

NI Hunt 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/nihunt

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.

Location

The Hunt Ranch is located approximately 5 mile north of Douglas Arizona along Hwy 191, and east of the Douglas international airport.

Land Tenure

2,462.27	Deeded acres
2,680.32	Arizona State Grazing Lease #05-3527
380.00	Acres Private Lease
5,522.59	Total

The state Lease is rated at 50 head yearlong, with another 50 head on the deeded land.

Water and Livestock Improvements

The Ranch is well watered with three wells, Six 10,000 gallon storage tanks, one 5000 storage tank, and one 40,000 gallon storage tank. With approximately five miles of pipeline. The Ranch is crossed fenced into 6 pastures for the ease of operation and the ability for Rest/Rotation management.

Elevation and Vegetation

The elevation of the Hunt Ranch is 4000 feet above sea level and consists of desert grass lands, with Tobosa grasses, Grama Grasses, Love Grasses, and Mesquite being the primary species. A wide variety of annuals are present when moisture is present.

Climate

The Douglas area has a reasonably mild climate, in the winter month's temperatures average in the mid to upper 60s, and lows typically settle just below freezing. In the summer months highs average between 90-100, with night time low in the mid-60s. Average rainfall is 14 inches with the majority falling in the summer monsoon season.

Taxes and Fees

2012 real estate Taxes -\$272.38
Az State Grazing fee -\$1,446.00

Remarks

The Hunt Ranch is one of the nicest ranches in southeastern Az, It is easy to operate with great access. All the improvements are in excellent condition, the ranch has been used in conjunction with NI Ranch, and the owners have consistently shipped heavy calves. There are few ranches on the market today that provide the excellent value at this price.

Price

\$1,240,000 cash or submit terms

Photos



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.



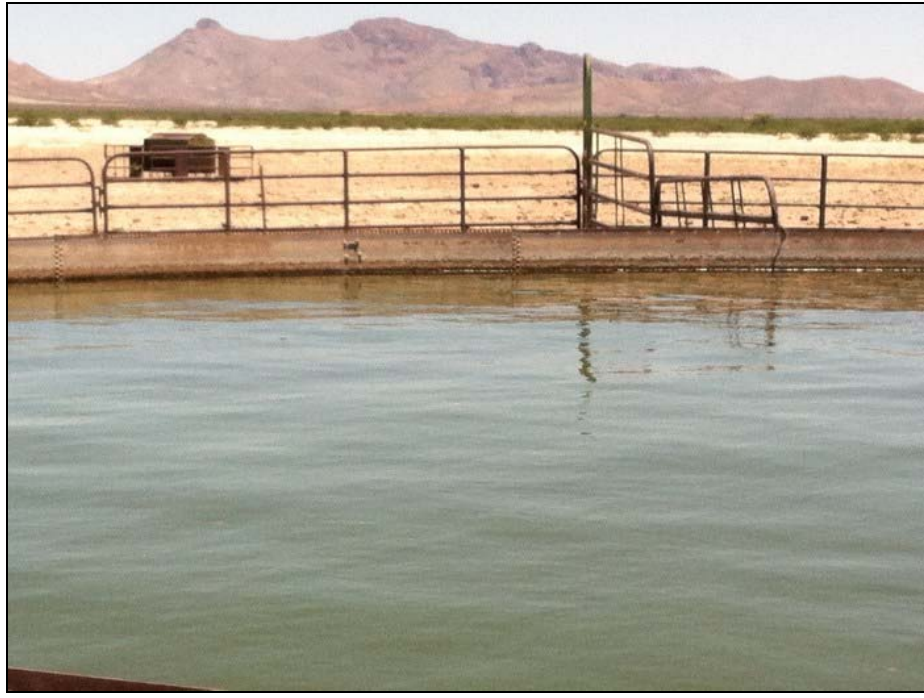
Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.



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.

