

Wild Horse Ranch Yavapai County, Arizona



Offered for sale exclusively by:

Con Englehorn

Headquarters West, Ltd.
8700 E Pinnacle Peak, #223
Scottsdale, AZ 85255
Phone: (602) 258-1647, Fax: (602) 340-0927
info@headquarterswest.com
www.headquarterswest.com/wildhorsebasin

Location

The Wildhorse Basin Ranch is located in Yavapai County in central Arizona. It is on Camp Wood Road 7 miles northeast of Bagdad. Phoenix is 130 miles southwest and Prescott is 67 miles to the east.

Description

The Ranch lies in a scenic basin ringed on the north, south, and east by mountains. The deeded land is strategically located on the west side of the basin controlling access into the interior of the property. Boulder Creek runs along the western side on the deeded land. This is a perennial creek with classic riparian vegetation. Wildlife in the basin and surrounding mountains includes deer, javalina, coyote, fox, bobcat, rabbits, quail, and numerous species of birds.

Land Tenure

Deeded 864 acres
Arizona State Grazing Lease - 6,701 acres
Total – 7,565 acres

Improvements

Main Residence - 2,880 sq ft; three level earth system construction; 3 bedroom, living room, dining room, family room, 2 1/2 baths. lower level garage/shop storage.

Other buildings include horse barn, storage shed, well house, and generator shed.

Water

Irrigation water rights from Boulder Creek for 100 acre feet per annum. Domestic water provided by a well. Livestock water provided by wells, springs, and Boulder Creek.

Vegetation, Elevation & Climate

The ranch is in the pinion pine-juniper vegetative type. Primary vegetation consists of pinion pine and juniper trees, mountain laurel, oak brush, service berry, buckwheat, quajilla, and cliff rose. Grasses include bluestem, tobosa, threeawns, needlegrass, sideoats grama. Vegetation along Boulder Creek includes classic riparian plant community including sycamore, desert willow, cottonwood, and ash trees.

The elevation varies from 4,241 feet along Boulder Creek and at the building sites to 5,600 feet in the mountains on the northern edge.

Weather records at Bagdad, elevation 3,712, indicate average annual precipitation of 13.44 inches. Mean maximum July temperature is 96.5 degrees and mean minimum January temperature is 33.1 degrees.

Utilities

Solar systems with generator backup at each building site. Cell phone/booster at the residence. Fiber optic line is under construction.

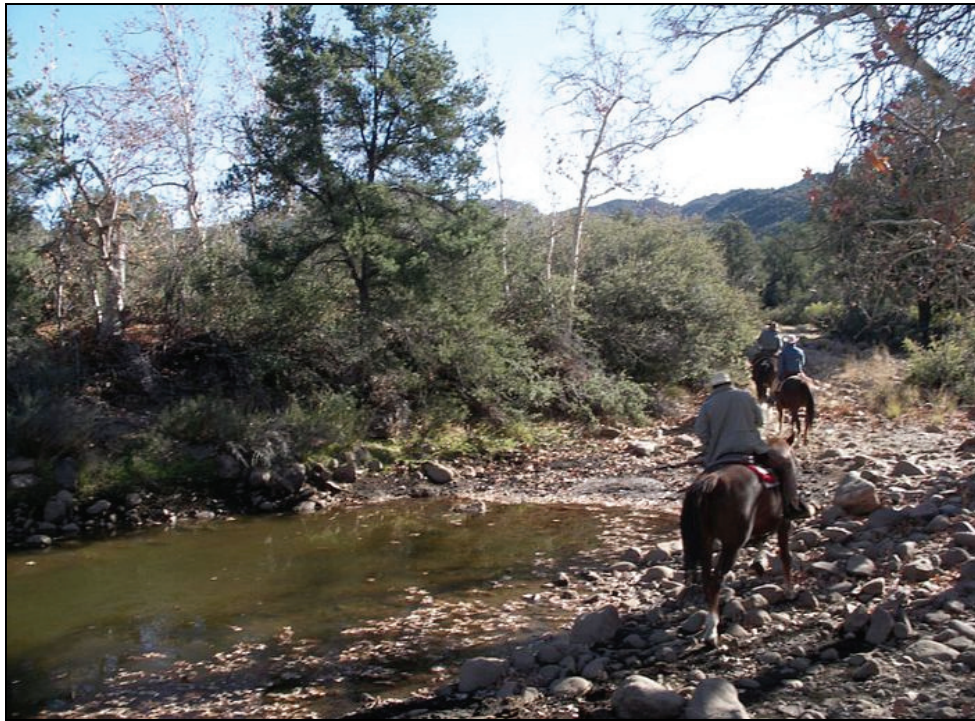
Taxes and Fees

Real estate taxes, 2010-11 - \$1,378.30
Arizona State Grazing fee, 2012-13 - \$3,016.00

