

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONORA - COTTONWOOD - ST. JOHNS

Music Mountain Ranch - Mohave Cruz County, Arizona



Offered for sale exclusively by:

Paul Groseta

Headquarters West, Ltd.

51 Verde Heights Drive, Suite A

P.O. Box 1840

Cottonwood, Arizona 86326

Phone: (928) 634-8110; Fax (928) 634-2113; Mobile: (928) 853-8369

info@headquarterswest.com

www.headquarterswest.com

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Music Mountain Ranch - Mohave Cruz County, Arizona

Location & Access

The ranch is in Mohave County in northwest Arizona. The headquarters are about 45 miles north of Kingman via 18 miles on paved Route 66 and 23 miles on county dirt Antares Road, the headquarters are about four miles north of the county road. Antares Road bisects the southern end of the ranch for about seven miles. A rough and steep dirt road goes up the mountains from the headquarters allowing access to the northern and eastern portion of the ranch.

Description

This is a desert to mountain ranch with very little adverse ownership within the ranch. The ranch runs from the Hualapai Valley to on top of the Music Mountains/Grand Wash Cliffs where it borders the Hualapai Reservation as the eastern boundary. Four of the deeded land parcels are complete BLM inholdings. The headquarters are on a 150 acre inholding that is in a scenic and private setting at the base of the mountains. Two parcels directly border the Hualapai Reservation and control BLM road access to the reservation and vice-versa to the BLM lands. Elevations range from 2,750' in the southwest end near Red Lake to 6,769' on Duncan Mountain, the headquarters are at 4,000' the upper mountain country ranges in elevation from 4,700' to 6,000'. The lower elevation is extremely strong filare country with a mix of desert browses, the upper elevations have Pinon/Juniper and purple sage with perennials such as the typical gramma grasses. The topography on the ranch lends to a lot of natural barrier with the exterior boundary as well as interior pasture boundaries. There are older working corrals scattered around the ranch, the main corrals at the headquarters are wire and wood and are in good condition.

Carrying Capacity & Acreage

The term permit for the BLM allotment is for 242 head of adult cattle with additional ephemeral increase in wet years. The ranch has also pastured sheep in previous years.

322.7± gross tax roll acres deeded – in six non-contiguous tracts
44,651.0± acres Upper Music Mountain BLM grazing allotment #00071
2,914.0± acres adverse/private land within ranch boundary
47,887.7± total acres or 74.8 sections

Building Improvements & Utilities

The headquarters has a tasteful ranch house and mobile home (gutted). The entire ranch is completely off the grid, a portable generator is needed at the headquarters for electric.

Water

The ranch is well watered with six springs, nine dirt tanks, two solar wells, two windmills and 25 miles of buried pipeline with numerous drinkers and storage. The pipeline on the mountain country is all gravity flow from a solar well on a tract of deeded, a separate pipeline system in the lower country all gravity flows from the well at the headquarters.

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Music Mountain Ranch - Mohave Cruz County, Arizona

Taxes & Grazing Fees

2013 property taxes for parcels 318-02-004, -006; 318-03-003; 318-04-007, -033, -034; 341-13-001 are \$654.70, the 2014 grazing fee is \$1.35/AUM (\$3,920.40 would be full use for 242 head).

Comments

This is a scenic ranching operation set in a private location with amazing views of not only the Hualapai Valley and surrounding mountain ranges but also of the Grand Canyon. The desert to mountain country allows for management options, along with the chance for ephemeral increases.