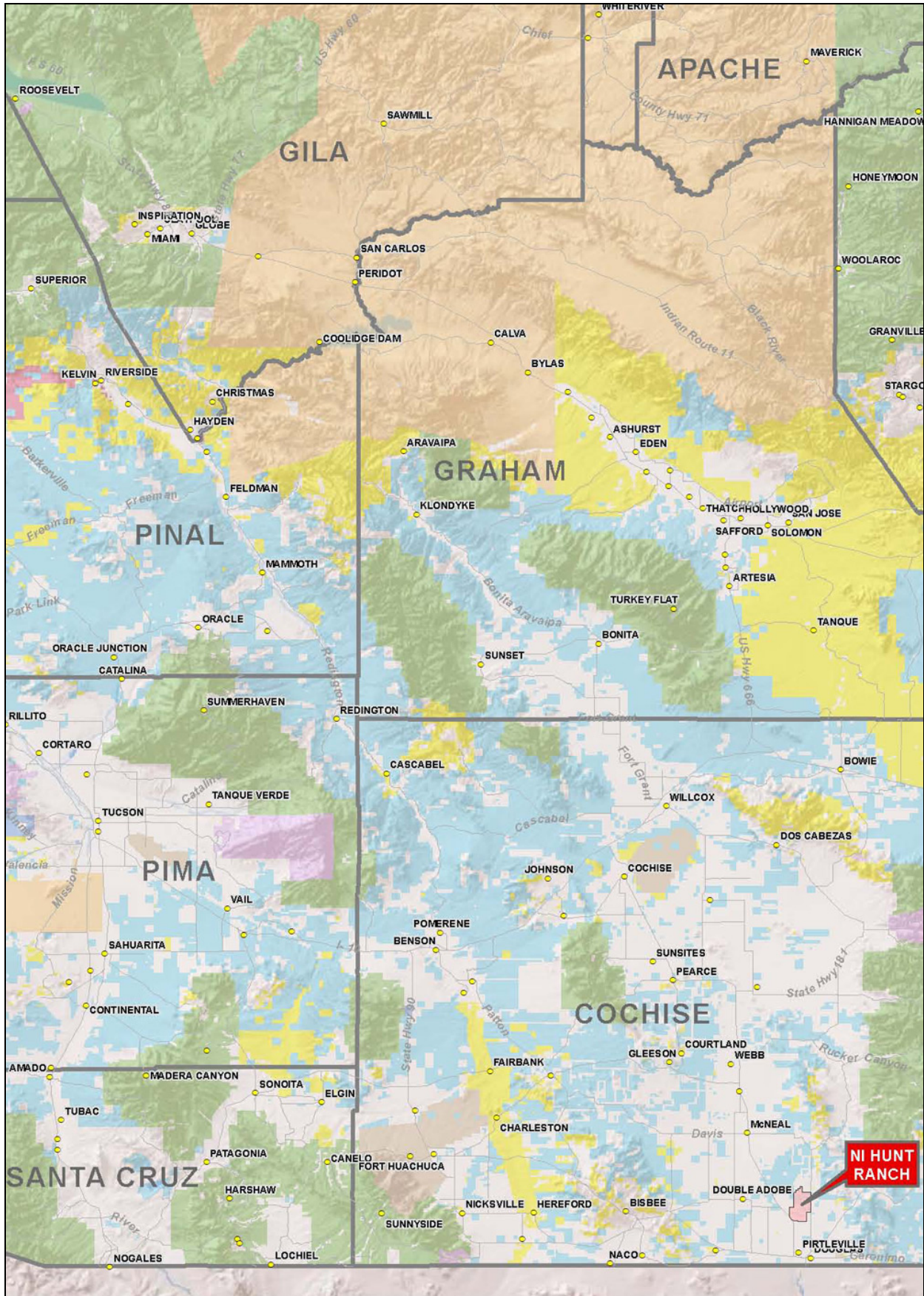


Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.



