Rock Ranch, Inscription Canyon Ranch and Crossroads Ranch making the ranch a great candidate for a conservation easement. The Long Meadow is also favorable for the sportsman as it is home to one of the state's premier antelope herds, chukar and pheasant have also been raised for hunting. This ranch has it all and is offered turnkey for a new owner.



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LOCATION



The ranch is located on Fair Oaks Road off of Williamson Valley Road, downtown Prescott is about a 22 mile drive. There is a 2,500' dirt landing strip near the headquarters for fly in/out convenience.

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DESCRIPTION



The headquarters are located on a knoll overlooking the sub-irrigated meadows in the northwestern end of the deeded land. The deeded land is one contiguous tract that has 1.25 miles of common boundary with the Prescott National Forest. The grounds at the headquarters are beautifully landscaped with a large garden, fruit and mature shade trees. There are electricity and telephone services to the ranch, water is from a domestic well and sewer is by septic tanks. Elevation on the ranch ranges from 4,600' to 4,700' which creates a semi-arid mild year round climate. The ranch averages about 18" of precipitation per year with most moisture occurring in July-August and December-January. The ranch is zoned by Yavapai County, 85% of the deeded land is RCU-2A and 15% is R1L-36A. Approximately 25% of the deeded land has flood hazards from Long Canyon and Strickland Wash.



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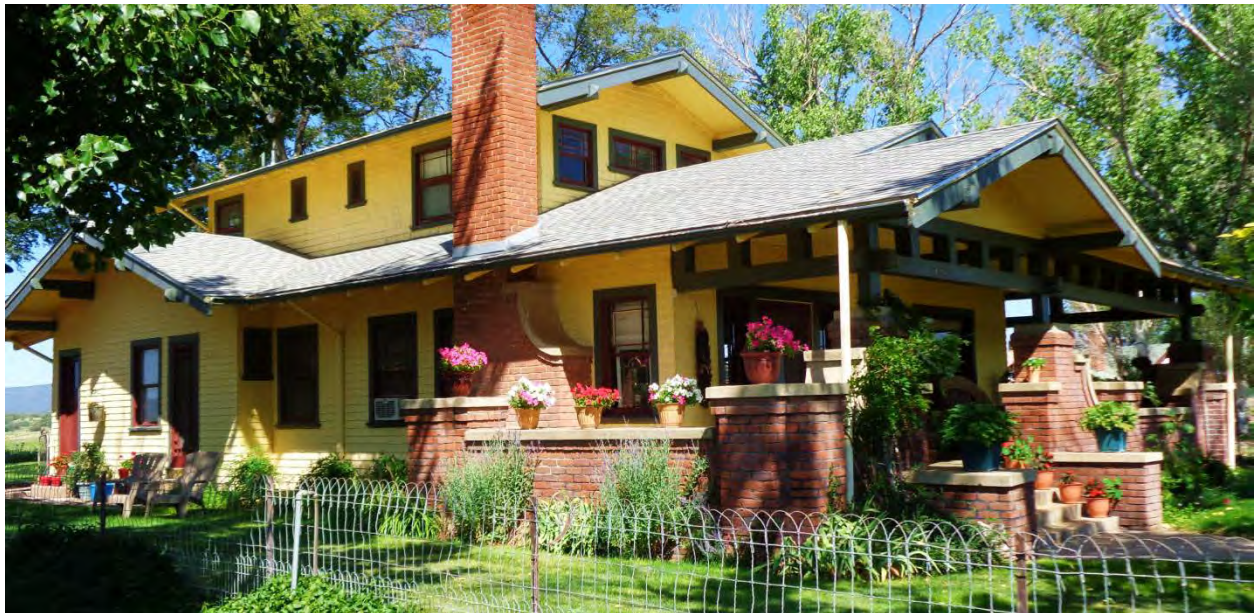
IMPROVEMENTS

The Long Meadow Ranch is highly improved and will allow a new owner substantial depreciation.

Main Residence – Approximately 4,172 s.f. block constructed territorial style home with 4 ½ bedrooms and 3 ¼ baths, two large fireplaces, two car garage and 1,240 s.f. of flagstone porches. Connected to the main residence with a covered breezeway is a 740 s.f. guest residence with two bedrooms, one bath, kitchen and fireplace.



Manager's Residence – Approximately 2,364 s.f two story craftsman style home which was the original residence on the ranch. The residence was mail order home constructed on site in the early 1900s, the residence has been well maintained. There is also a 580 sq. ft. basement.