Price

\$850,000 cash or seller financing is available

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Music Mountain Ranch - Mohave Cruz County, Arizona

Pictures



Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Music Mountain Ranch - Mohave Cruz County, Arizona

Pictures (continued)



Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Music Mountain Ranch - Mohave Cruz County, Arizona

Pictures (continued)



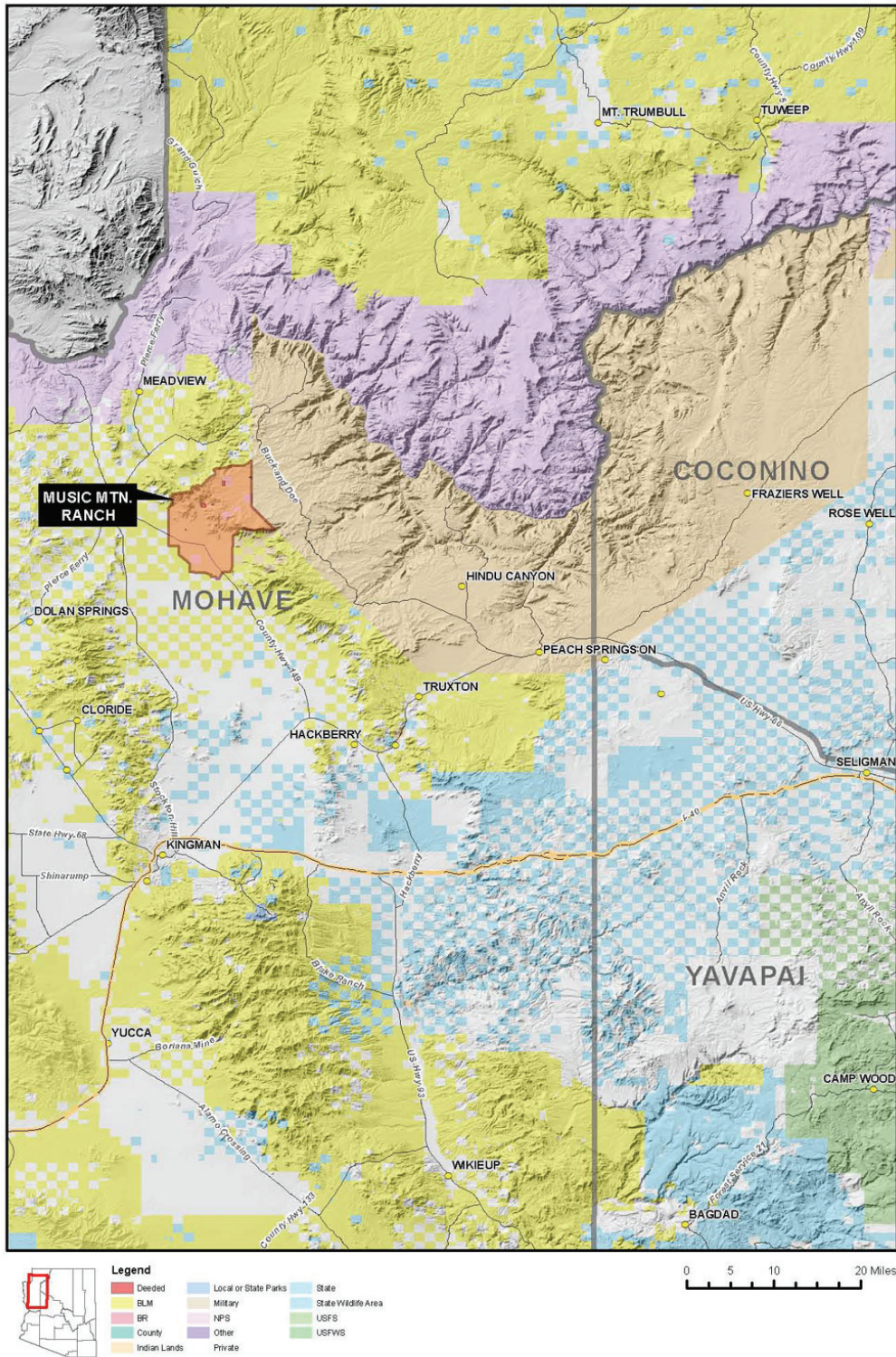
Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