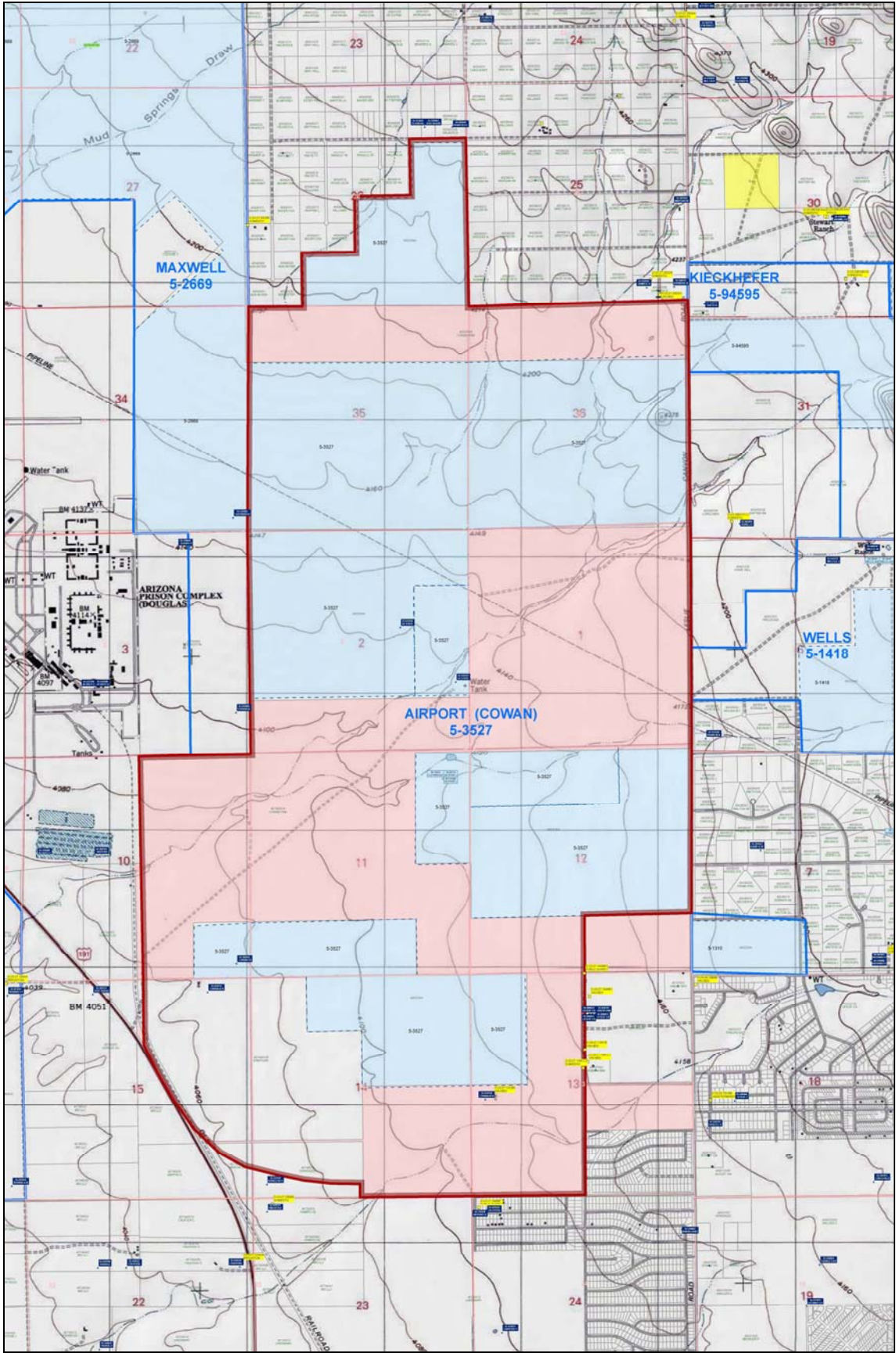
Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Location Map



