

## **Chevelon Canyon Ranch Navajo County, Arizona**



Photo [1] – Cattle

*Offered for sale exclusively by:*

### **Con Englehorn**

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## Location & Access

The ranch is located in Navajo County in northern Arizona. It is approximately 18 miles south of Winslow, 21 miles southwest of Holbrook and 16 miles north of Heber. It is accessible from Holbrook and Heber via State Route 377, 19 miles south of Holbrook and 16 miles north of Heber, to Hutch Road, then west 13 miles to the east boundary. The ranch headquarters is located 10 miles west on Hutch Road. Hutch road is a dirt road that is seasonally maintained by the county.

## Land Tenure

Tenure	Acres	Notes
Deeded	781	-
State lease	16,096	-
BLM	3,233	-
Private lease	46,260	-
Total	66,370	104 sections

## Water

Stock water is provided by 4 wells, 25 dirt stock tanks and seasonal live water in the canyons and arroyos. Domestic water at the headquarters is supplied by well.

## Topography

Topography varies from gently rolling to hilly with elevations from 5,600 feet in the northwest corner to 6,300 feet on the southeast corner. The headquarters lies at 5,900 feet. Chevelon Canyon forms the western boundary and there are several tributary canyons crossing the property from southeast to northwest.

## Vegetation

Vegetation on the ranch is short grass grassland with a scattered to moderate stand of juniper trees. The dominant grass is blue grama with some black grama, galleta, muhlys, and needle grass. Primary browse consists of winterfat and chamiso or fourwing saltbush. There is also some cliffrose in and along the edges of the canyons and arroyos.

## Carrying Capacity

The Arizona State Land Department rates the carrying capacity of its grazing lease at 7 Animal Units (yearlong) per section for a total capacity of the ranch of 728 Animal Units. This is consistent with the actual historical capacity of the ranch.

## Improvements

Improvements at the headquarters consist of:

- Residence - 1,327 sq. ft. residence is stone and wood frame with three bedrooms, living room, office, kitchen and one bath.
- Bunkhouse - wood frame bunkhouse has two bedrooms and one bath.
- Equipment/hay barn - 24 ft by 50 ft, concrete floor, concrete block, corrugated metal roof construction.
- Horsebarn - a wood frame with a five stalls opening into the corral, runway in the middle, and tack room, grain room, and storage room with concrete floor on the other side. It includes a hayloft. The corrals attached to the barn are pipe construction with overall dimension of 140 ft x 290 ft. It includes holding/sorting pens/alley, working chutes, and loading pens.
- Shop
- Several storage sheds

The shipping corral is located on the eastern boundary, seven miles from State Route 377. This facility is wood construction and includes a 10 ton scale. In addition there are pens and traps at each well and several of the stock tanks

## Utilities

Electricity at the headquarters is provided by generator and telephone by radio phone and cell phone.

## Taxes and Grazing Fees

Real Estate Taxes	\$626
2006 State Grazing Lease	\$5,307
2006 Private Grazing Leases	\$4,350
BLM Grazing Lease	\$678
Total	\$10,961