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IMPROVEMENTS

Office – Approximately 248 s.f., one room with a ½ bath, block construction, flagstone porch.



Manager's Garage – Approximately 936 s.f., concrete foundation and wood construction.

Foreman's Residence – 1,430 s.f., two bedroom, 1¼ baths, block construction with a 518 s.f. one car garage plus storage room, block construction.



Guest House – Approximately 1,280 s.f., three bedroom, one bath, block construction.



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IMPROVEMENTS

Bunkhouse – Approximately 780 s.f., two bedroom, one bath, block construction.

Show Barn – Approximately 3,456 s.f., five rooms, concrete foundation, block construction with steel frame, corrugated metal roof, 450 sq. ft. metal stalls.



Horse/Hay Barn – Approximately 4,324 s.f., concrete foundation, wood floor in tack room, 4 box stalls, hay storage.



Equipment Shed – Approximately 4,000 s.f. Butler steel frame building on concrete foundation, 800 s.f. shop room.

Feed Shed – Approximately 700 s.f. concrete foundation, wood frame construction.

Tool Shed – Approximately 420 s.f., concrete foundation and floor, wood frame with corrugated metal exterior.

Carpenter Shop – Approximately 400 s.f. concrete foundation, wood frame with corrugated metal exterior.

Hay Barn – Approximately 2,250 s.f. pole frame with open sides.

Hay Feeder Barn – Approximately 700 s.f. pole frame construction with open sides.

Calving Barn – Approximately 1,200 s.f., concrete pier foundation and pole frame construction.

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IMPROVEMENTS

Corrals and Fencing – a good set of shipping corrals constructed of wood on cedar posts and railroad ties; with a crowding pen, working alley, squeeze chute, calf chute, and loading chute are at the headquarters. The ranch is exteriorly and interiorly fenced with 4 to 5 strand barb wire fencing on cedar and steel posts.

Private Airstrip – ½ mile private airstrip located next to the Ranch headquarters.

Hangar – Approximately 2,250 s.f. Varco–Pruden steel frame with metal exterior, 450 s.f. has concrete floor.



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WILDLIFE AND RECREATION



The Long Meadow is also favorable for the sportsman as it is home to one of the state's premier antelope herds, chukar and pheasant have also been raised on the ranch for hunting. Black Bear, mule deer, elk, merriam's turkey and mountain lion are common in the area and on the adjacent Prescott National Forest. The ranch is in Arizona Game and Fish Unit 17B and is a sportsman's paradise.



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ACREAGE

2,151.01± gross deeded tax roll acres

3,397± acres Stevens grazing allotment on the Prescott National Forest

5,548± total acres or 8.7 sections

AGRICULTURE OPERATION

The Long Meadow Ranch is rated by the owner at 200± head cow/calf yearlong. Cattle are grazed on the irrigated pastures and native grass on the deeded land for nine months out of the year. The cattle utilize the USFS Stevens grazing allotment during the winter for three months from November through January. Both the irrigated land and native grass pastures on the rangeland are divided into several pastures. The forest permit consists of two pastures. Cattle are moved from pasture to pasture subject to forage conditions.



There are 200± acres of irrigated land, of which 120± acres are sub-irrigated. The balance of the irrigated land of approximately 80± acres is irrigated by two side roll sprinklers (2,400± l.f. and 1,800± l.f.). The ranch bales large round bales and small square bales of fescue and red clover grass hay.



