

# **HEADQUARTERS WEST LTD.**

**FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES**

***Offered For Sale***

***Udall Ranch - Hunt Valley  
Apache County, Arizona***

**Exclusively Listed By:**

**Traegen Knight  
Headquarters West, Ltd.  
P.O. Box 1980  
St. Johns, Arizona 85936  
Ph. 928 524-3740  
Fx. 928 563-7004**

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## Hunt Valley Ranch Apache County, Arizona

- Location & Access:** The property is located near the intersection of US Highway 180 and 180A in the Hunt Valley along the Little Colorado River in Apache County approximately 18 miles northwest of St. Johns and 10 miles north of Concho, Arizona. Access is provided by paved US Highway 180 with nearly one mile of frontage. County Road #5392 and #5152 provide additional access through the ranch.
- Land Tenure:** 1,700 deeded acres
- Legal Description:** Township 14 North Range 25 East  
Gila and Salt River Baseline and Meridian  
Portion of Sections 2, 12 & 13
- Township 14 North Range 26 East  
Gila and Salt River Baseline and Meridian  
Portion of Section 18
- Apache County Assessor parcel numbers 204-01-012 & 204-10-002
- Property Description:** The ranch is located in two non-contiguous parcels approximately ¾ mile apart. Both parcels have access to the county roads and include the Little Colorado River running through portions of the property. One parcel also includes over one mile of the Zuni River running through the property. The property consists of primarily vacant land with rolling hills and nearly level meadowland adjacent to the Little Colorado River. There is a house on the property near the eastern most boundary and directly off county road #5152. The house is not in livable condition and was originally built over fifty years ago. The boundary includes nearly one mile of highway frontage along US Highway 180 and over a half mile of river frontage. Elevation on the ranch varies from 5,400 to 5,470 feet.
- Vegetation:** Vegetation includes plains and desert grassland with scattered juniper trees on the rolling hill portion. The low land near the river is nearly level open grassland with chamisa and sage. The low land was cleared for farming many years ago, but has mostly been grown in with native vegetation.

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**Water:** There is one well on the property originally drilled over fifty years ago. Area wells vary from 100 feet to 500 feet deep with maximum pumping capacities of 1,000 to 1,800 gpm. The surrounding area has been farming for many years with irrigation water supplied by wells. The ranch well has historically been used for livestock and domestic purposes only although some irrigation would be possible. The ranch has not had any active farming on the property for over fifty years. The Little Colorado River has a seasonal flow and typically only runs during the summer monsoon months.

**Utilities:** Public telephone and electricity is available to the property boundary but is not currently in use or hooked up to the property. Frontier Communications is the telephone provider and Navopache Electric Cooperative is the electric provider.

**Flood Zone** Flood Zone C: areas of minimal flood hazard and Flood Zone A: areas of 100-year flood hazard. Please see flood map.

**Price:** \$1,000,000 – Cash

**Contact:**

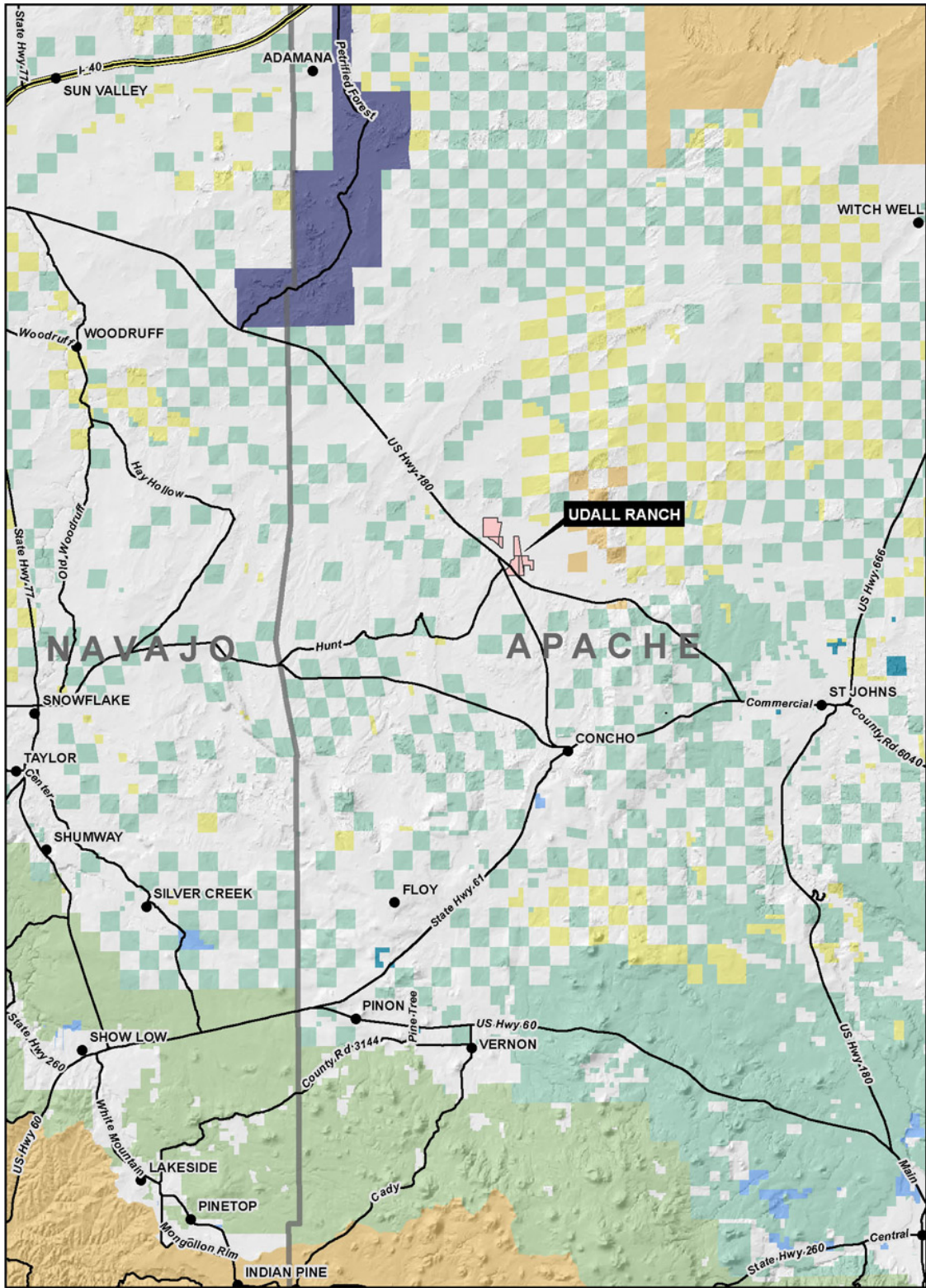
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Tenure			
BLM	Military	State Wildlife Area	
CR	NPS	USFS	
County	Other	USFWS	
Indian Lands	Private	State	
Local or State Parks			

