

# HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

*Offered For Sale*

**COTTONWOOD CANYON RANCH**  
**Catron County, New Mexico**

***Available All or Part!***



**Exclusively Listed By:**

**Traegen Knight**  
**Headquarters West, Ltd.**  
**P.O. Box 1980**  
**St. Johns, Arizona 85936**  
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**Fx. 928 563-7004**

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## **Cottonwood Canyon Ranch Catron County, New Mexico**

**Location:** The property is located in two non-contiguous parcels known as the North Ranch and the South Ranch being approximately two miles apart. The North Ranch is immediately adjacent to the Arizona state line and lies five miles north of US Highway 60 and stretches seven miles north and three miles from east to west. The South Ranch starts at Cow Springs Corral is located on Highway 60 four miles east of the Arizona state line and reaches three miles north and two miles from east to west.

**Access:** The North Ranch is accessed from US Highway 60, fourteen miles east of Springerville, Arizona to a county dirt road, then north along the state line, three miles to the ranch boundary. The county road transverses the ranch from south to north. The South Ranch is access from US Highway 60, sixteen miles east of Springerville, to the Cow Springs Corrals, then north ½ mile to the boundary. The South Ranch has historically shared use of the corrals located directly off the highway. Numerous dirt ranch roads provide interior access throughout the ranch.

**Land Tenure:** North Ranch  
1,063 Acres Deeded  
3,416 Acres NM State Lease  
2,016 Acres BLM  
6,495 Acres Total or 10 Sections

South Ranch  
440 Acres Deeded  
1,392 Acres BLM  
1,832 Acres Total or 2.9 Sections

Canyon House  
120 Acres Deeded

BLM – Summers Community Allotment  
NM State Grazing Lease

**Legal Description:** Township 1 South Range 21 West  
New Mexico Principle Meridian  
Section 11: portion

Township 1 North Range 21 West  
New Mexico Principle Meridian  
Section 3, 28, 33: portion

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Township 2 North Range 21 West  
New Mexico Principle Meridian  
Section 34: portion

Township 10 North Range 31 East  
Gila and Salt River Baseline and Meridian  
Section 3: portion

## Carrying Capacity:

### North Ranch

17 animal units Deeded  
51 animal units State lease  
33 animal units BLM  
101 animal units total yearlong equivalent

### South Ranch

7 animal units Deeded  
23 animal units BLM  
30 animal units total yearlong equivalent

### Canyon House

1 animal unit Deeded

Whole Ranch will run 131 animal units yearlong. Deeded land capacity based on BLM rate of 10 head per section

## Property Description:

The North Ranch contains 1,063 deeded acres of vacant land intermixed with the State and BLM leases. Tom Phelps Well is located on 40-acres deeded and includes a wire trap with steel storage tank and drinker. The Canyon House is located at the south end of the North Ranch on 120 acres deeded land. The house is a triple-wide 3,000 sq. ft. mobile home located near the southern end of the property. The mobile home was installed in 2008 on a permanent foundation and includes 4 bedrooms, 2 bathrooms, fireplace, woodstove and central forces air. The home has a domestic well (not currently working) and septic system and solar system for electricity. There are working corrals located near the center of the ranch with water supplied via pipeline from Tom Phelps Well. The South Ranch has no building improvements and includes 440 deeded acres. A large set of wooden working corrals is located at the south end of the South Ranch on US 60. The corrals are shared use with two other ranches. The whole ranch includes seven pastures and one holding trap.

## Vegetation:

Plains & Desert Grassland with scattered pinion/juniper woodland. Grasses include; blue grama, sacaton, galleta, rice grass, squirrel tail and needle grass. Browse includes four-wing salt brush, white sage and blue sage.

