

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

## Price Canyon Ranch - Cochise County, Arizona



Offered for sale exclusively by:

### **Walter Lane**

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## Price Canyon Ranch - Cochise County, Arizona

### General Description

The Price Canyon Ranch is located approximately 150 miles southeast of Tucson, Arizona and is approximately the same distance southwest of Las Cruces, New Mexico. Access is via Price Canyon Road, a County maintained dirt road, from US Highway 80.

The Ranch lies in the spectacular Chiricahua Mountains of southeastern Arizona. This mountain range is named after the Chiricahua Apache tribe, whose members included Cochise and Geronimo. Price Canyon, which is a large valley on the south side of the Chiricahua Mountains, was a favorite camping spot for the Apaches during the 1800's. The Ranch headquarters was originally homesteaded in 1879 by an Army officer named Price.

The Ranch encompasses the entire Price Canyon from valley bottom to mountain top. The natural beauty is awe inspiring and the large diversity of wildlife and vegetation in these mountains creates a wonderful setting for peace and relaxation from today's stressful world.

### Land Tenure

The Price Canyon Ranch consists of two parcels of private land that equal approximately 258 acres and a Forest Grazing Allotment of approximately 14,000 acres. The private land lies within the Coronado National Forest and is bounded on all sides by National Forest lands. These parcels are one of the few private inholdings in this mountain range and are very unique.

### Livestock Grazing

The Ranch is currently rated to graze 191 cattle annually. The Forest has approved a temporary additional 50 head annual increase in the past. There may be an opportunity to increase the permanent number of cattle grazed annually with the Forest Service as the Ranch has been very conservatively grazed in the past.

### Guest Ranch Improvements

The Price Canyon Ranch has historically operated as a very exclusive Guest Ranch. All of the facilities have been recently fully improved and updated, many with hand crafted native stone exteriors, and consist of the following:

- **Common Lodge and Kitchen-** Approximately 4,500 square foot beautifully remodeled with a large stone fireplace and commercial kitchen.
- **Guest Suites-** Ten guest rooms ranging in size from 330 to 590 square feet, fully air conditioned, beautifully decorated and each with their own private bath
- **Swimming Pool & 10 Person Hot Tub**
- **Hay Barn-** Approximately 5,800 square foot enclosed metal barn.
- **Shop/Tack Rooms-** Two fully enclosed shop/tack rooms with room for numerous guest saddles, tools, etc.

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- **Corrals-** A very large set of steel corrals with ten stalls and several large open pens, including a round pen.
- **Arenas-** Full size Rodeo arena with guest seating and grandstand.
- **Owner's Home-** Approximately 3,200 square foot Owner's home with three bedrooms, three baths, stone terrace with hot tub and carport/storage building.
- **Additional Guest Buildings and Meeting Room-** Four 1,000 square foot individual buildings, each with two baths, that will accommodate up to ten people each plus an additional large 900 square foot meeting room or dining hall.
- **Staff Quarters-** The historic Manager's house was originally constructed in 1869 and is approximately 2,500 square feet with two bedrooms, two baths, a large kitchen, dining room, living room and fenced back yard. There are three additional staff houses onsite.

### Climate and Elevation

The Price Canyon Ranch has a mild climate with Summer highs in the mid 90's and Winter lows in the mid 30's. Precipitation averages 19 inches per year. The elevation ranges from approximately 5,100 to 9,000 feet above sea level.

### Water

The Ranch was historically watered by Price Spring, a very large perennial spring in Price Canyon. The current owners have drilled a new well on the private deeded land and have installed approximately 250,000 gallons of storage. The grazing land is well watered by a combination of water pipelines, springs and dirt storage tanks.

### Vegetation

The Price Canyon Ranch has a lush upland vegetation consisting of Madrean Oak Woodland with open stands of oak and abundant grasses. Tree species include Emory and Mexican Blue oaks with Juniper trees. Perennial grasses include several grama grasses, tanglehead, cottontop and lovegrass.

### Utilities

The Ranch has electricity provided by Columbus Electric Cooperative. Telephone & internet service is provided by Valley Telephone Cooperative. Water is provided by private well and Price Spring. Propane is delivered by local providers.

### Remarks

The Price Canyon Ranch is a very unique property that lends itself to several uses including: continued guest ranch operation, corporate/religious retreat or a very secluded private hideaway. The Ranch has been the site of several video/movie productions, the 2006 Arizona Championship Ranch Rodeo and has been featured in numerous publications. The scenic

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## Price Canyon Ranch - Cochise County, Arizona

beauty of this property, its complete privacy from today's busy world and the many functional building improvements combine to create a one of a kind opportunity.