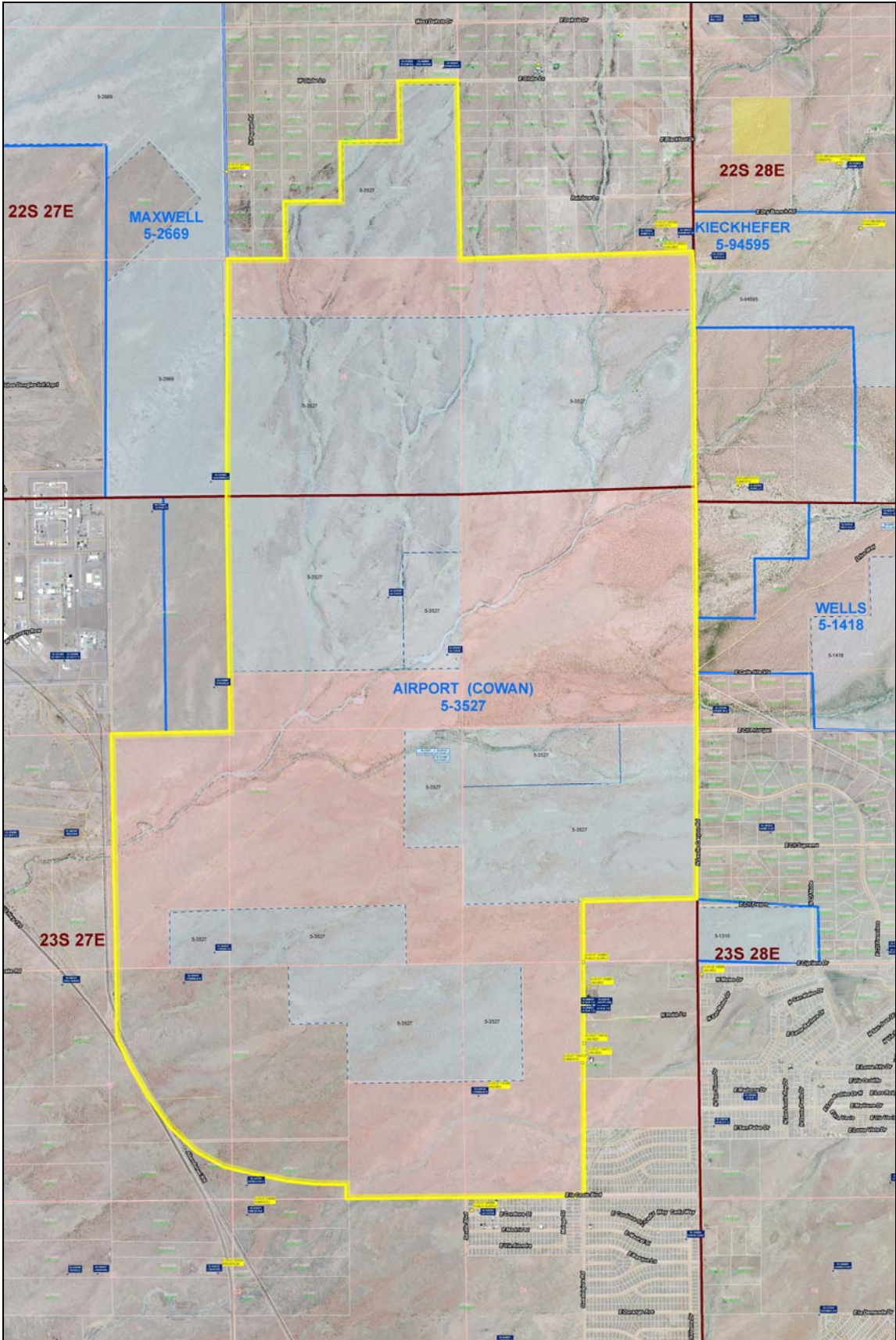
Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

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.

Aerial/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.