

# NI Ranch Cochise County, Arizona



**Offered by sale exclusively by:**

Headquarters West, Ltd.

**Sam Hubbell**

- and -

**Tom Hardesty**

PO BOX 1039

Sonoita, AZ 85637

Phone (520) 455-5834; Cell (520) 609-2546; Tom Hardesty - (520) 909-0233

info@headquarterswest.com

www.headquarterswest.com/ni

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## **Location**

The NI Ranch is located approximately 15 miles east of Tombstone, Arizona along Davis Road. Tombstone, "The Town Too Tough To Die", is considered the most authentic Western Town left in the US. OK Corral, Boothill Graveyard, and the Bird Cage Theater are just a few of the legendary attractions. The ranch is approximately 85 miles southeast of Tucson and has excellent paved access to the ranch headquarters.

## **Land Tenure**

Deeded Land- approximately 6,555 acres  
State Lease Grazing allotment #1851 - 7,197 acres

## **Carrying Capacity**

129 Head Deeded Land  
121 Head State Lease  
250 Total

## **Climate, Elevation, and Vegetation**

The NI Ranch has a mild climate with summer highs in the mid 90's, and winter lows in the mid 20's. The elevation of the ranch is 4300' on the valley floor. Rainfall is approximately 14 inches annually. The ranch consists of upper desert grasslands, with mesquite chaparral, perennials, and annuals, along with grama grasses in the foothills.

## **Water**

The ranch is very well-watered with 8 wells, 12 stock tanks, and approximately 9 miles of pipeline. The ranch is located in a very productive farm area and existing irrigation wells could be utilized if interested in farming part of the ranch.

## **Corrals and Fencing**

Very well maintained corrals and fences, with some new fencing. Livestock scale in corrals.

## **Taxes and Fees**

2012 Real Estate Taxes-\$1611.58  
2012 State Grazing Fees-\$2.41 per AUM

## **Utilities**

Electricity-Generator or Solar  
Propane is available from local suppliers.

## **Comments**

The NI Ranch is one of the last working cattle ranches in the state with the majority of the land being deeded land. The ranch is very easy to work with no rough country. Sand and gravel are available on the ranch for additional income. Access to the ranch from Davis Road is excellent and it is an easy drive to Tucson. Rarely does a ranch with this amount of deeded land come on the market.

## **Price**

\$3,150,000.00-Cash or Submit Terms  
*Cattle and equipment may be purchased separately*

## Photos



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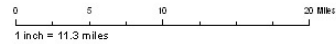
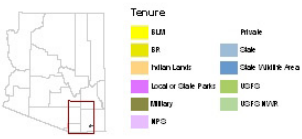
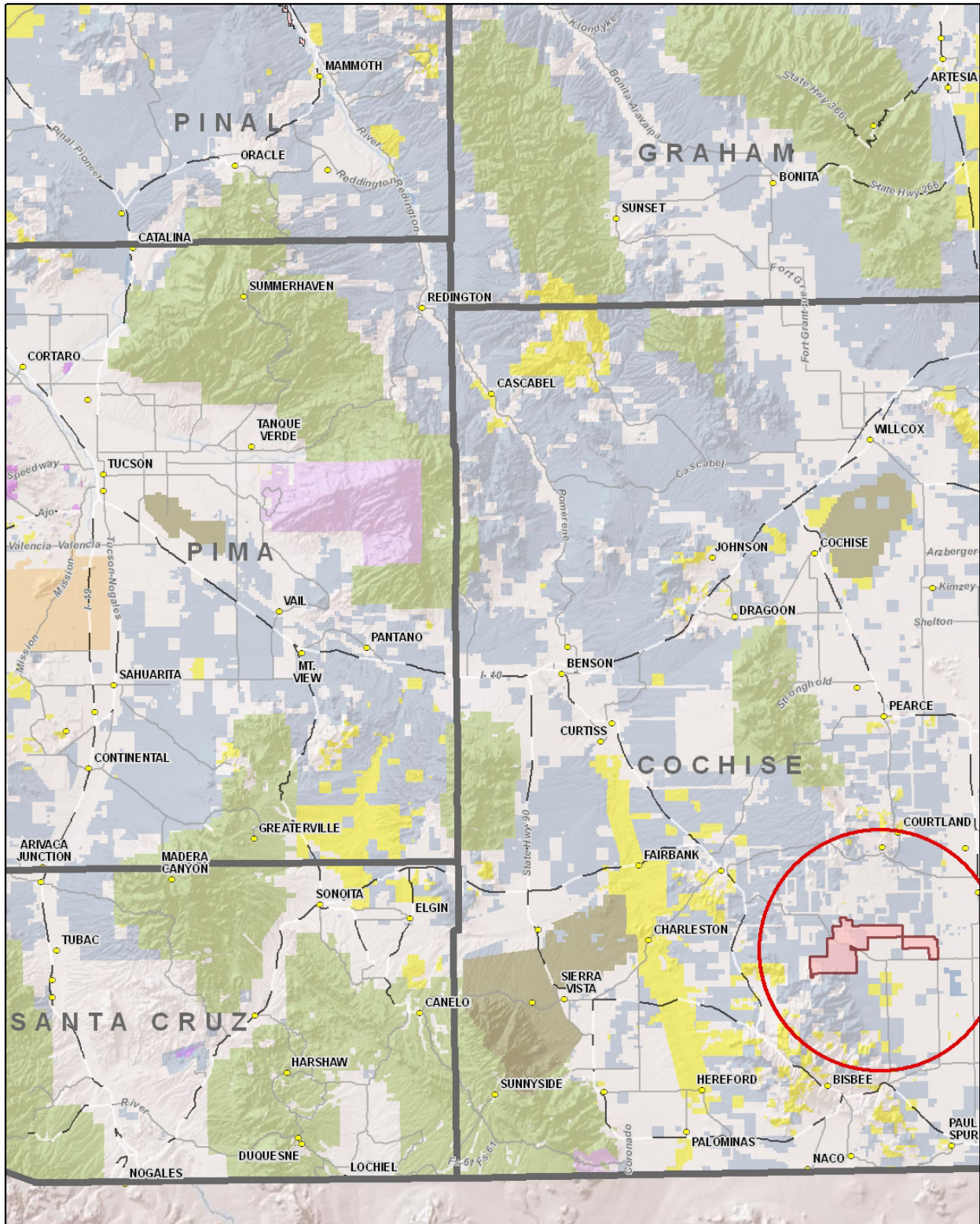