### Price

Reduced to \$2,950,000 from \$3,400,000

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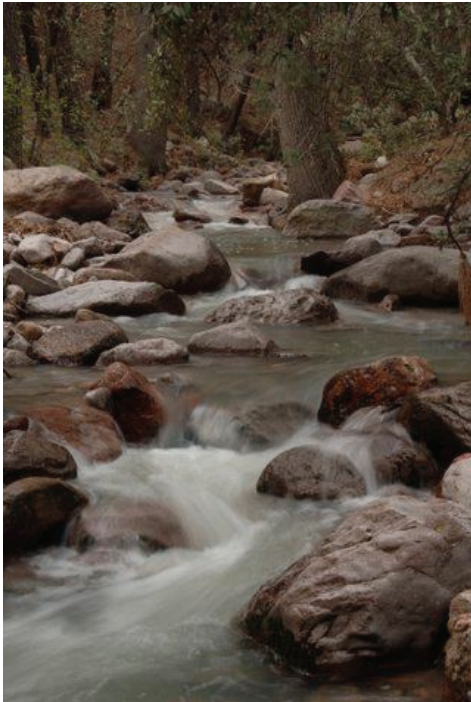
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Price Canyon Ranch - Cochise County, Arizona

## Photographs



Headquarters pond



Price Spring

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Price Canyon Ranch - Cochise County, Arizona



Guest suites



Owner's home

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Price Canyon Ranch - Cochise County, Arizona



Swimming pool



Common lodge

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Guest suite



Corrals

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Tack room



Goin In

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Guest suites terrace

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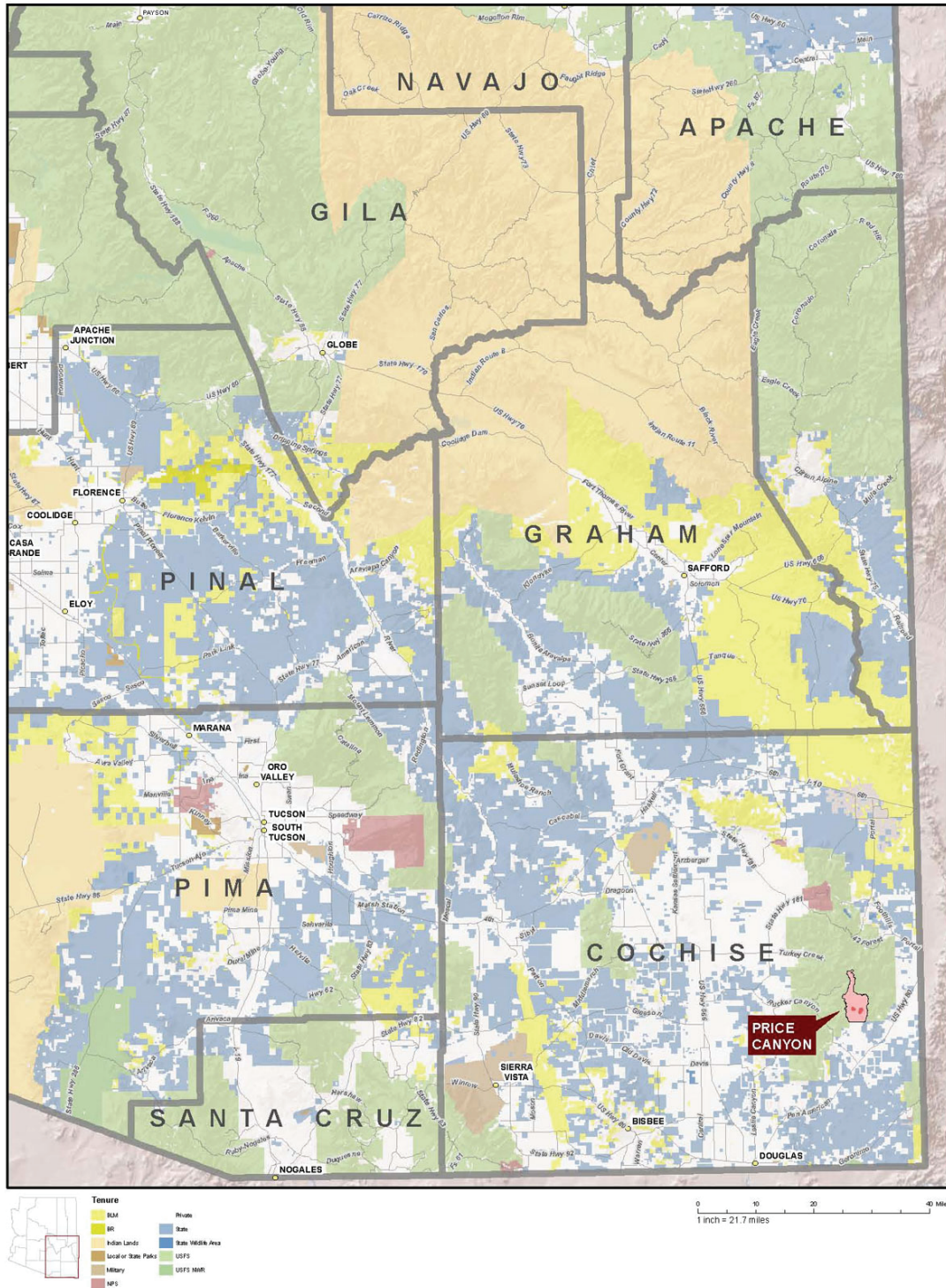


