

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

*Irrigated Pasture
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

The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.

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Irrigated Pasture Apache County, Arizona

- Location & Access:** The property is located in central Apache County, Arizona, between Alpine and Springerville along US Highway 180 in the Nutrioso Valley at the confluence of Colter Creek and Nutrioso Creek. Access is provided by US Highway 180 approximately twelve miles south of Springerville to the property. There is over ¼ mile of paved frontage along the main highway and frontage on both the north and sound property boundaries on gravel, county maintained roads.
- Land Tenure:** 118.67 deeded acres
- Legal Description:** Township 7 North Range 30 East
Gila and Salt River Baseline and Meridian
Portion of Sections 29 & 32
Apache County Assessor parcel number 102-43-005D
- Property Description:** The property is primarily vacant range land overlooking Nutrioso and Colter Creeks with irrigated and sub irrigated meadow adjacent to the stream. There are 33.8 acres of grandfathered water rights from Nutrioso Creek utilized for irrigating native and improved pasture. The property is irrigated via dirt ditches which gravity flow from Nutrioso Creek. The creek typically flows heavily during the spring snow melt and in the later summer during the monsoon season. Perennial flow is typically limited to a small meandering stream. There are some scattered pinion/juniper woodlands on the property surrounded by open grassland covered hills which overlook the creek.
- Utilities:** Public telephone and electricity is available to the property boundary but is not currently in use or hooked up to the property. Frontier Communications is the telephone provider and Navopache Electric Cooperative is the electric provider.
- Flood Zone** Flood Zone C: areas of minimal flood hazard and Flood Zone A: areas of 100-year flood hazard which are located along the creek channel.
- Price:** **\$1,000,000 – Cash**
- Contact:**
- Traegen H. 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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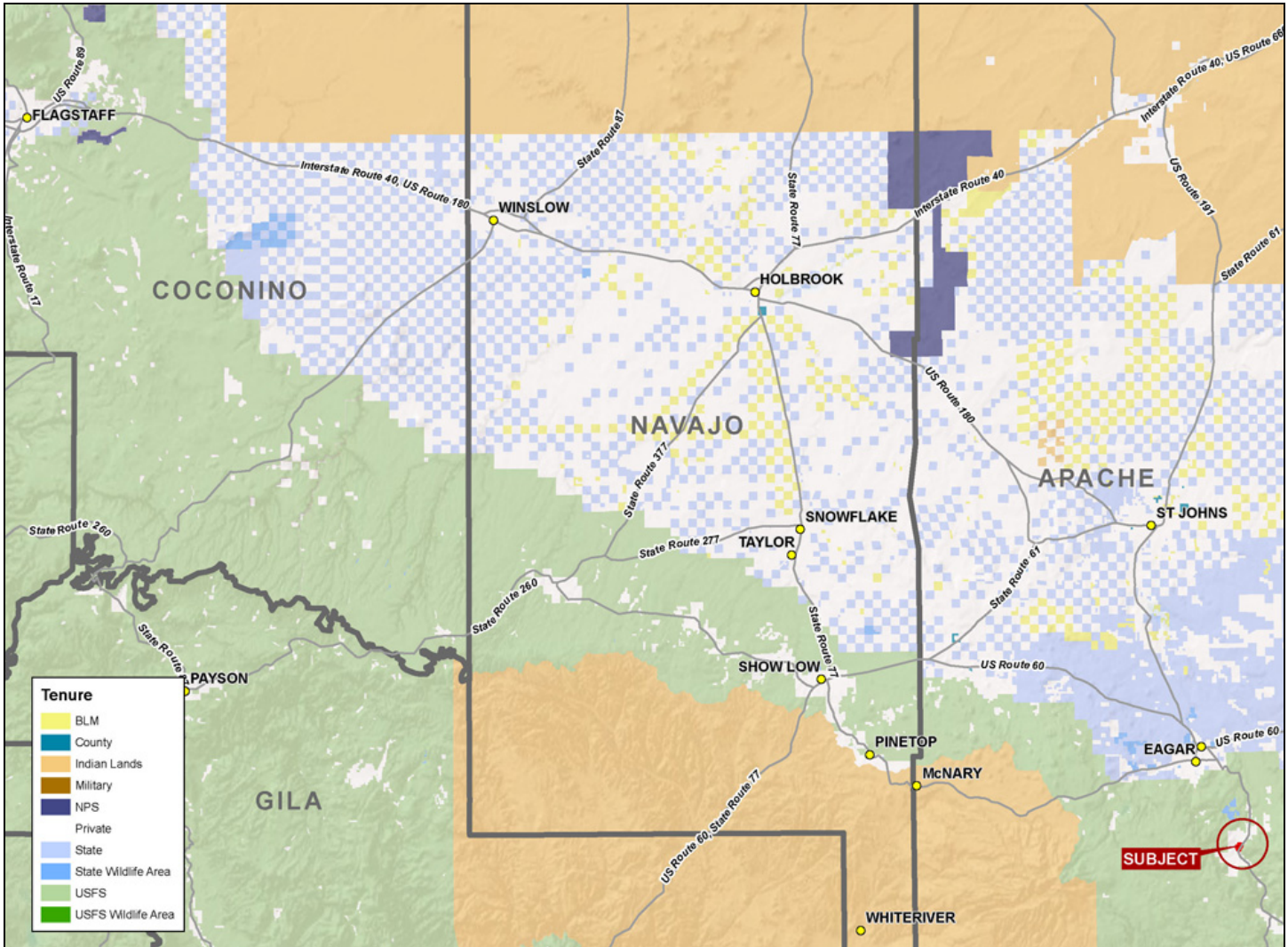