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- Water:** The North Ranch is served by several dirt tanks and Tom Phelps Well located in the northern portion of the ranch providing 25 gpm and includes over 1 mile of pipeline to the working corrals. The South Ranch is served by dirt tanks and a well along US 60 which is supplied with electricity on a submersible pump.
- Utilities:** There are no public utilities available on the ranch except to the well at the corrals on US 60. Electricity is in use for the livestock well.
- Price Reduced:**
- |              |           |
|--------------|-----------|
| Whole Ranch  | \$998,000 |
| North Ranch  | \$565,000 |
| South ranch  | \$225,000 |
| Canyon House | \$249,000 |
- Comments:** This is a nice ranch located within twenty minutes drive from Springerville. The ranch is offered whole or in any combination of the three parts as described above.
- Contact:**

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## Ranch Photos



Canyon Mobil Home



View over deeded land from Canyon Mobil Home

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Range Corrals on North Ranch



Range Corrals on North Ranch

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Ranch Dirt Tank on North Ranch



Ranch Dirt Tank on North Ranch

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Typical Range land



Typical Range Land

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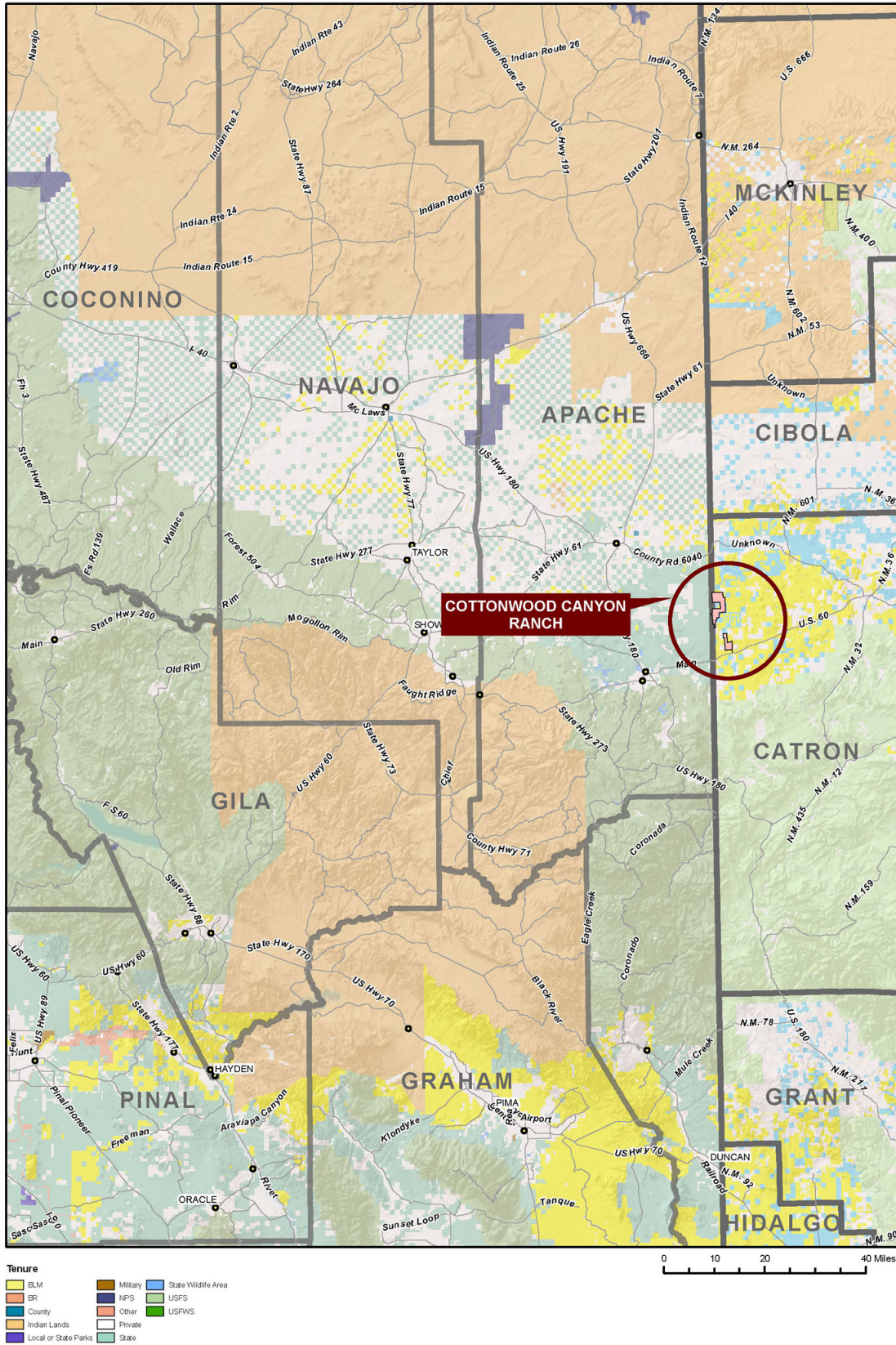
Typical Range Land

