

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Spear Ranch - Graham County, Arizona



Offered for sale exclusively by:

## Walter Lane

Headquarters West, Ltd.  
4582 N 1<sup>st</sup> Avenue  
Tucson, AZ 85718  
Phone (520) 792-2652, Fax (520) 792-2629  
[info@headquarterswest.com](mailto:info@headquarterswest.com)  
[www.headquarterswest.com](http://www.headquarterswest.com)

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## Spear Ranch - Graham County, Arizona

### General Description

The Spear Ranch is located approximately six miles south of Pima, Arizona. The Ranch has easy access to Safford with its shopping and regional airport. Phoenix is approximately 156 miles west of the Ranch.

The Ranch is located in the Gila Valley of southeastern Arizona. This valley is home to many irrigated farms and cattle ranches. The Spear Ranch encompasses the northern edge of the Pinaleno Mountains with its beautiful scenery and productive canyons.

### Land Tenure

Approx. Acres	Tenure
40	Deeded Acres
12,994	State Grazing Lease (05-116822)
36,920	Forest Grazing Allotment (Shingle Mill & White Streaks)
49,954	Total

The State Grazing Lease is rated for 57 head per year. The Forest Grazing Allotment is for 183 Cow/Calf from October 1 through March 31 of each year. The total carrying capacity is approximately 150 head annually.

### Elevation & Vegetation

The elevation varies from 3,100' to 6,800' above sea level. The lower elevations consist of desert grassland with grama grasses, lovegrasses, tobosa grasses, alfileria, Indian wheat, creosote and Mesquite being the primary species. The upper elevations contain Oak-Juniper grasslands with a variety of native grasses and browse species.

### Water & Livestock Improvements

The Ranch is well watered with livestock wells, dirt stock tanks, natural springs and some pipeline. The Ranch is cross fenced for ease of operation and the ability for rest/rotation management.

### Taxes & Grazing Fees

Taxes	\$
2013 Real Estate Taxes	6.14
2014 State Grazing Fees	1,934.88
2014 Forest Grazing Fees	1,482.30
Total	3,423.32

### Remarks

The Spear Ranch is located in a beautiful setting with easy access to town. The Forest portion of the Ranch receives good rainfall and grows abundant feed in its big canyons. The lower portions of the Ranch are fairly flat and easy to operate. This is a nice ranch in a very good area.

### Price

\$485,000

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## Photos



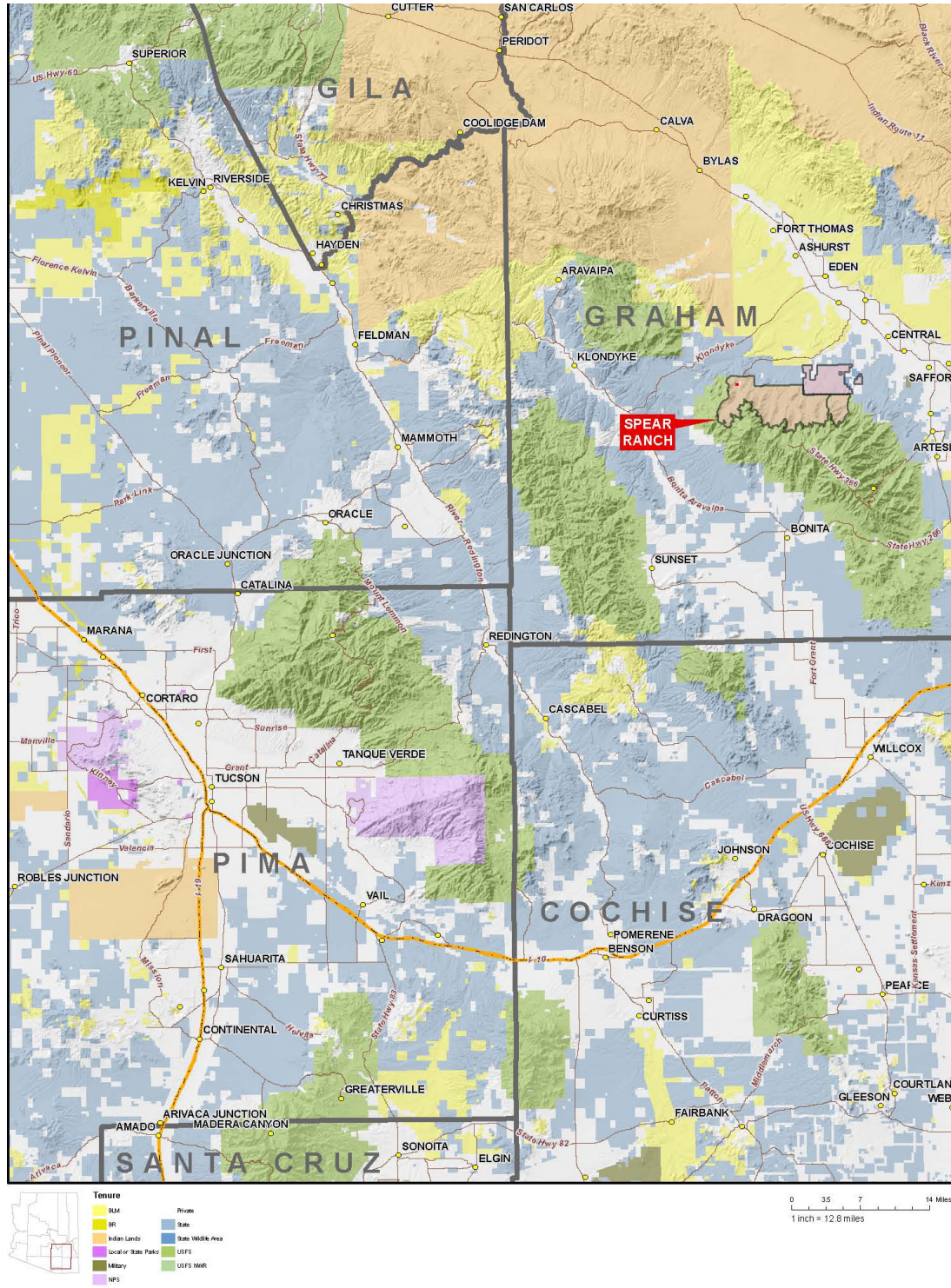
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**Spear Ranch - Graham County, Arizona**

