

**P Lazy P Ranch
Cochise County, Arizona**



Offered for sale exclusively by:

Walter Lane

Headquarters West, Ltd.
PO BOX 37018
Tucson, AZ 85740
(520) 444-1240 (cell) or (520) 792-2652 (office)
www.headquarterswest.com/plazyp
info@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.

General Description

The P Lazy P Ranch is located approximately 100 miles east of Tucson, Arizona in Cochise County. Access is via Apache Pass Road from the Bowie exit on Interstate 10. Apache Pass Road provides paved access to the ranch.

The Ranch lies on the eastern side of the Dos Cabezas Mountains. This area has a fascinating history. Just to the south lies the famous Apache Pass where early travelers and the Butterfield Overland Mail crossed the mountains. There were many battles fought with Chiricahua Apaches in this Pass. After Geronimo made his final surrender in 1886, the Army escorted him and his tribe through this Ranch to board the train for their journey out of Arizona. There are still signs of long Native American habitation throughout the Ranch.

Land Tenure

Tenure	Acres
Deeded Land	2,633
State Grazing Lease	453
BLM Grazing Allotment	4,034
Total	7,120

The BLM Allotment specifies an annual carrying capacity of 74 cattle for the entire Ranch.

Climate, Elevation and Vegetation

The Ranch has a mild climate with Summer highs in the mid 90's and Winter lows in the mid 30's. Precipitation averages 10 inches per year. The elevation ranges from 4,000 to 6,580 feet above sea level at Government Peak. The lower elevations consist of Chihuahuah Desert with Creosote, Mesquite and perennial grasses. The upper elevations transition into Desert Grassland with Juniper, Oak and perennial grasses.

Water

The P Lazy P Ranch has two wells, one with a windmill (Sheep Canyon) and one with a submersible pump (adjacent to Apache Pass Road). There are several dirt stock tanks and a seasonal spring in Sheep Canyon.

Improvements

The Ranch is fenced and cross fenced into several pastures. There are a couple of small corrals in Sheep Canyon and the lower elevations.

Utilities

The Ranch has electricity and telephone service in some areas adjacent to Apache Pass Road.

Remarks

The P Lazy P Ranch has a nice deeded land base in a desirable area of southeastern Arizona. It has easy access to Interstate 10 via paved road. It also has a good balance of upper and lower elevations for diverse livestock use. This is one of the best small ranches in the area.