Price

\$3,900,000

Photos

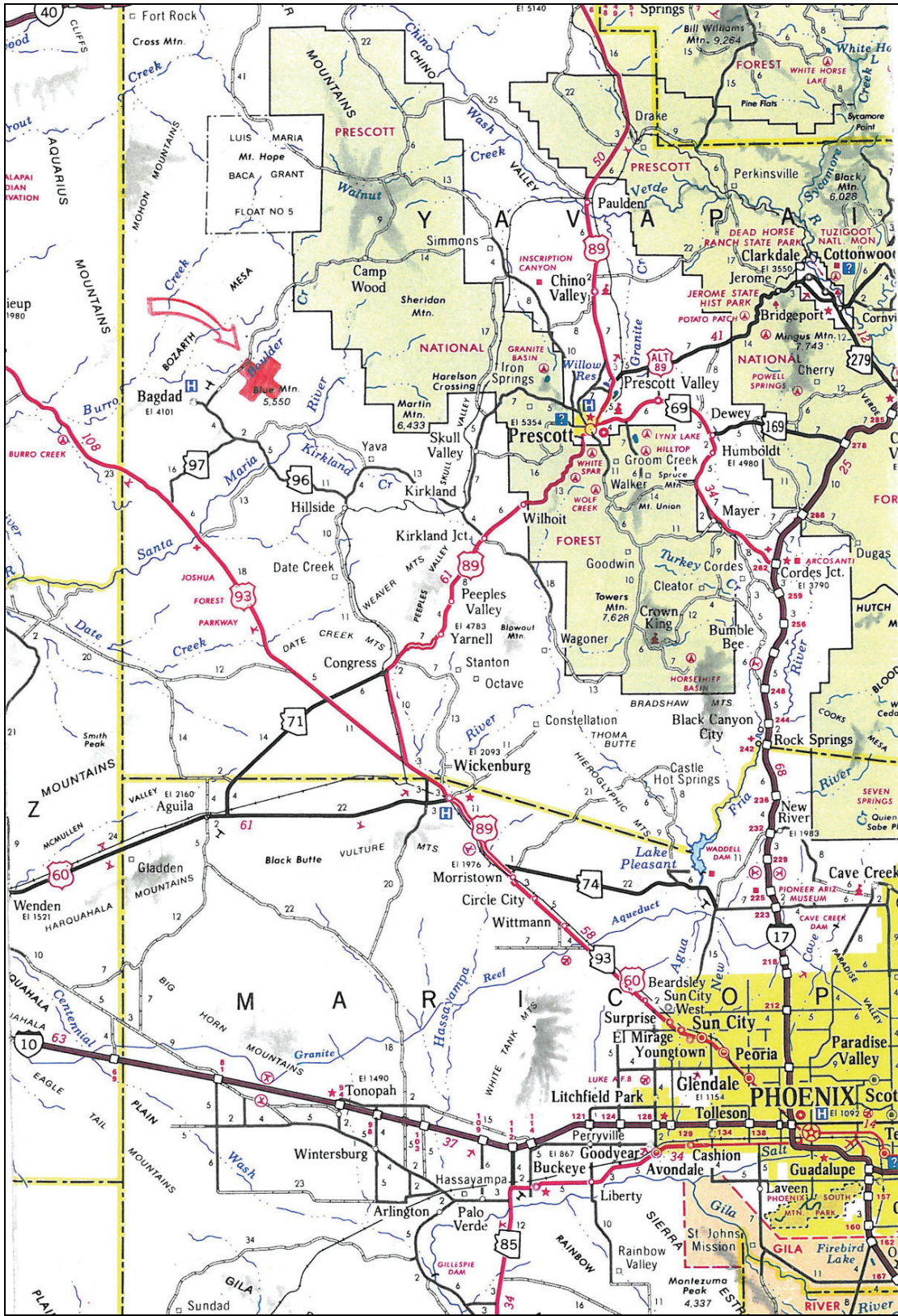








Location Map



Aerial Map Deeded Parcels