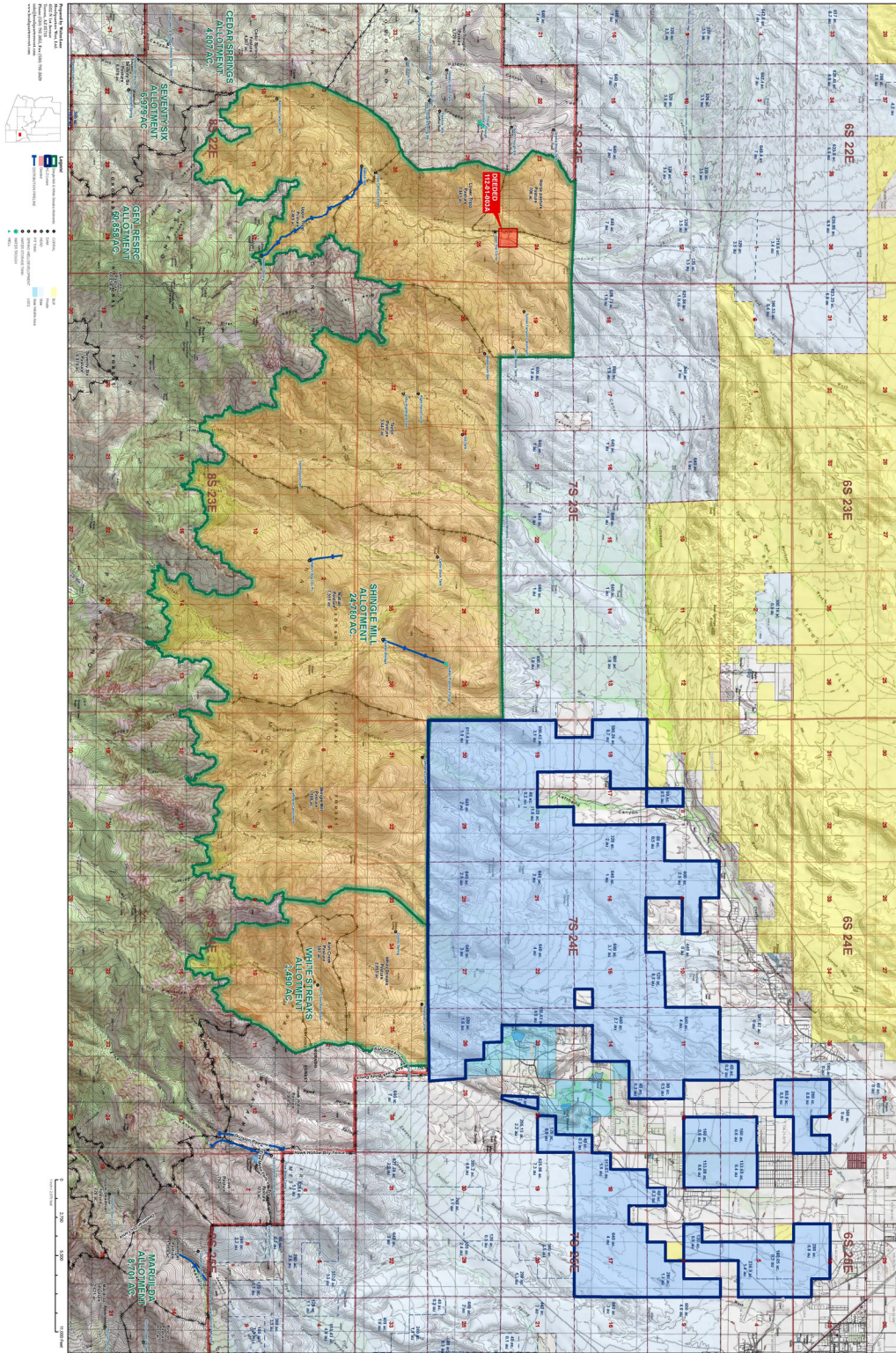
**Location Map**



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**Topography/Tenure Map**

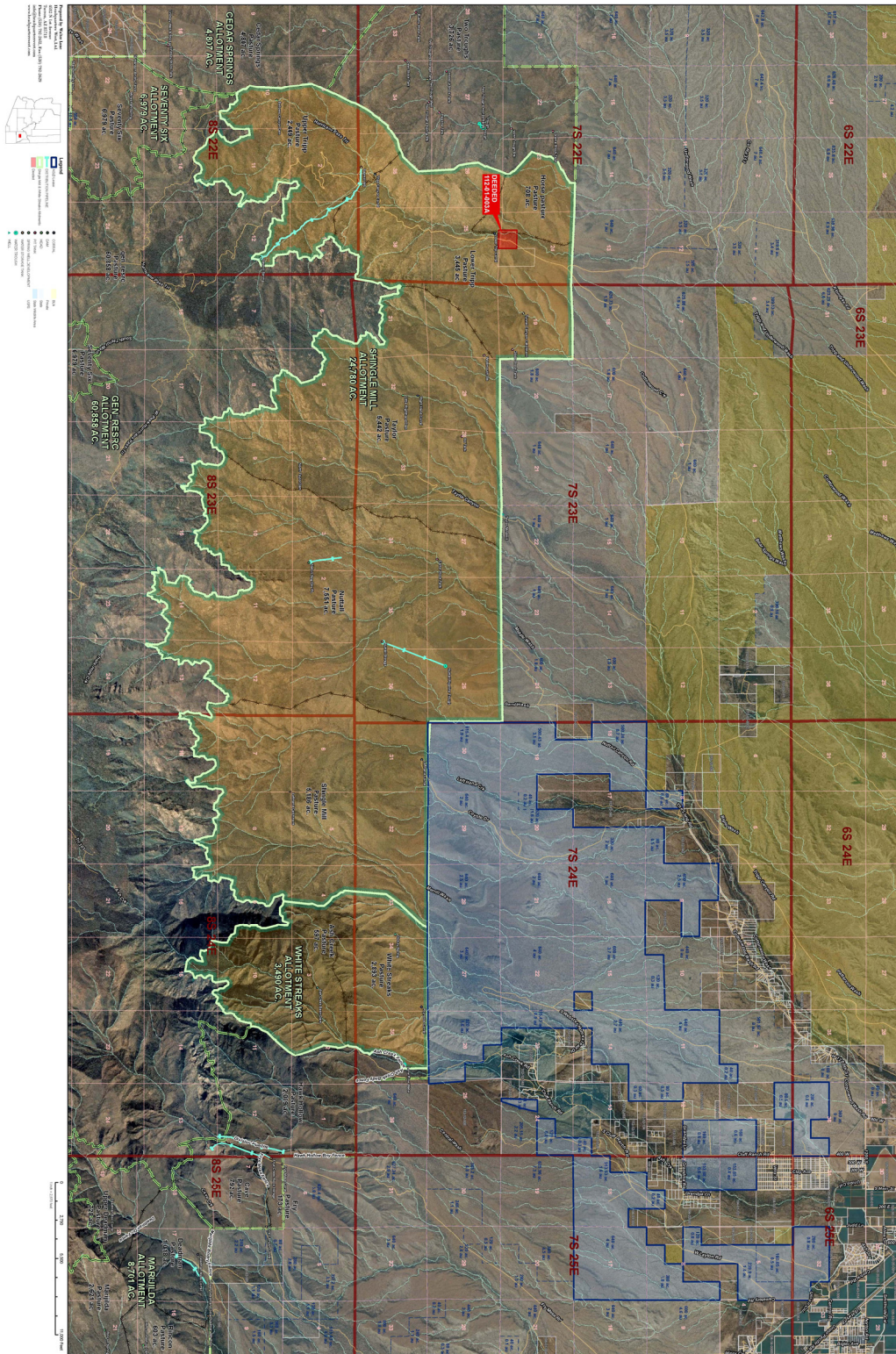


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**Spear Ranch - Graham County, Arizona**

**Aerial/Tenure Map**



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