

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Trout Creek Ranch Mohave County, Arizona



Offered for Sale Exclusively by:

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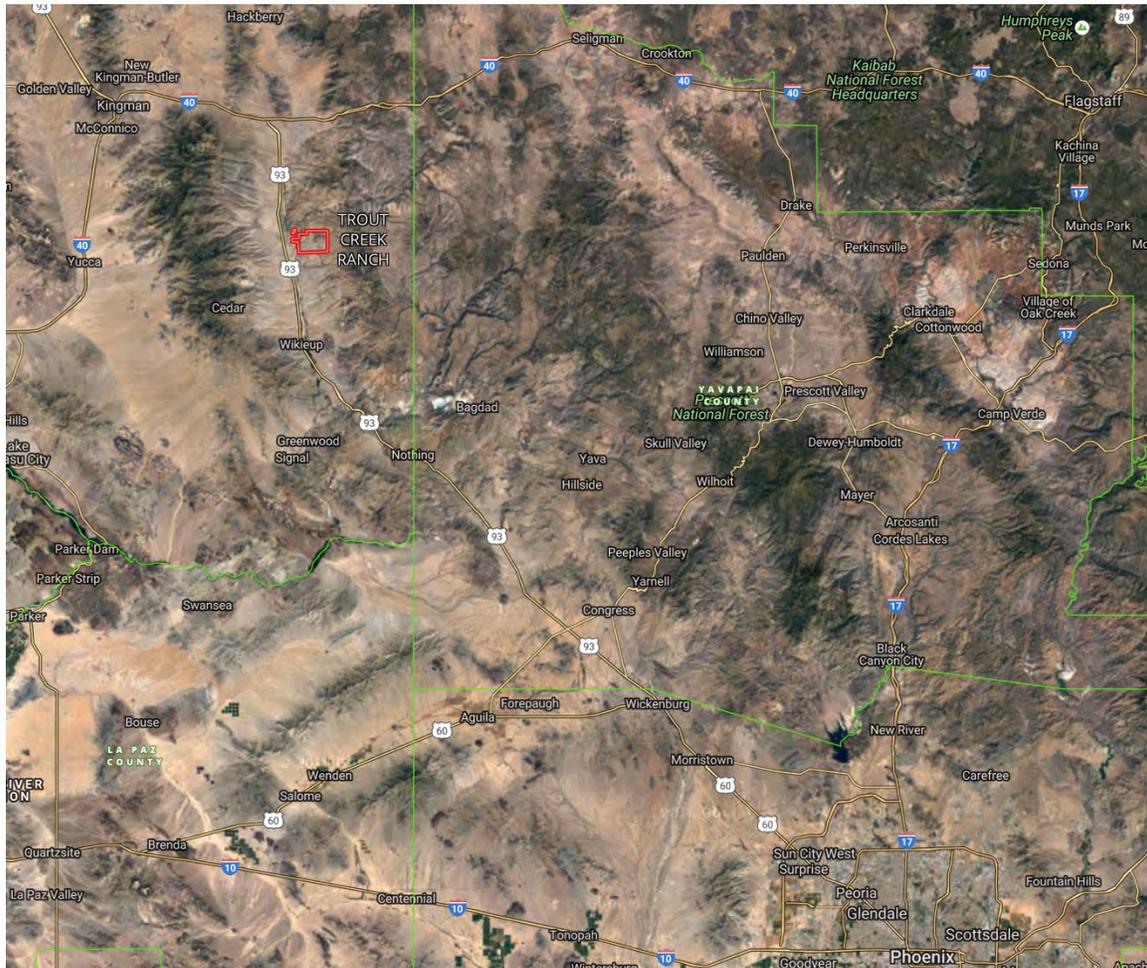
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LOCATION & ACCESS

The Trout Creek Ranch is located 40 miles southeast of Kingman and 15 miles north of Wikieup in Mohave County, Arizona. The headquarters are four miles east of Highway 93 at 9875 Upper Trout Creek Road, Wikieup, AZ. The ranch's grazing lease is bisected by Bogles Ranch Road. Upper Trout Creek and Bogles Ranch Roads are county maintained dirt roads. TCR's headquarters are at the end of a private dirt road off of Upper Trout Creek Road. This road crosses other private land and Indian Trust land and is privately maintained. The driveway crosses Knight Creek which can be impassable at times.