## Price

\$975,000

Cattle may be purchased at market price

## Pictures



[2] Headquarters buildings



[3] Headquarters well & generator



[4] Horse barn and corral



[5] Residence and storage sheds



[6] South well



[7] Rangeland



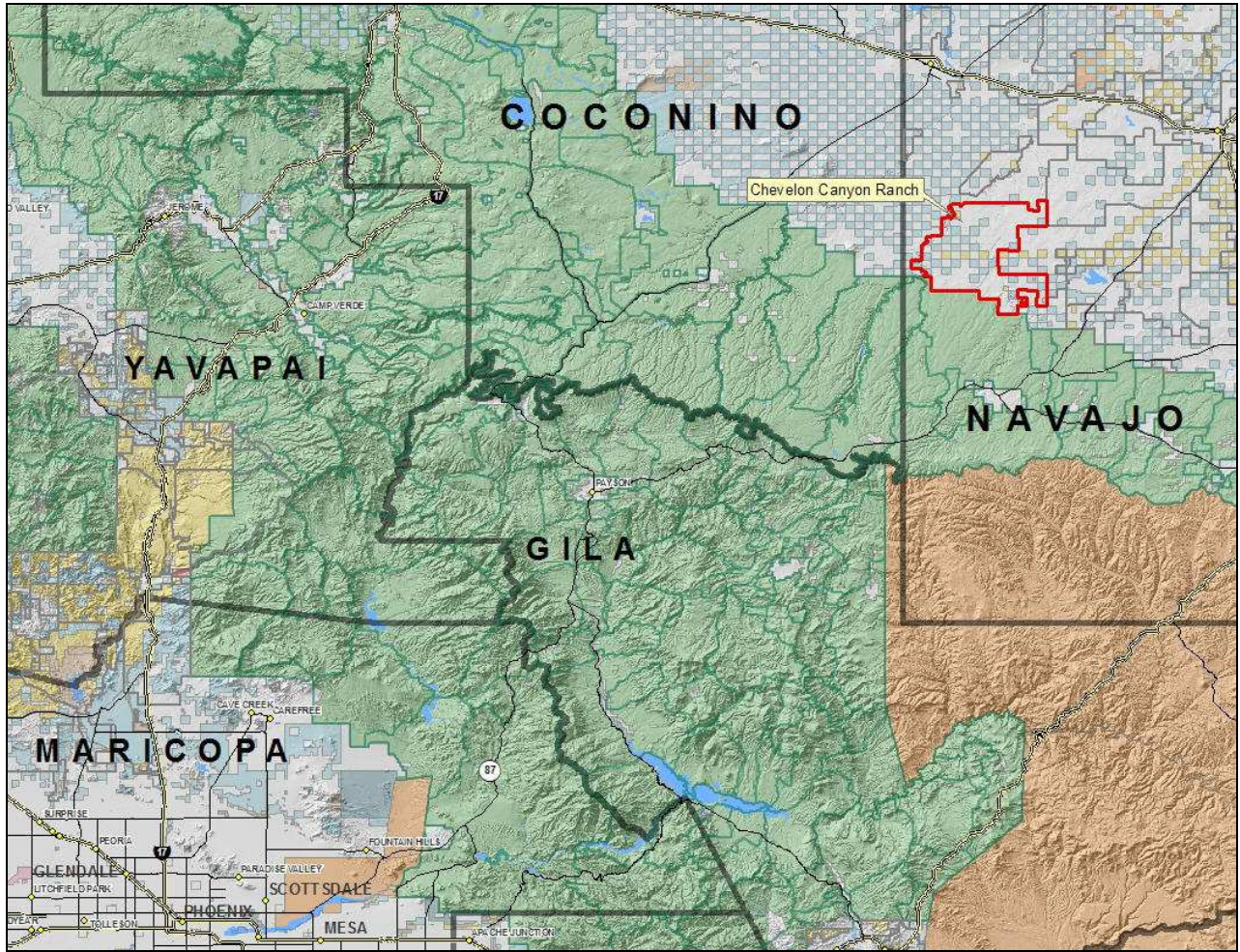
[7] Rangeland



[7] Typical stock tank

# Location Map

The ranch is roughly 21 miles Southwest of Holbrook

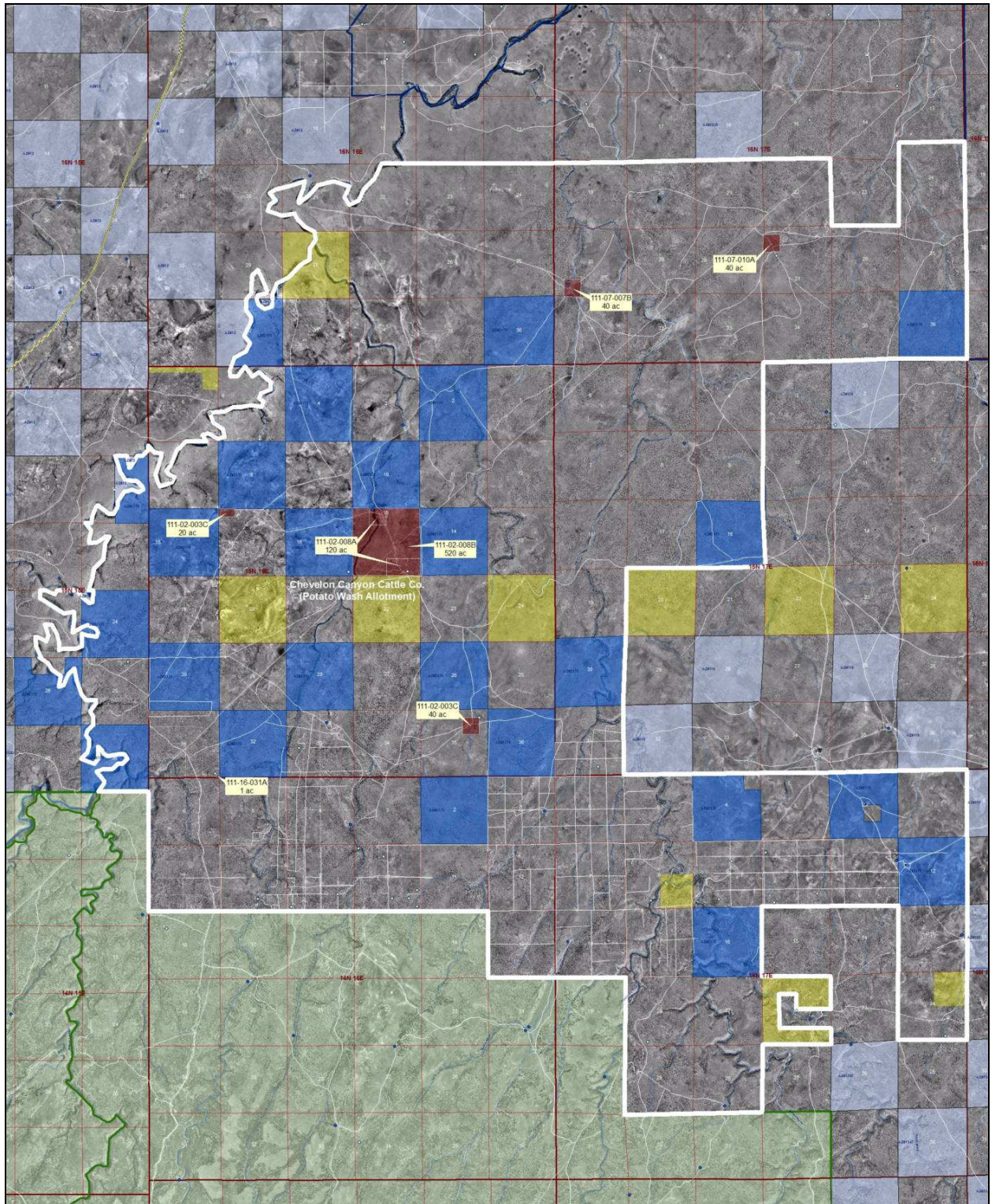


### Tenure

BLM	Natl. Parks
Forest	Other
Indian Res.	Private
Local or State Parks	State Trust
Military	Wildlife



# Aerial Map



# Topography Map

