

Turquoise Ranch Winslow, Arizona



Offered for sale exclusively by:

Paul Groseta

Headquarters West, Ltd.
51 Verde Heights Drive, Suite A
P.O. Box 1840
Cottonwood, Arizona 86326
Phone: (928) 634-8110; Fax (928) 634-2113; Mobile: (928) 853-8369
Email: paul@headquarterswest.com
Web: www.headquarterswest.com/listings/turquoise

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Location

The Turquoise Ranch is located north and west of Winslow in both Coconino and Navajo Counties, Arizona. The deeded land is accessed from the Highway 99/Leupp (exit #245) on I-40 eight miles west of Winslow. Several interior ranch roads can be accessed off of N. Park Drive which is an exit off I-40 in Winslow.

Description

The ranch runs 6-9 miles wide east to west by 7-8 miles wide north to south. Essentially the ranch lays within the boundary of the Navajo Reservation to the north, I-40 is the southern boundary, Hunt Road is fairly close as the western boundary and N. Park Drive is fairly close to the eastern boundary. Downtown Winslow is about 1.5 miles southeast of the southeast corner of the ranch. The ranch encompasses all of Tucker Mesa, Tucker Flat is between there and Toltec Divide. There is no adverse ownership (40 acre parcels) within the ranch, the ranch is a “checkerboard” configuration of the state lease and private lease. The ranch is fenced exteriorly and interiorly into 5 main rotational pastures and several smaller traps and holding pens. Topography is slightly rolling with some steeper areas going to level mesas, elevation ranges from 4,795’ on the Little Colorado River at the northeast end of the ranch to 5,220’ on the southwest end of the ranch, the deeded land and headquarters are at about 4,950’. Vegetation is a mix of plains and desert grassland with scrub, perennials such as sacaton, and sand dropseed and scrub such as four wing salt brush and winter fat are common in the area.

Carrying Capacity & Acreage

| | | |
|-----------------------|---------------------------------------|---|
| Deeded Land: | 79.87± acres deeded/ | 1 AU (est.) |
| State Lease: | 17,417.72± acres State lease/ | 168 AU |
| BLM Lease: | 548± acres BLM lease/ | 6 AU |
| <u>Private Lease:</u> | <u>17,770.7± acres Private lease/</u> | <u>179 AU (168 AU stated, 11 AU est.)</u> |
| TOTAL: | 35,816.29± total acres/ | 354 AU |

Building Improvements

There are no building improvements on the ranch, the old headquarters is on the private lease but the buildings are rundown, however there is a set of shipping pens at the old headquarters. There is a newer set of working corrals on the deeded land with a Powder River squeeze chute, calf table and alley. There are also several working corrals throughout the ranch on both the state and private lease.

Water

Water on the ranch is mainly provided by 11 earthen tanks. There is a well with a submersible on the deeded land that is powered by a generator, there is one 3,000 gallon storage tank on the deeded also. The private lease has one windmill, two wells with submersible pumps and one spring, there is one windmill (doesn’t work) on the state lease.

Utilities

There is electricity on the deeded land and old headquarters, however the deeded land utilizes a generator for the well.

Taxes, Zoning & Grazing Fees

2008 property taxes for Coconino County Assessor Parcel #'s 406-12-001E and 406-12-001G are \$10, the zoning for the deeded land is Coconino County General 10 acre minimum parcel size. State Lease grazing fees were \$4,838.40 (\$2.40/AUM) and the private lease grazing fees were \$4,158.75 for a total grazing fee and property tax bill of \$9,007.15.

Comments

The Turquoise Ranch allows an owner to have a private ranch with no adverse ownership to deal with in the middle of the operation. The ranch has easy and quick access from I-40 and Winslow. With a population of over 10,000, Winslow has elementary through high schools and can provide for most medical and retail necessities. Anything not obtainable in Winslow most likely can be obtained from Flagstaff 50 miles to the west.

Price

\$400,000, cash or terms acceptable to seller
6/1/10 - Reduced by 30% from \$575,000

Contact

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Photographs



Corrals on deeded land.



