

**Squire Ranch  
Graham County, Arizona**



*Offered for sale exclusively by:*

**Sam Hubbell**

Headquarters West, Ltd.

PO BOX 1039

Sonoita, AZ 85637

Phone: (520) 455-5834, Mobile: (520) 609-2546, Fax: (520) 455-5018

[samhubbell@headquarterswest.com](mailto:samhubbell@headquarterswest.com)

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### **General Description**

The Squire Ranch is located 6 miles north of Fort Thomas Az. and 21 miles north of Safford the Graham county seat. Both Phoenix and Tucson are about a 2.5 hour drive.

The Ranch is located in the Gila Valley of Southeastern az., which has a rich history of Ranching, Farming, and Mining.

### **Land Tenure**

108-11-001 - 119.43 acres

108-17-001 - an undivided 1/2 interest, 30 acres

BLM Allotment #4602 -17,500 acres

The total carrying capacity is approximately 97 head annually

### **Taxes and Fees**

Taxes for 2010 - \$66.16

BLM Grazing Fees - \$1,571.14 based on \$1.35 AUM

### **Improvements**

The owners home is a 1973 2 bed, 2 bath mobile home approximately 1,500square feet with various upgrades/remodels. The guest home is a smaller mobile home with various upgrades. The other headquarters improvements consist of a metal shop, hay barn, corrals. There is also a 10 acre irrigated field, recently planted in alfalfa hay.

### **Water and Livestock Improvements**

The ranch is well watered with two wells at the headquarters, four livestock wells, over three miles of pipelines, numerous dirt tanks, and several natural springs and seeps. The ranch is crossed fenced into four pastures for the ease of operation. Most of the corrals located on the ranch are in good working order.

### **Remarks**

The Squire Ranch is a nice desert ranch located in a very scenic part of Arizona. The ranch is easy to operate, with a good combination of upper and lower country. Rarely does a ranch with access to the Gila River come on the market.

### **Priced**

\$750,000







# Location Map