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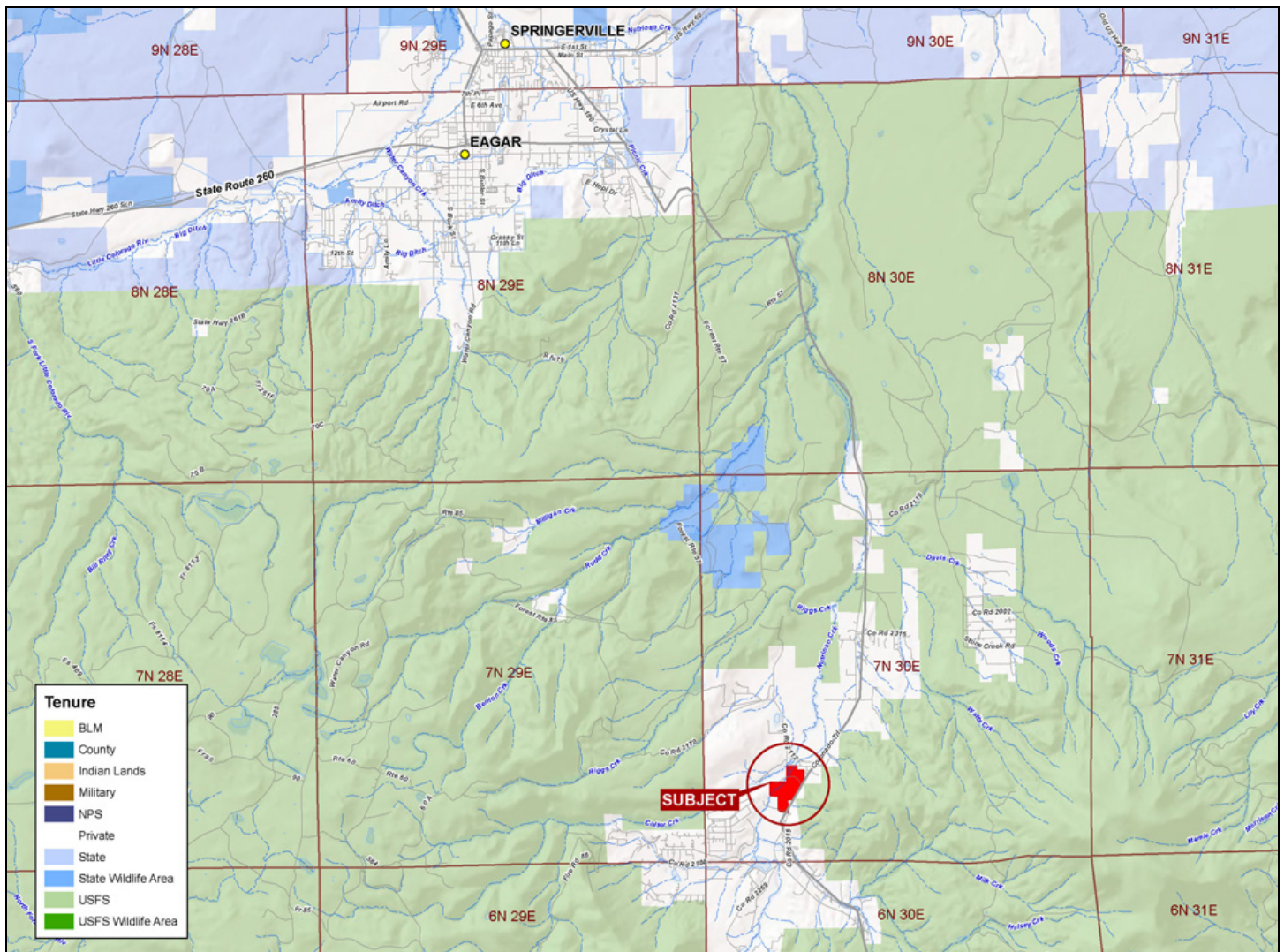