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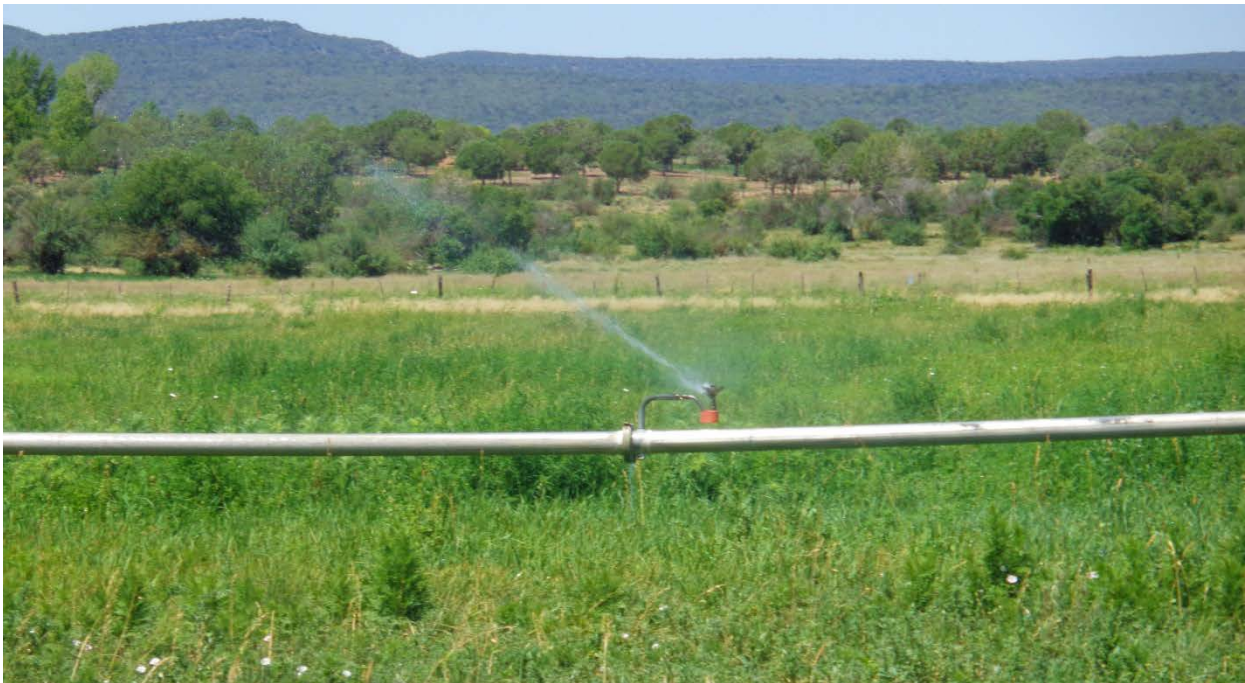
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WATER



The Long Meadow Ranch has an abundant supply of water and is located just outside of the Prescott Active Management Area where groundwater is regulated. Water sources are from eight wells and dirt stock tanks, the 120± acres of sub-irrigated land are irrigated by the shallow groundwater level. There is one well for domestic uses, there is large water storage tanks for domestic and livestock uses at the headquarters. There are two irrigation wells producing between 500 and 550 GPM to irrigate the 80± acres of irrigated land. There are five wells for livestock uses throughout the ranch, one has an electric submersible and four are windmills. In the last decade, the ranch owners obtained a Certificate of Water Adequacy (AAWS) from the Arizona Department of Water Resources that secures the right for a groundwater supply of 3,156.4 acre feet annually for up to 944 single family residential units and 162.7 non-residential acres. Should the Prescott AMA boundary be expanded to include the ranch, the ranch's water rights would be vested and thus protects the future development potential.



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WATER

Over the last couple of decades there have been a couple of ranches in the area that have been acquired by municipalities and investors for future plans to pipe water into the Prescott AMA to the high growth area of the Prescott Quad City area. The abundant water resources and historic agriculture production have the Long Meadow Ranch well positioned for this type of acquisition, as well as for the continued historic uses of the ranch's water. Following is a summary of the water resources on file with the Arizona Department of Water Resources, including the Analysis of Adequate Water Supply. Please note that Steven's Well is located on and registered to the Prescott National Forest.

ADWR Reg#	Name	Cased To	Water @	GPM	Equipment	Adjudication #
55-605217	Headquarter Well	54'	10'	80	7 hp submersible	39-44050
55-605218	Big Meadow Well	35'	10'	550	40 hp electric turbine motor	39-44048
55-605219	Airport Well	120'	30'	500	40 hp electric turbine motor	39-44047
55-605222	Sec 24 Well		60'	20	Electric submersible	39-44042
55-605220	Tucson Well		10'	10	10' Aeromotor windmill	39-44044
55-605221	Sec 35 Well		32'	10	10' Aero. windmill, Jensen pump jack	39-44049
55-605225	Railroad Well	140'	64'	12	12' Aeromotor windmill	39-44041
55-631901	Steven's Well	80'		12	12' Aeromotor windmill	

ANALYSIS OF ADEQUATE WATER SUPPLY

November 24, 2008

File Number: 43-700418.0000
Development: Long Meadow Ranch
Location: Township 16 North, Range 03 West, Section 19
Township 16 North, Range 04 West, Section 14,23,24,26
Yavapai County, Arizona
Land Owner: Long Meadow Ranch, Inc. an Arizona corporation