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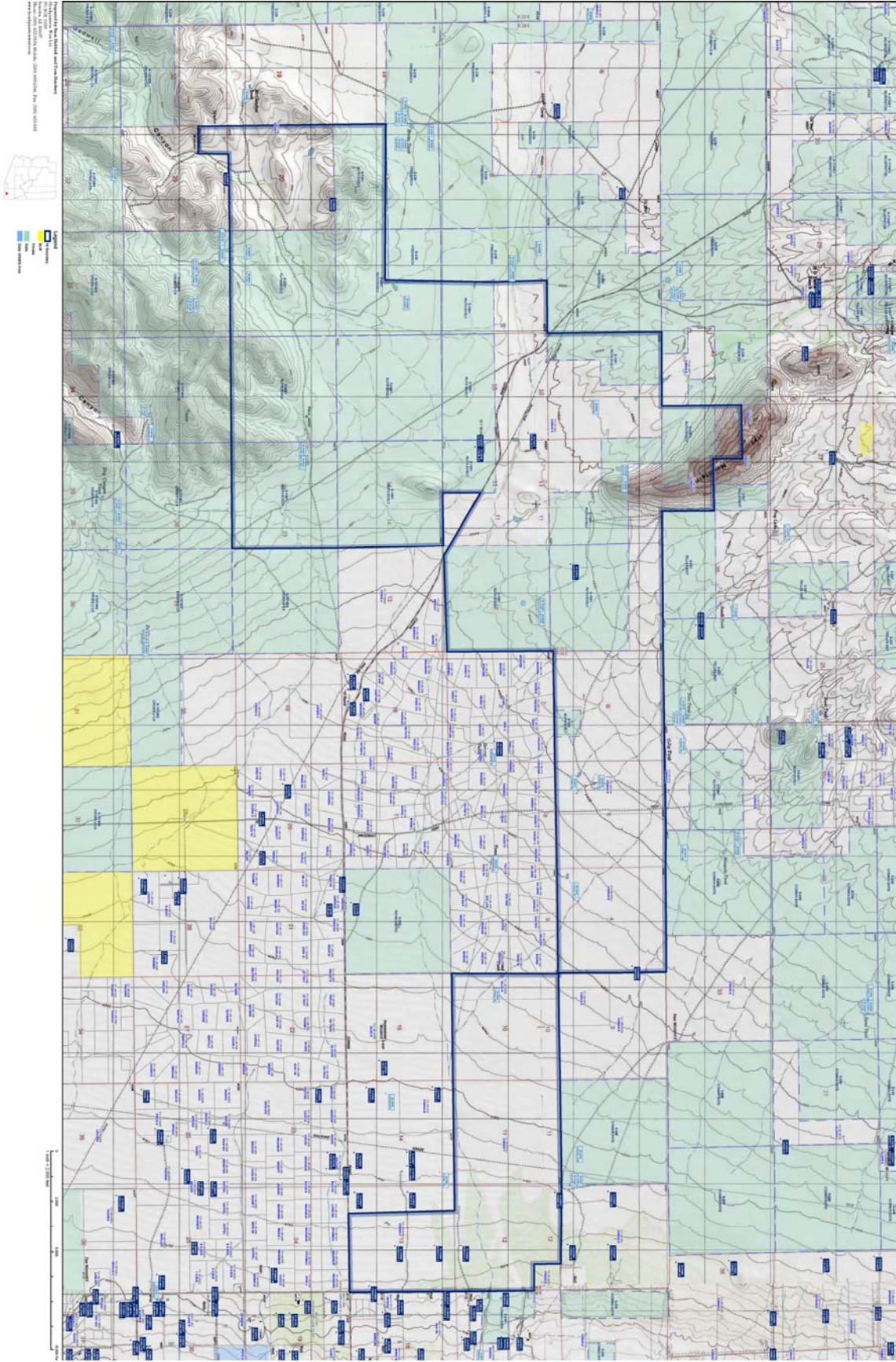
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# Location Map