ACREAGE & CARRYING CAPACITY

The headquarters are on 163.01 deeded acres of which approximately 35 acres are irrigated and planted with alfalfa, oats and Bermuda. The state lease is on 3,970.6 acres and there is also approximately 3,800 acres of private adverse ground grazed for a total acreage of 7,933.61 acres (12.4 sections). The state lease is set at 20.6 AU and with the same capacity the adverse land grazed is estimated at 19.7 AU. Combined with the irrigated pasture at the headquarters the owners reported year round capacity of the ranch is 60 to 80 head.

LEGAL DESCRIPTION SUMMARY

The deeded land consists of Mohave County APN's 252-05-021 in Section 23, T18N, R13W (108.52 acres) and 252-05-022 in Section 14, T18N, R13W (54.49 acres). The Arizona State Land Department grazing lease is the White Springs allotment #05-3387 located in all and portions of nine sections in T18N, R12 & 13W.

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Irrigated pasture at the headquarters.

ZONING, UTILITIES, FLOOD HAZARDS

Mohave County AR/36A with a 36-acre minimum parcel size. Electricity and telephone are to the headquarters. Water is by private wells and sewer is by septic tank. The deeded land has flood hazards from Trout Creek and Knight Creek.

WATER

TCR is located outside of any Active Management Area, Irrigation Non-Expansion Area or irrigation district. It is in the Bill Williams River Watershed and the Big Sandy Groundwater Basin (Wikieup Sub-Basin).

The subject surface water rights are reported to be the oldest, recorded, registered water rights to Trout Creek for the "Old Tom Brown place" as set forth in Docket No. 38 at page 24, Official Records of Mohave County, Arizona. Current ownership has ADWR surface water registration 36-10857.2 which notes a priority date of 1897 in the amount of 100 miners inches total for domestic, irrigation and livestock uses. Also, it's noted that in a previous owner's name is registration 36-30235.0 with notes a priority date of prior to 1911 in the amount of 1,814.6 acre feet annually (equivalent to 100 miners inches) for domestic, irrigation and livestock. Surface water from Trout Creek is diverted with a diversion dam and dirt ditch about 5,100' above the headquarters. The dam and ditch are located on state lands and other private lands off the property. The ditch fills three ponds where water is then transported in buried pipe with an alfalfa valve in each border. The entire delivery and irrigation system is gravity fed, all maintenance is by the TCR. At times, during the heat of the summer, Trout Creek can run an insufficient amount of water to irrigate.

The headquarters has two wells (although there are four well registrations - 55-808660, 55-605105, 55-205295, 55-205294). Both wells are equipped with electric submersible pumps. The southern well may be located on Indian Trust land.

On the state grazing lease there are three springs (Indian Glade, Buckley & White), there are several other springs utilized that are located on the adverse grazing lands. Prior ranch ownership has certificated water rights for these springs, although it is noted they are located on state and other private lands.

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View of TCR headquarters from Indian Glade Spring on the state lease.

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IMPROVEMENTS

Improvements consist of an old ranch house, another site built house, three mobile homes, four RV hook ups with water/power/septic, hay barn and several other outbuildings. Steel corrals with squeeze chute and calf table are at the headquarters. The grazing allotment is exteriorly fenced with barb wire and there are a couple of small working pens throughout the allotment.



Drinker and corrals at White Spring on the east end of the grazing lease.

EQUIPMENT & LIVESTOCK

The ranch is offered turnkey with the following items included in the asking price: John Deere 310D 4x4 extendahoe, 1998 New Holland 7635 tractor, New Holland Hayliner 283 baler, New Holland Stackliner 1033, Heston 500 swather, 1993 Dodge 2500 4x4 flatbed with a 350 gallon poly water tank; two discs; John Deere hay rake; border disc; scraper; broadcast seeder; WW 16' gooseneck livestock trailer; approximately 20 powder river livestock panels; Powder River squeeze chute and calf table; 40 head of cows with natural increase (brand will not convey); 5 bulls (brand will not convey); 3 heifers (brand will not convey).