The Arizona Department of Water Resources has evaluated the Analysis of Adequate Water Supply application for Long Meadow Ranch pursuant to A.A.C. R12-15-712. The proposed development includes 944 single-family residential lots and 162.7 non-residential acres containing: right-of-way landscaping, a resort with an Olympic size pool, turf for parks, horse pasture, a lake and wetlands. An undetermined water provider will deliver water to the master-planned development. Conclusions of the review are indicated below based on the adequate water supply criteria referenced in A.R.S. § 45-108 and A.A.C. R12-15-712.

DEVELOPMENT POTENTIAL

Over the last decade approximately seven to eight sections of the Long Meadow Ranch have been developed into a high end residential development on larger sized lots. This development borders this offering's deeded lands to the south and to the east. While there are currently no approvals for development, the property is well suited for future development given the location adjacent to and history of the Long Meadow Ranch development. Also, the ranch's issued Analysis of Adequate Water Supply will lend towards the development potential of the ranch.

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COMMENTS & PRICE

The Long Meadow Ranch is one of the finest agricultural offerings in the Southwestern United States. This ranch has it all and it is offered turnkey with livestock and equipment, please inquire for a livestock and equipment list. The ranch is easily accessible and conveniently located just 22 miles from Historic downtown Prescott and the vibrant Courthouse Square with numerous dining and shopping venues on Whiskey Row. With the ranch's abundant water supply and close location near some of the most exclusive developments in northern Arizona, all while retaining income generation from the agricultural operation, the Long Meadow Ranch provides a new owner a great investment opportunity. This turnkey ranch is offered at \$14,500,000 cash – the ranch is shown by appointment only to qualified buyers.

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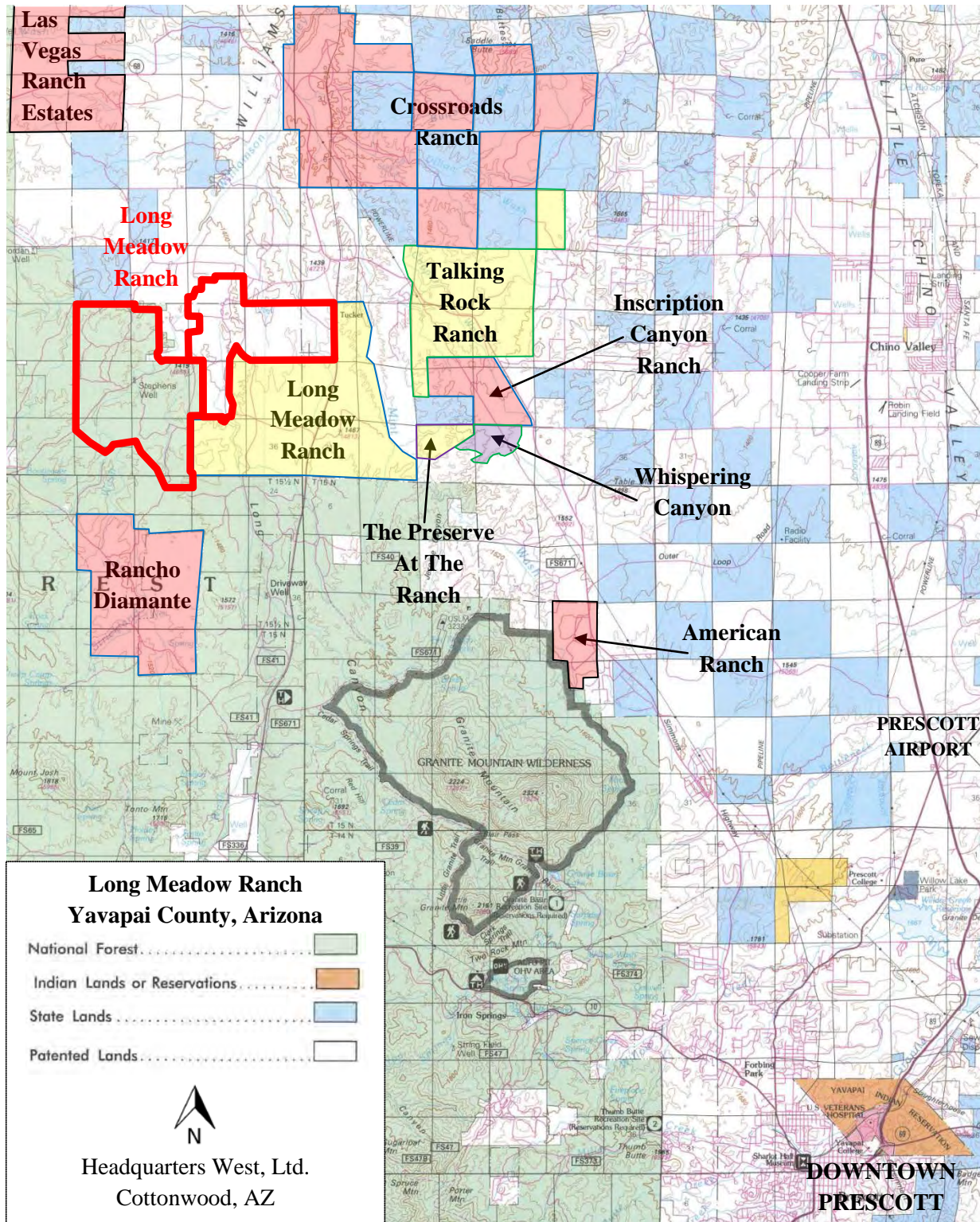