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## Location Map



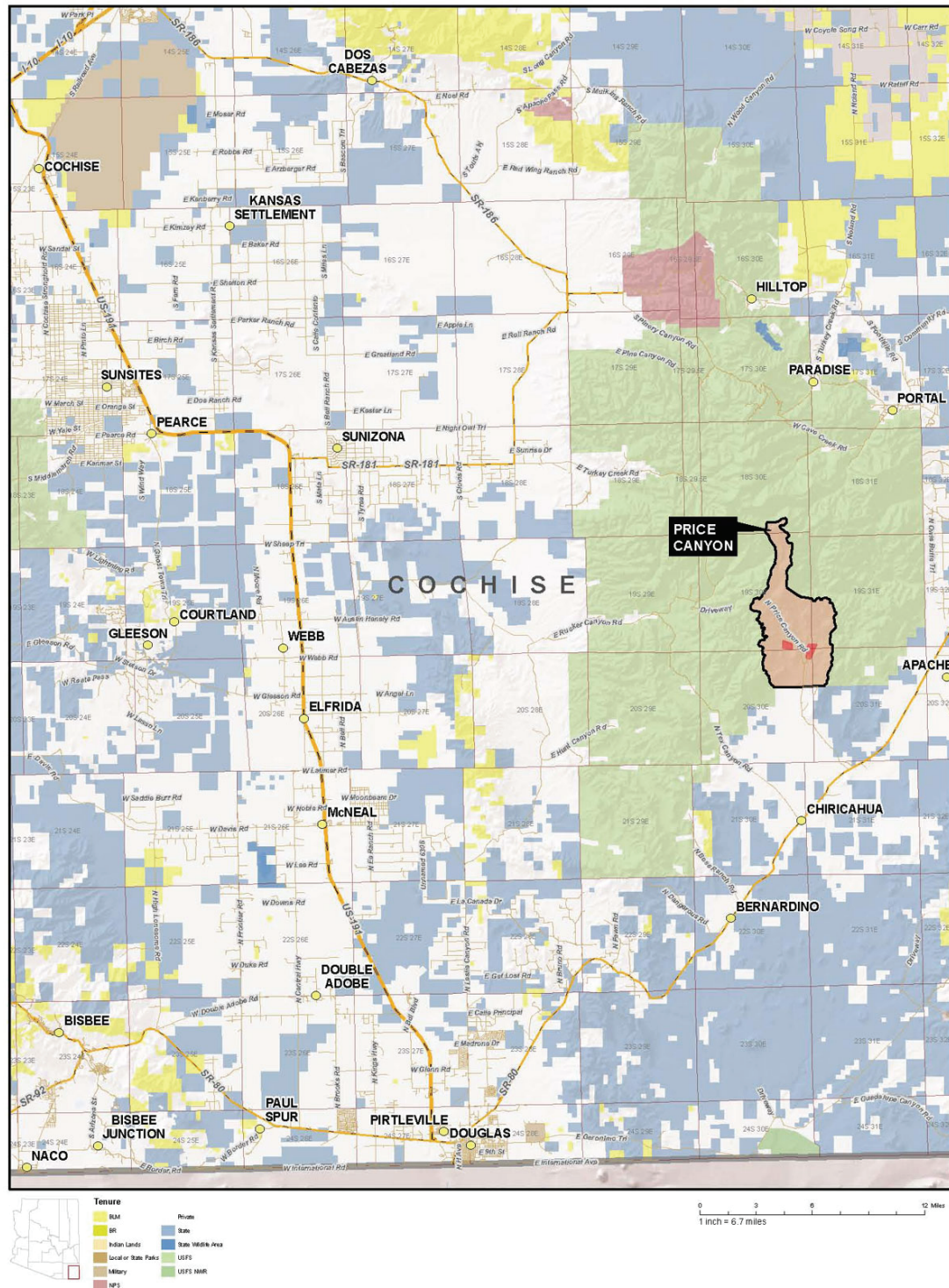
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## Price Canyon Ranch - Cochise County, Arizona