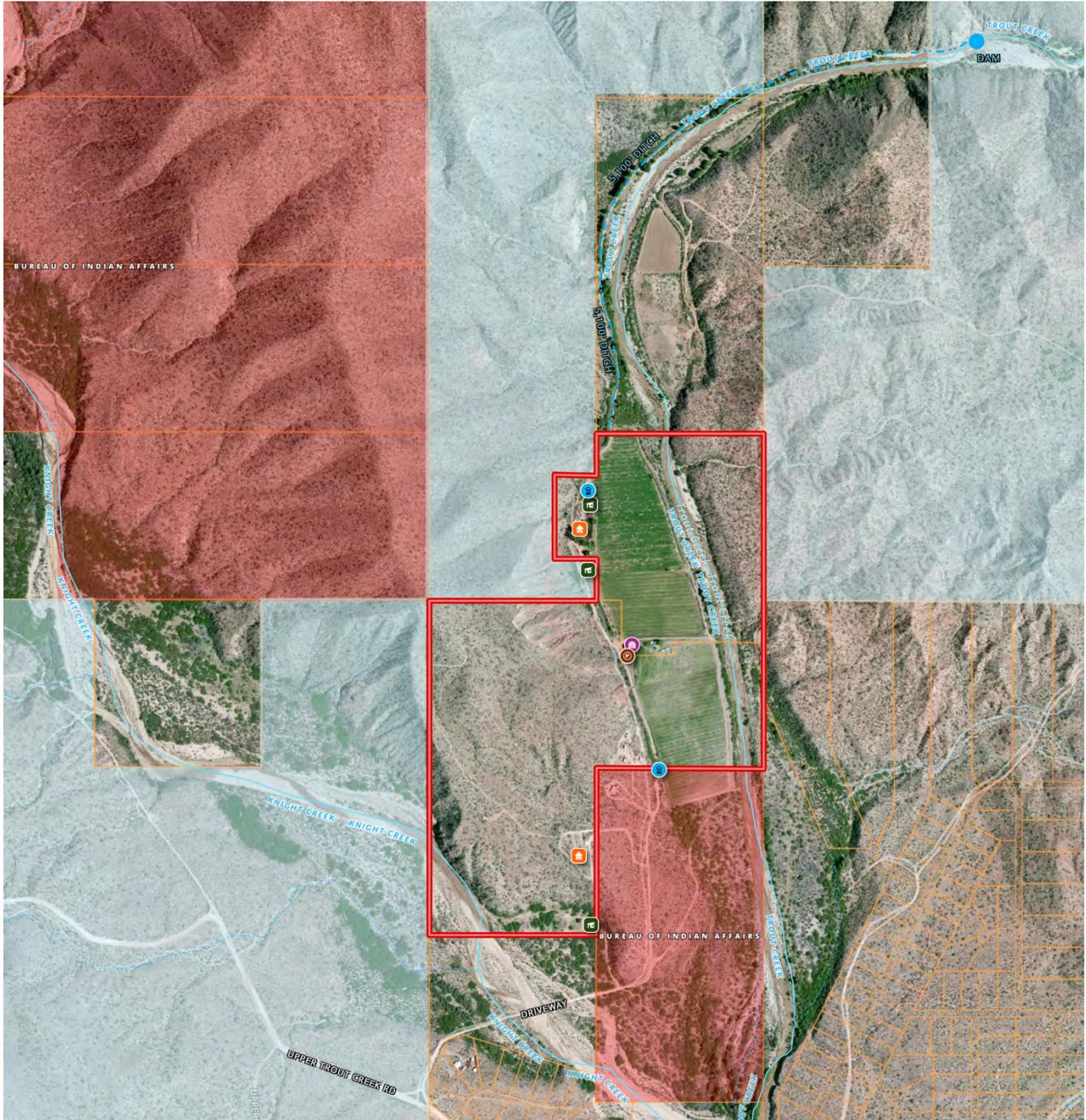
NOTE – the equipment & livestock inventory is subject to change and is sold “as is”, the brand will not convey.

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Trout Creek Ranch Headquarters Map:



 Dam	 Corral
 Mobile home	 Barn
 Ditch from dam to HQ's	 House
 Trout Creek Ranch HQ's	 Well

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DISCLOSURE

ACCESS: It is disclosed that the headquarters have historically been accessed with the current dirt driveway off of Upper Trout Creek Road. The driveway is privately maintained and crosses other private land, Indian Trust land and state land. No recorded easements are in place to the owner and broker's knowledge. Although the owner states that there is legal access to the headquarters.