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Land Tenure & Area Subdivision Development Map:



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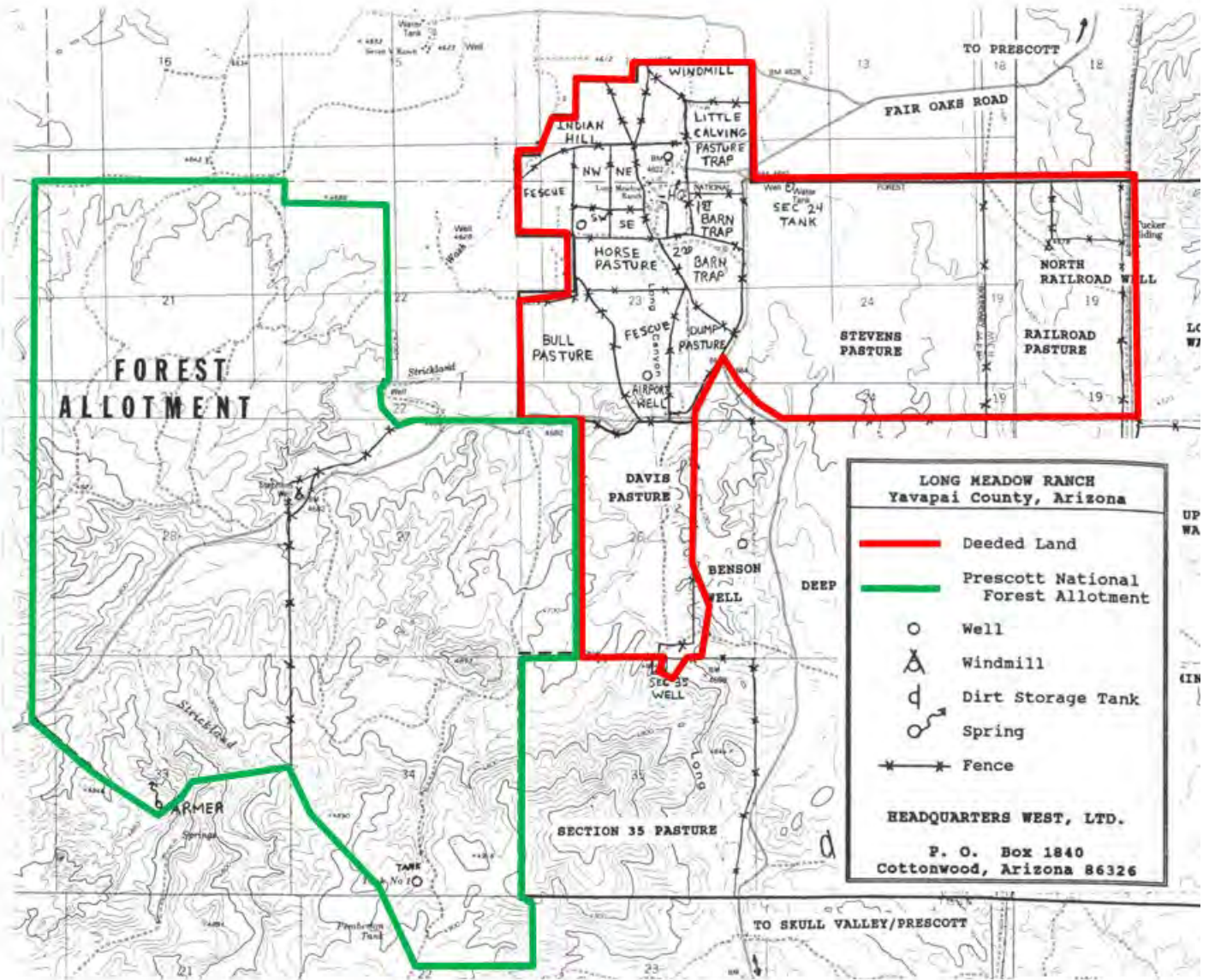