## Neighborhood Map



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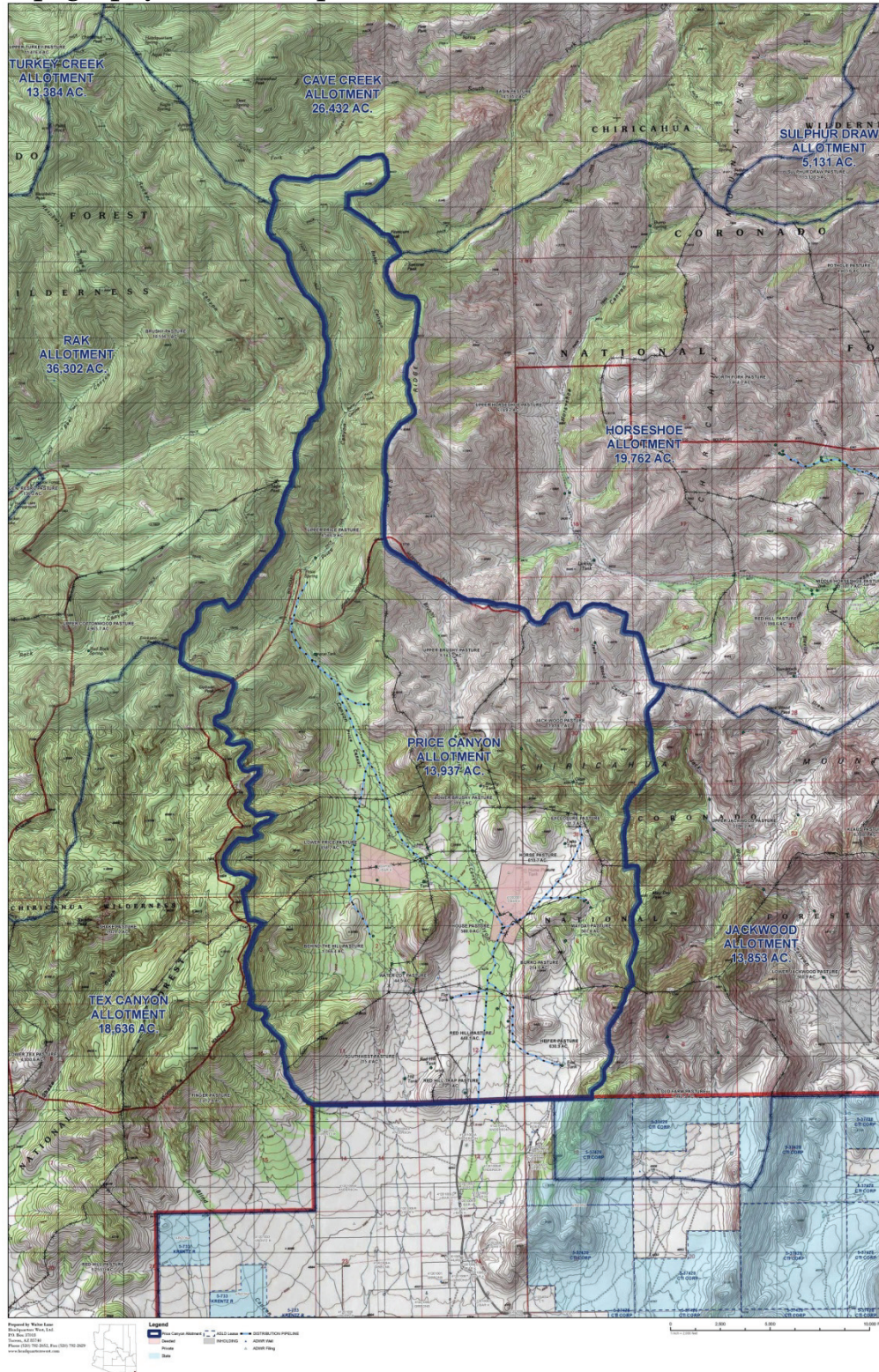