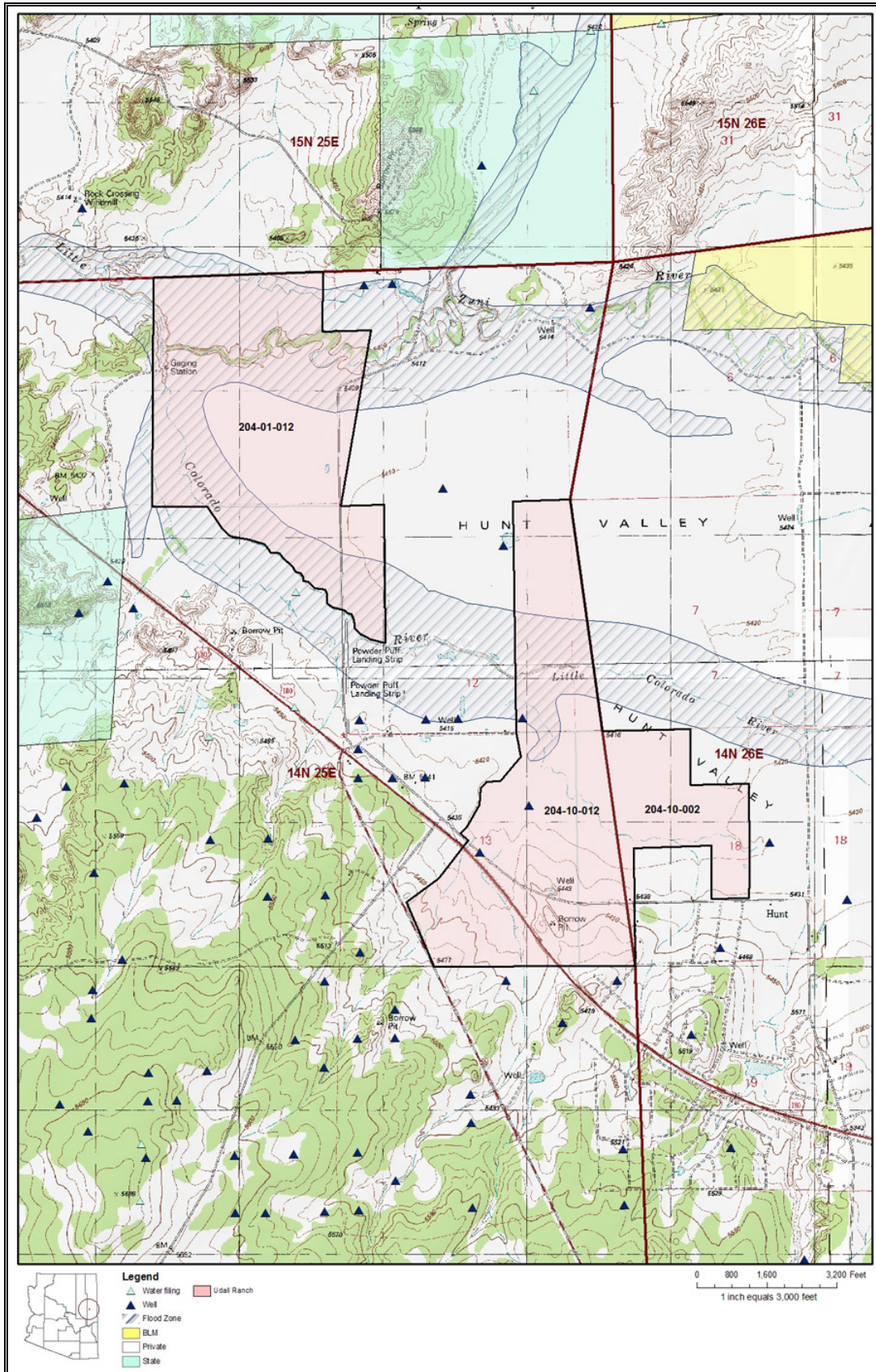


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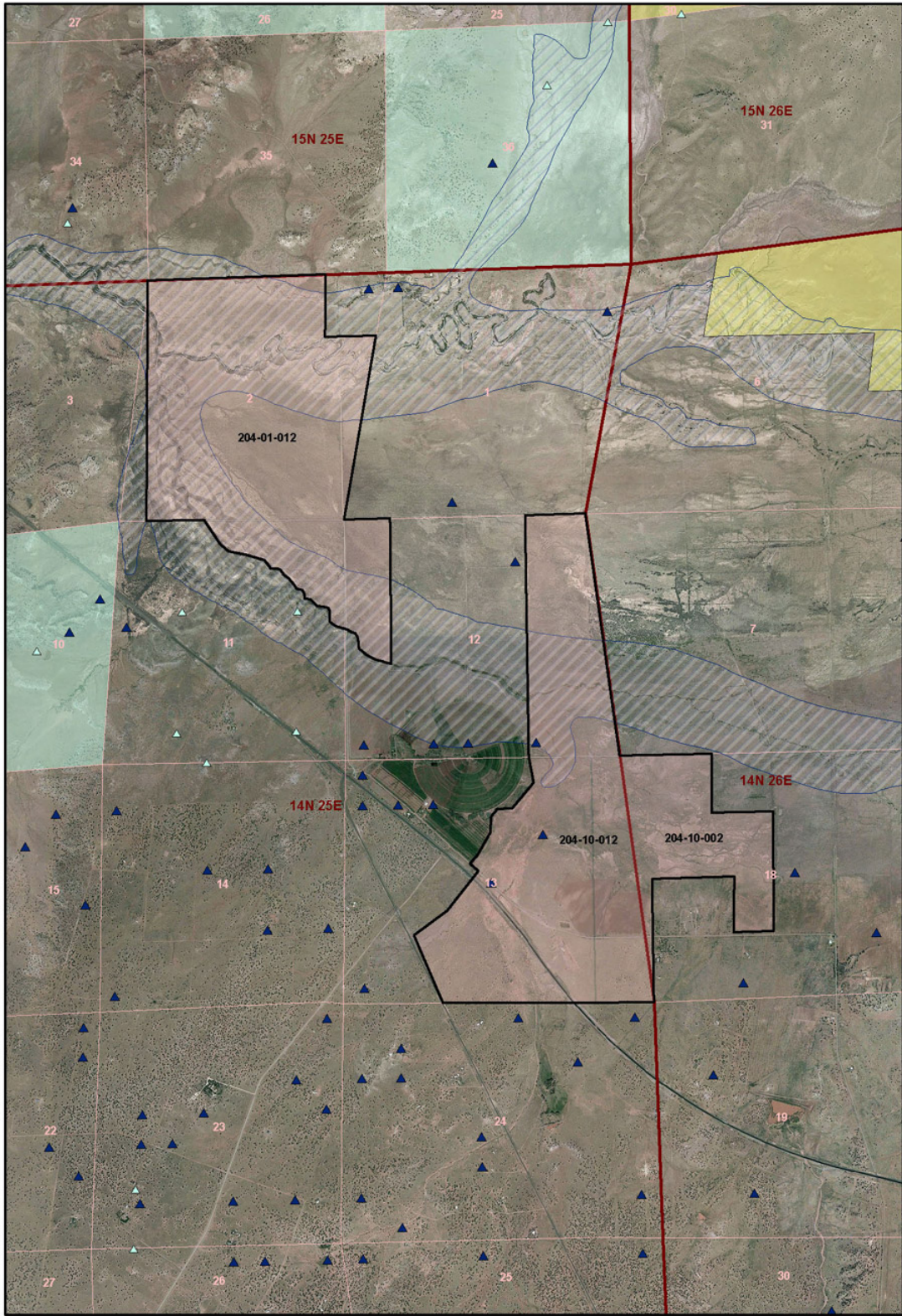


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- Legend**
- BLM
  - Private
  - State
  - Flood Zone
  - Water filing
  - Well
  - Udall Ranch

0 800 1,600 3,200 Feet  
1 inch equals 3,000 feet

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View looking north across the Little Colorado River



Northeast boundary of the property

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Rangeland along US Highway 180



Little Colorado River

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Fallow farm field



Irrigation well

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Fallow farm field

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