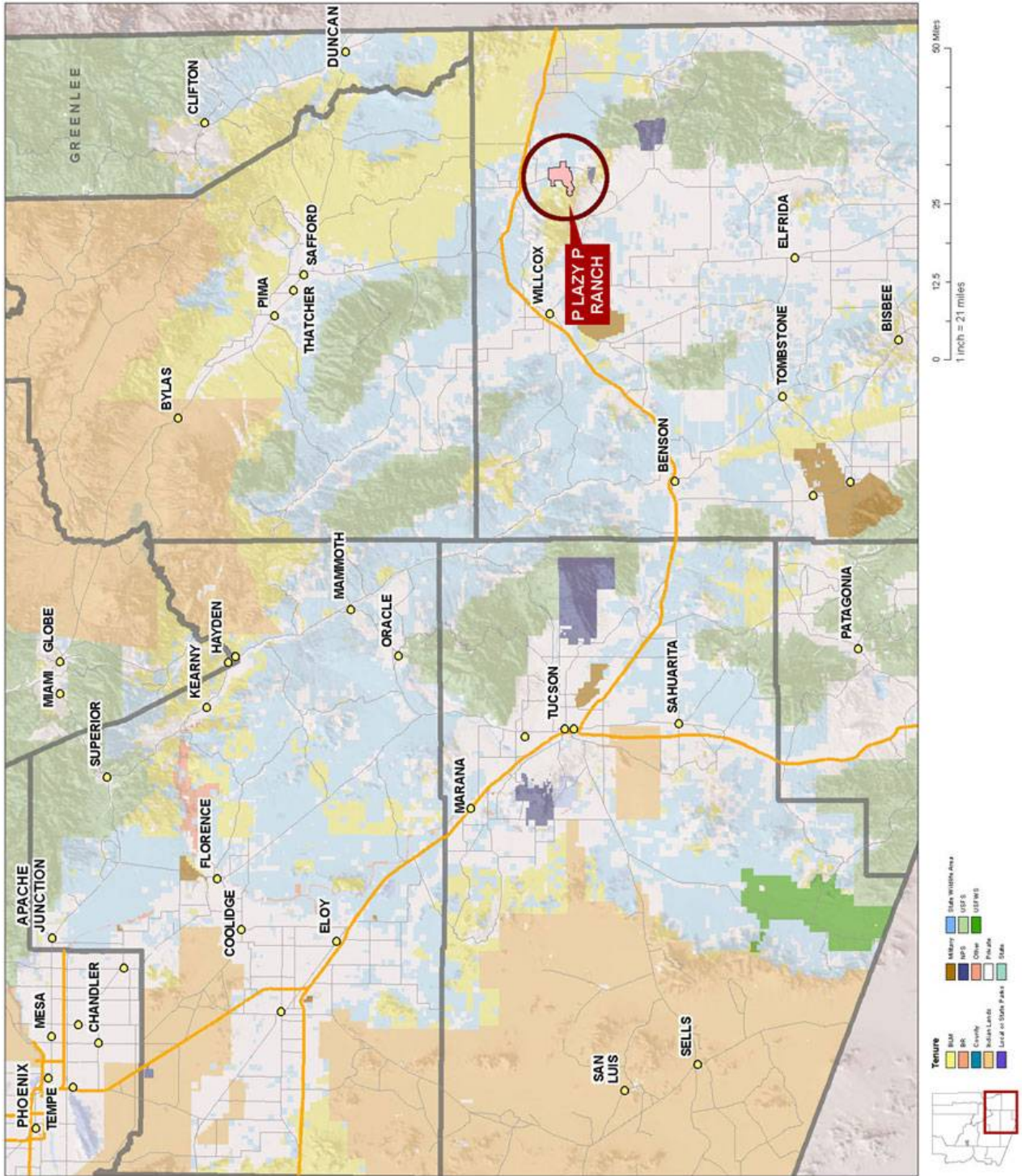
Price

Reduced to \$790,000 from \$1,000,000

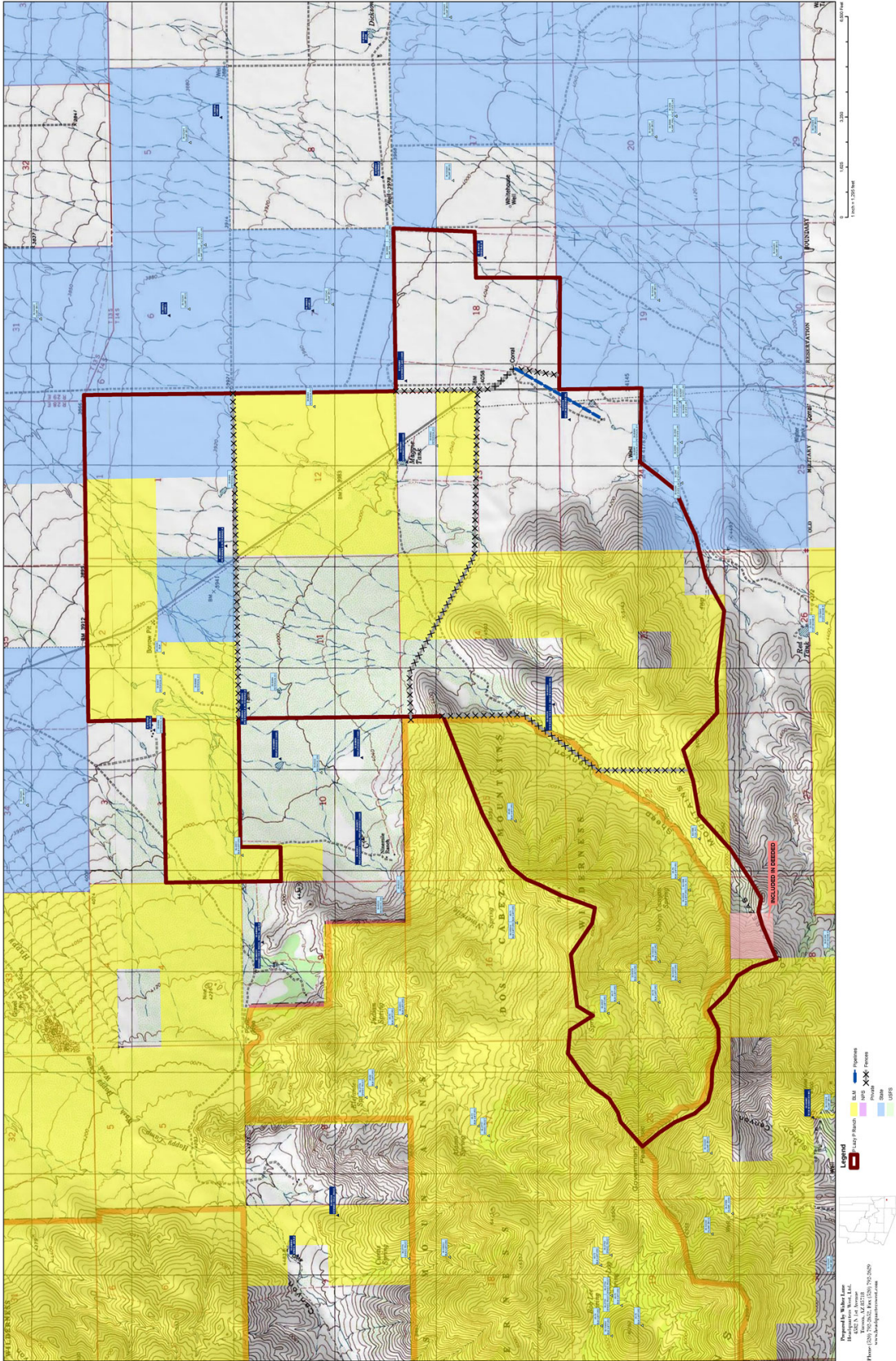
Photos



Location Map



Topography Map



Aerial Map