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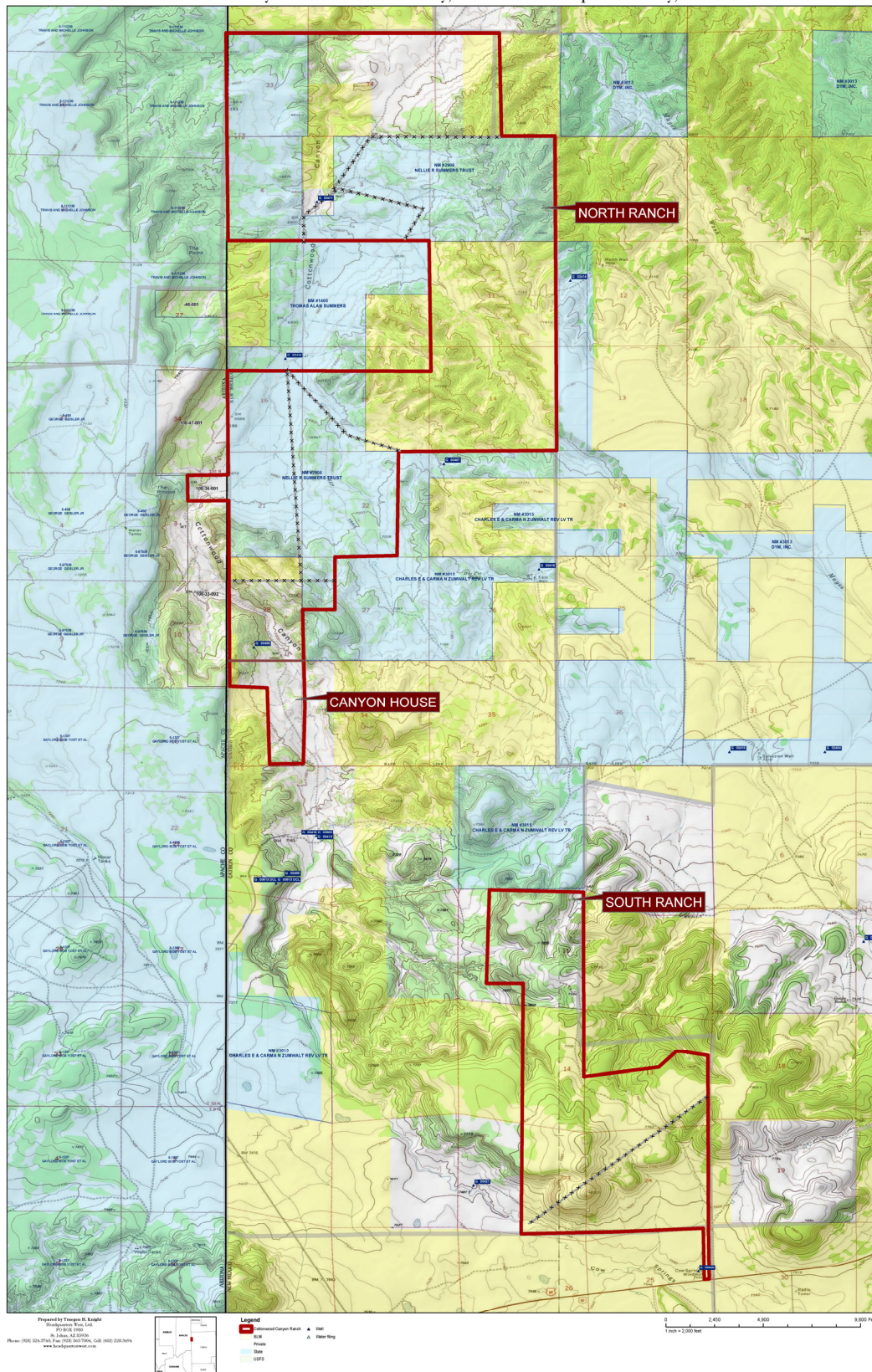
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Cottonwood Canyon Ranch - Catron County, New Mexico and Apache County, Arizona



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