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Long Meadow Ranch Map:



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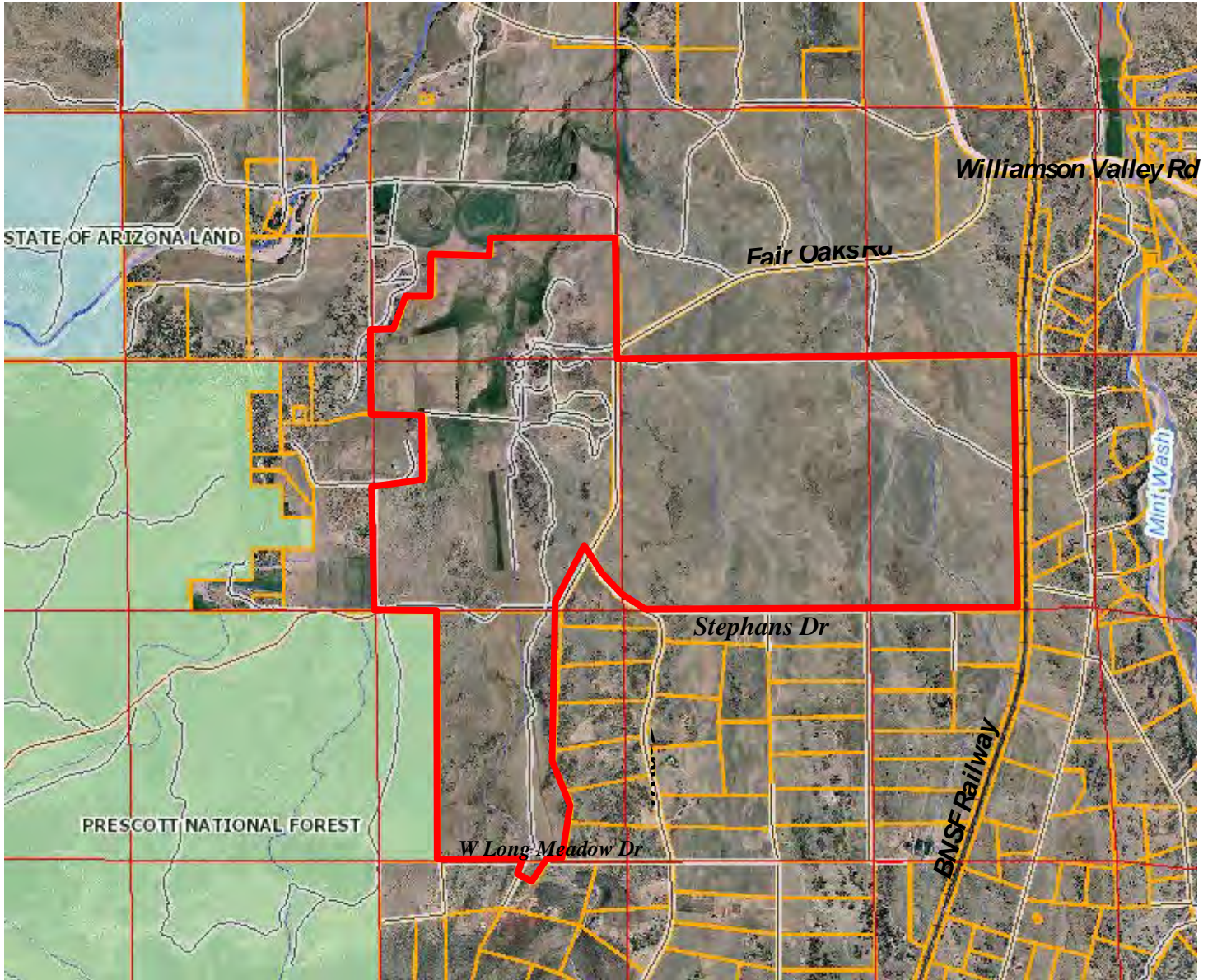