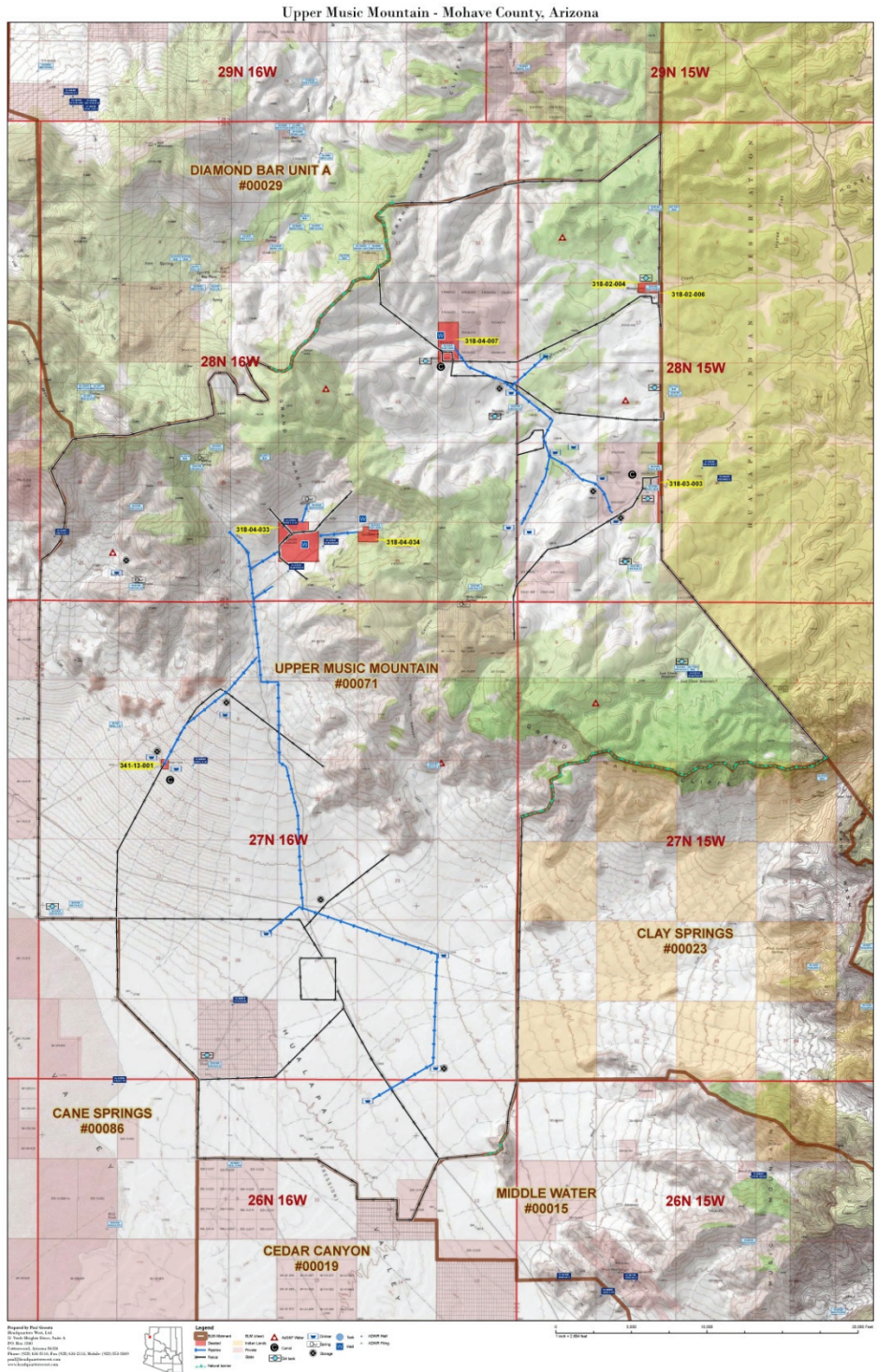
Music Mountain Ranch - Mohave Cruz County, Arizona