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## Topography/Tenure Map



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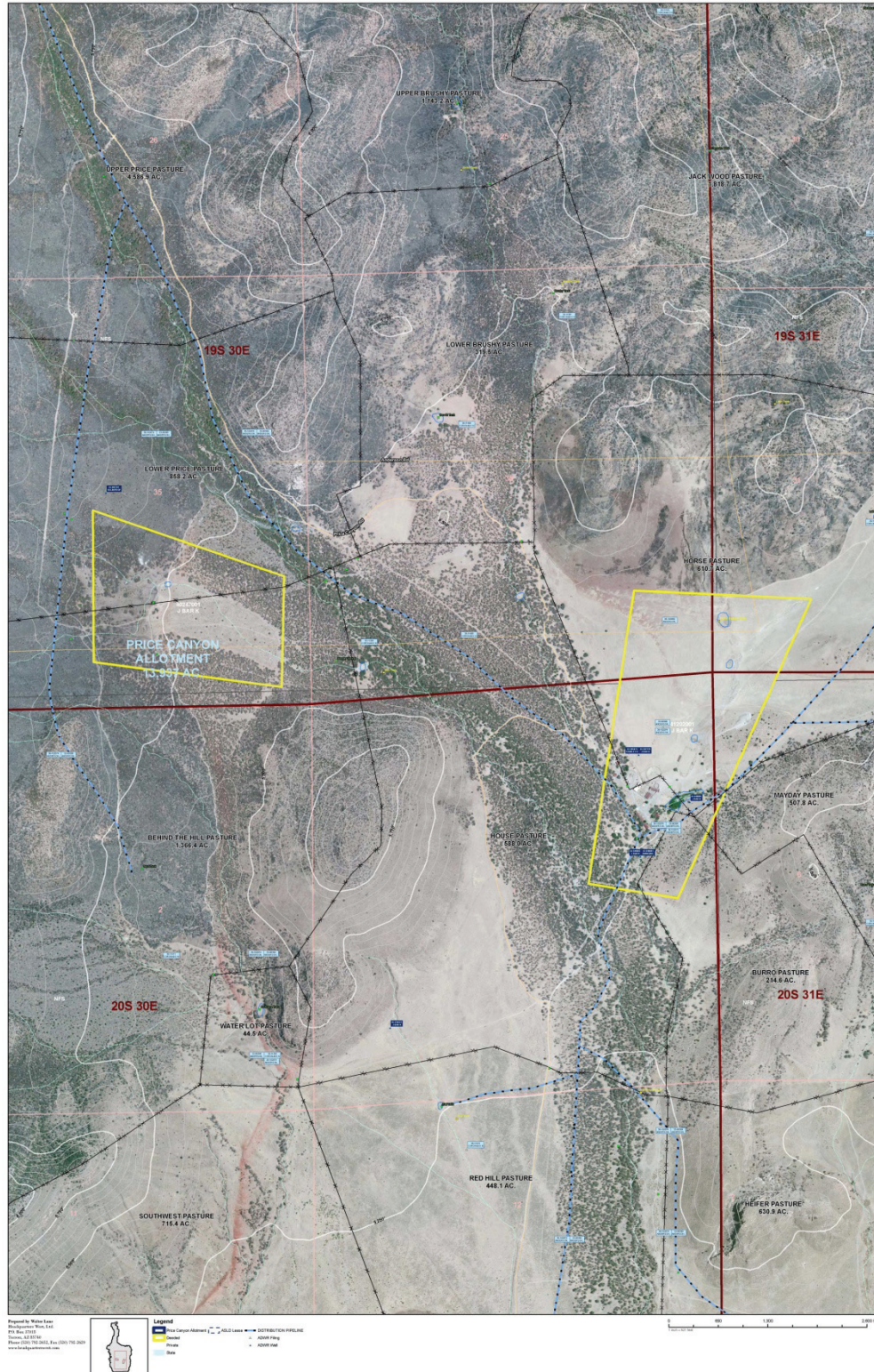


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## Aerial Map



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