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Aerial Map:



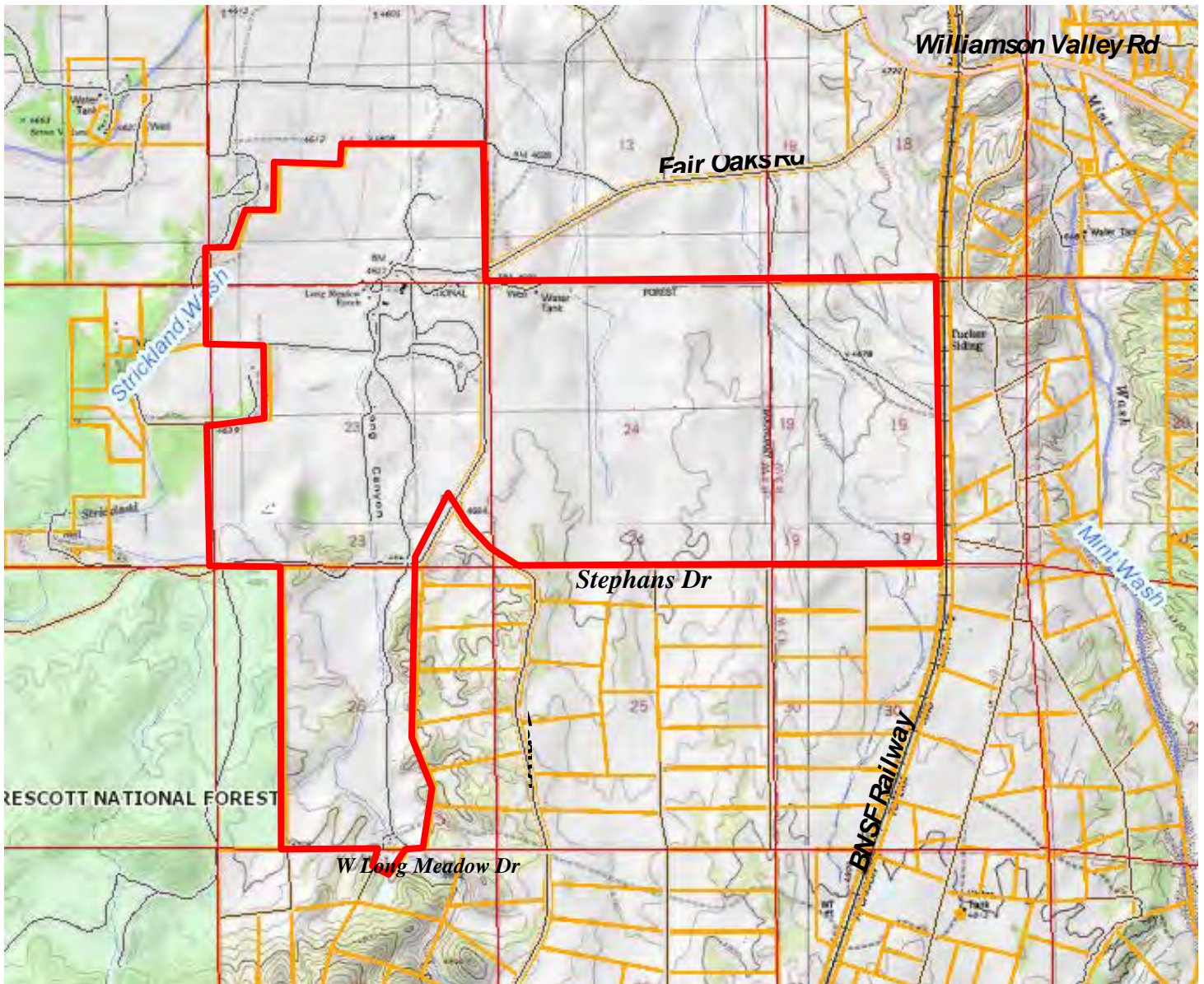
Boundaries are approximate – yellow lines are Yavapai County Assessor Parcels, 2007 aerial map.

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Topography Map:



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