Location Map



Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Topography/Tenure Map



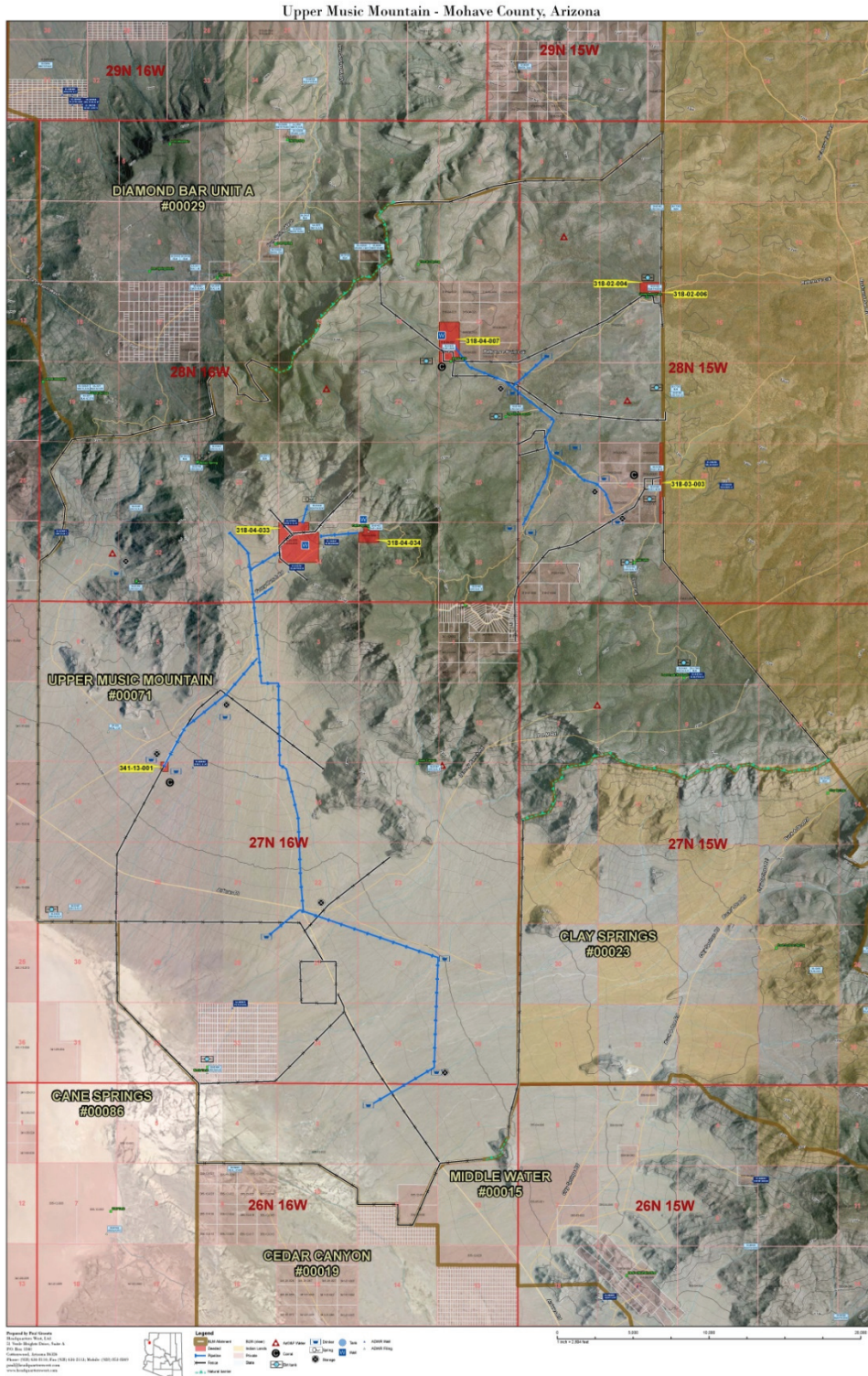
Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Music Mountain Ranch - Mohave Cruz County, Arizona

Aerial Map



Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.