Sacaton grass on Tucker Flat, State & Private Lease.



Rangeland on north end of ranch, State & Private Lease.



Squeeze chute, calf table and alley on deeded.



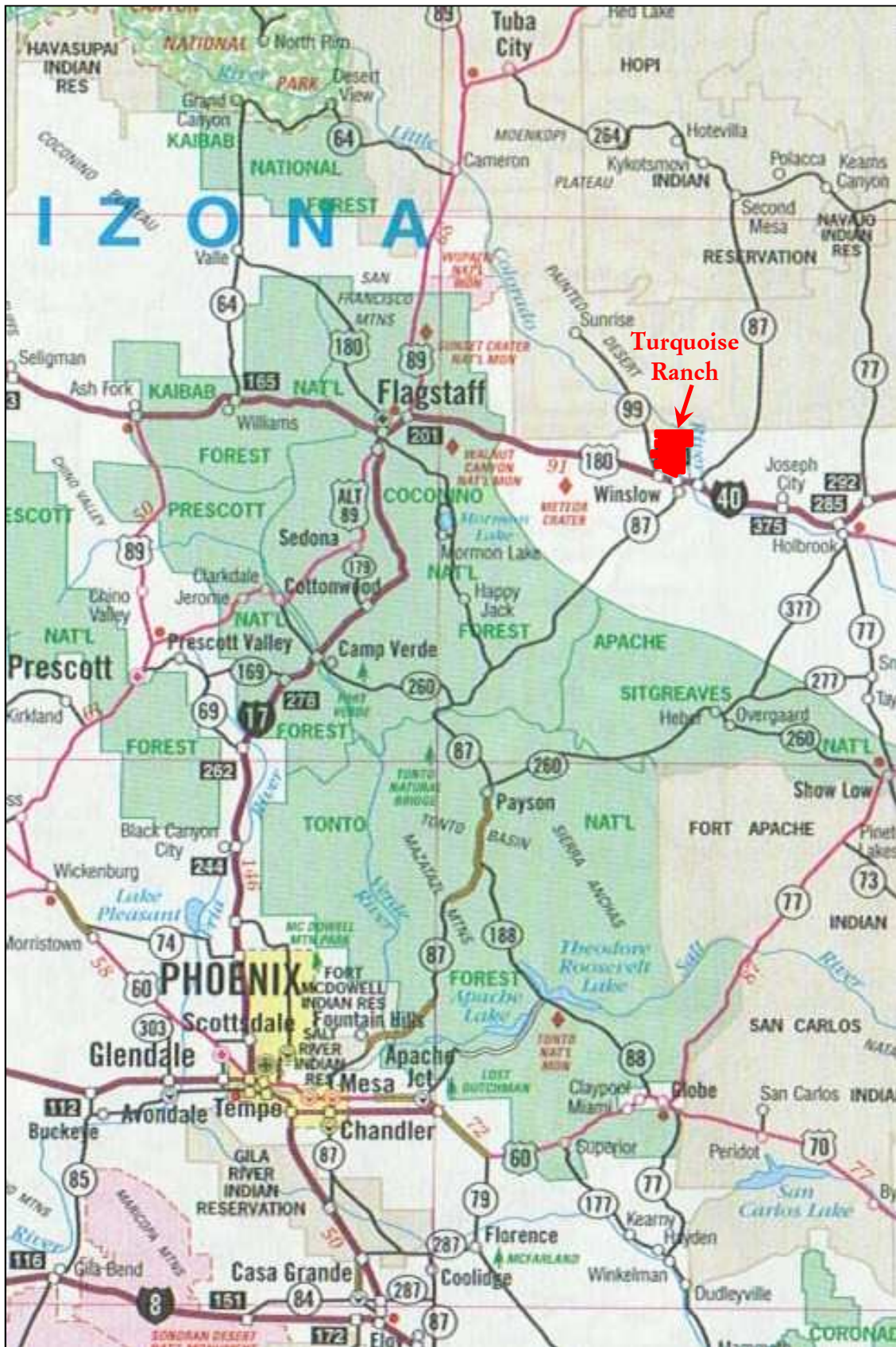
Tucker Flat Wash Tank on State Lease.