It is disclosed that the diversion dam and 5,100' of ditch with access road crosses other private land and state land. Other than the water right, no recorded easements are in place to the owner and broker's knowledge. Although the Trout Creek Ranch has utilized the dam, ditch and access road along the ditch for maintenance since the late 1800s.

ENCROACHMENT: It is disclosed that the southern well and approximately 2.75 acres of irrigated pasture may be located on Indian Trust land. TCR has historically used and claims to own the well although no recorded easements are in place to the owner and broker's knowledge. The 2.75 acres of irrigated pasture utilized by TCR IS NOT included in the 35 acres of irrigated land reported herein. This is a historical location of a fence which this area has historically been used by TCR although no lease or easement is in place to the owner and broker's knowledge.

It is disclosed that the one of the mobile homes and dirt driveway (possibly along with other outbuildings) are located on state land.

COMMENTS

This is an exceptional little ranch that has privacy, beauty, water rights and irrigated land. These amenities are becoming increasingly rare to find in Arizona. TCR has one of the most economical irrigation sources that there is available, other than maintenance there are no costs or fees. The turnkey ranch is being offered "as is" to a new owner who will be able to make this into their legacy ranch.

PRICE

\$925,000 inclusive of equipment and livestock

LISTED EXCLUSIVELY BY

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Irrigated pasture at the headquarters.

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Diversion dam on Trout Creek.



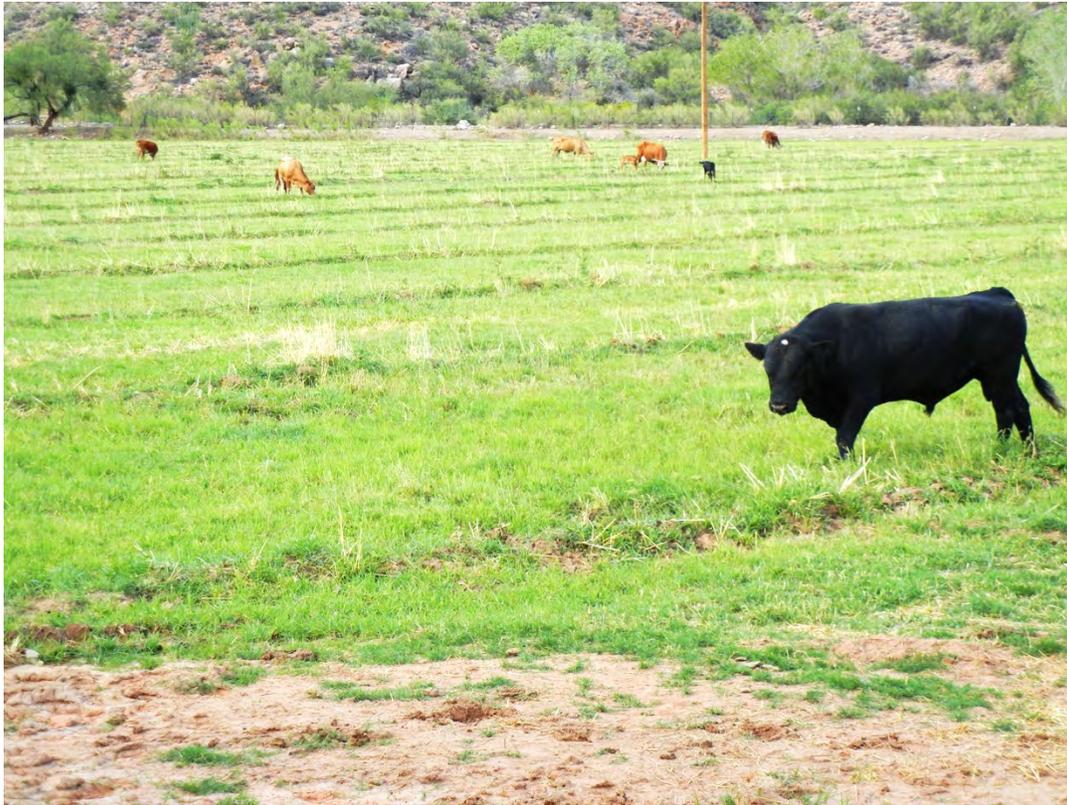
Irrigated pasture at the headquarters.

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Trout Creek Ranch livestock grazing.



Shipping corrals with squeeze chute and calf table at the headquarters.

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One of the ponds for irrigating.



The old ranch home by one of the ponds.

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