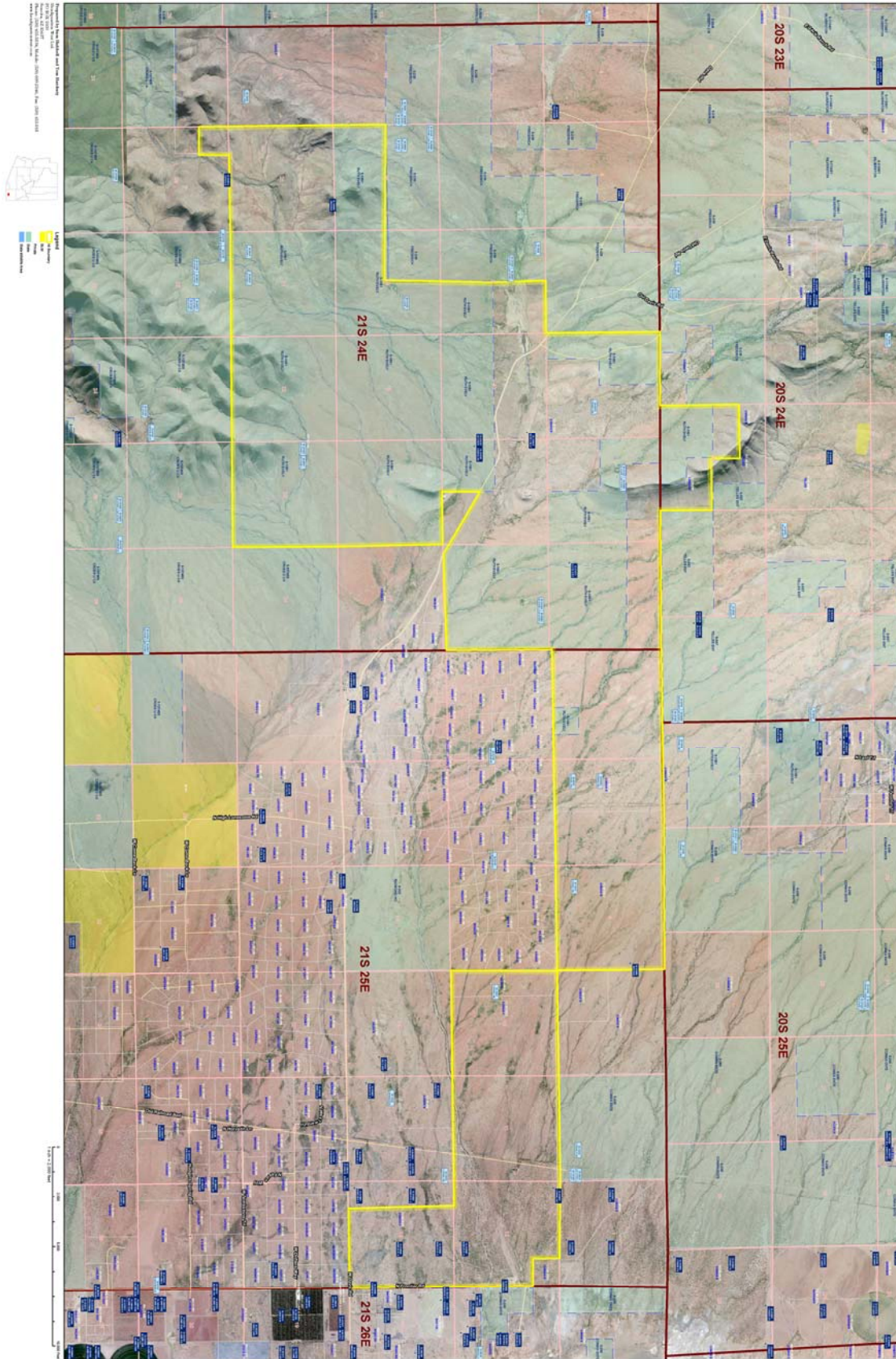
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# Topography/Tenure Map



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# Aerial/Tenure Map



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