Corrals at Twin Tanks on State Lease.

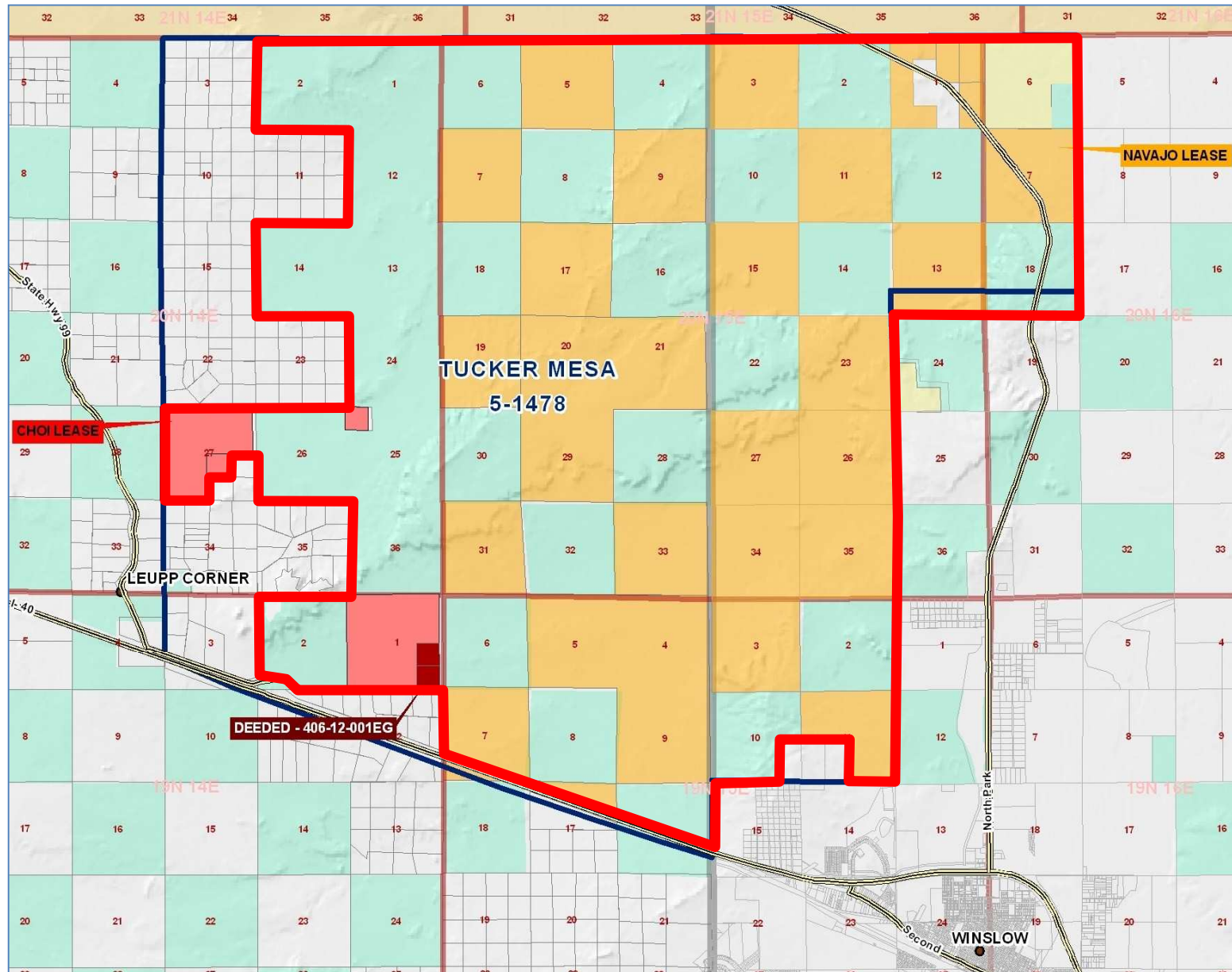
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Location Map



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Land Tenure Map



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