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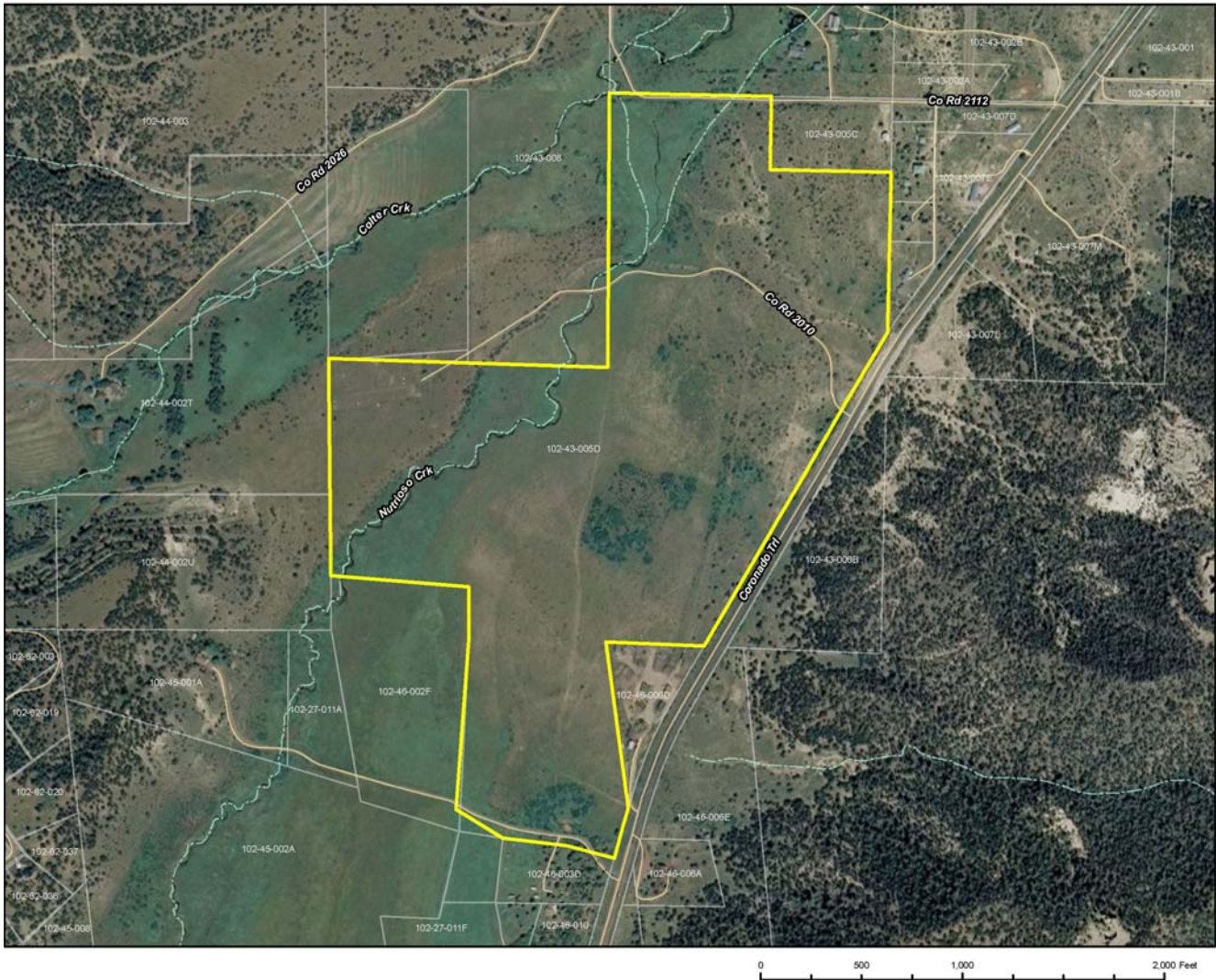


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