

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Wildhorse Ranch – Yavapai County, Arizona



Offered for sale exclusively by:

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- and -

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## Wildhorse Ranch – Yavapai County, Arizona

### Location

The Wildhorse 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 surrounded 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 and thru the deeded land. This is a perennial creek with classic riparian vegetation.

### Land Tenure

Tenure	Acres
Deeded	160
Arizona State Grazing Lease	6,701
<b>Total</b>	<b>6,861</b>

### Improvements

- Residence - 1,352 sq. ft. Log construction; two bedroom, kitchen/dining great room, 2 baths, covered deck on 3 sides; back porch. Constructed in 2008.
- Other buildings include horse barn, storage shed, well house, and generator shed.

### Water

Surface water rights from Boulder Creek for 50 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, juajilla, and cliff rose. Grasses include bluestem, tobosa, threeawns, needlegrass, sideoats grama. Vegetation along Boulder Creek consists of 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 site 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.

### Bagdad

Services include Bashas grocery, restaurants, gas, EMT, motel, Elementary and High School, 18 hole golf course, County maintained general aviation airport (4,550 ft. runway).

### Utilities

Solar system with generator backup. Fiber optic cable, cell phone/booster at the residence.

### Price

\$1,500,000

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## Photographs



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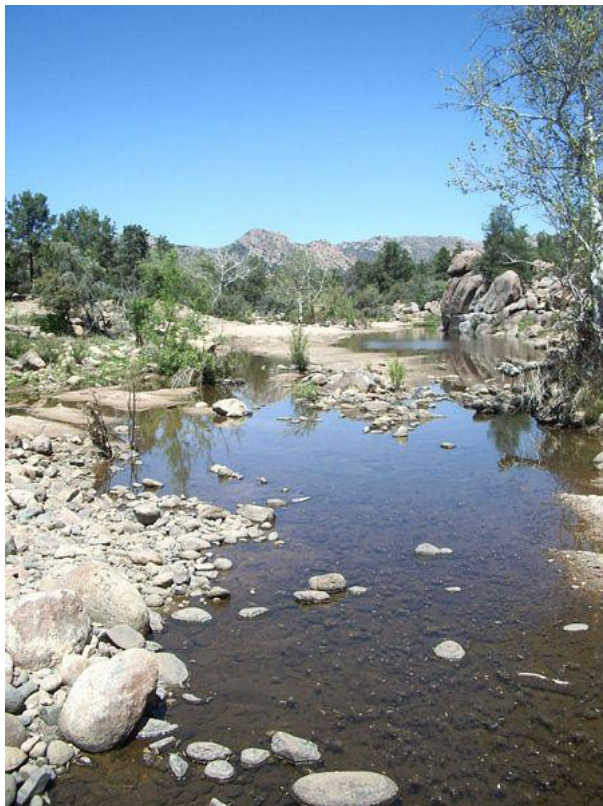
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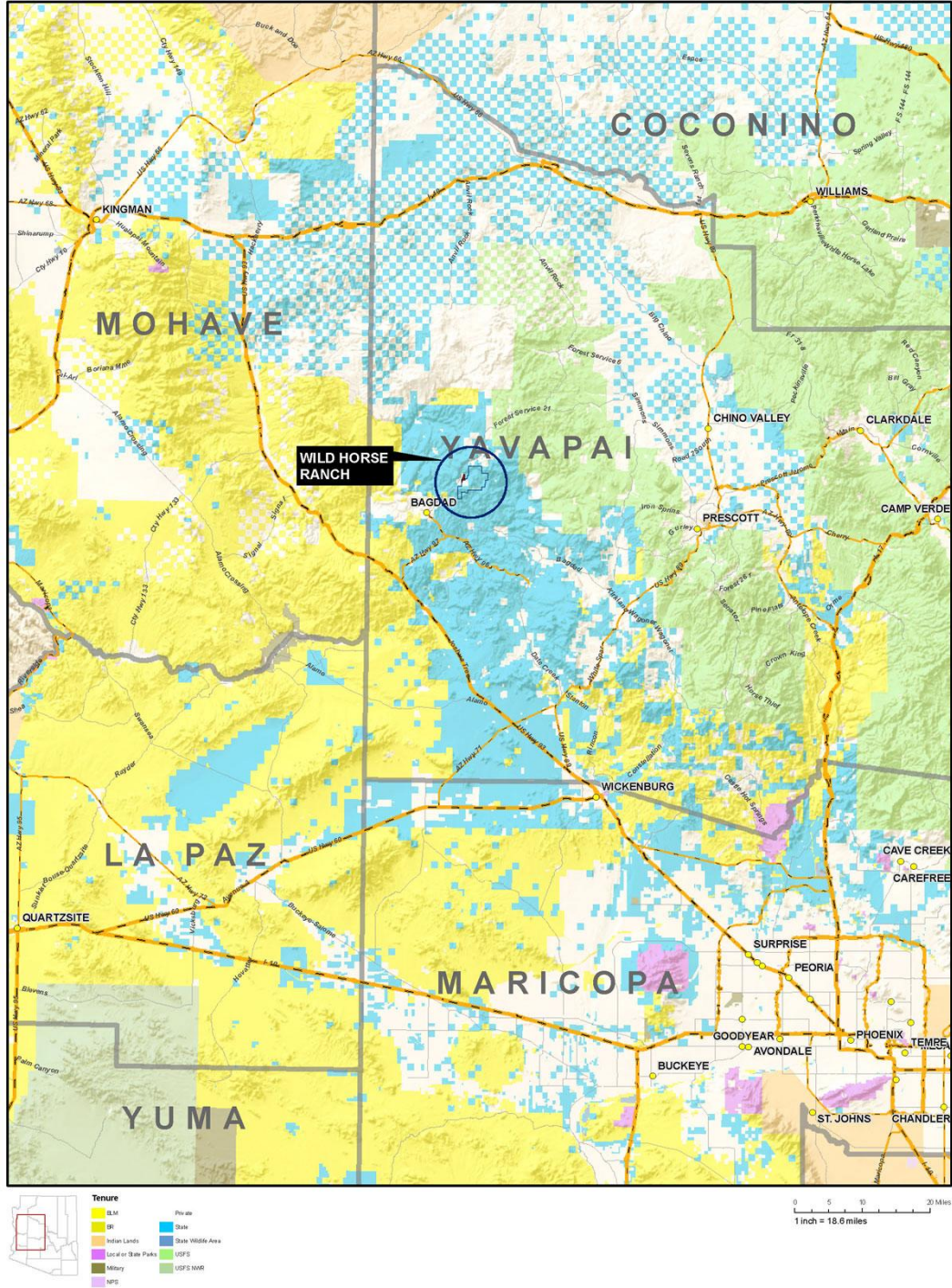


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## Location Map

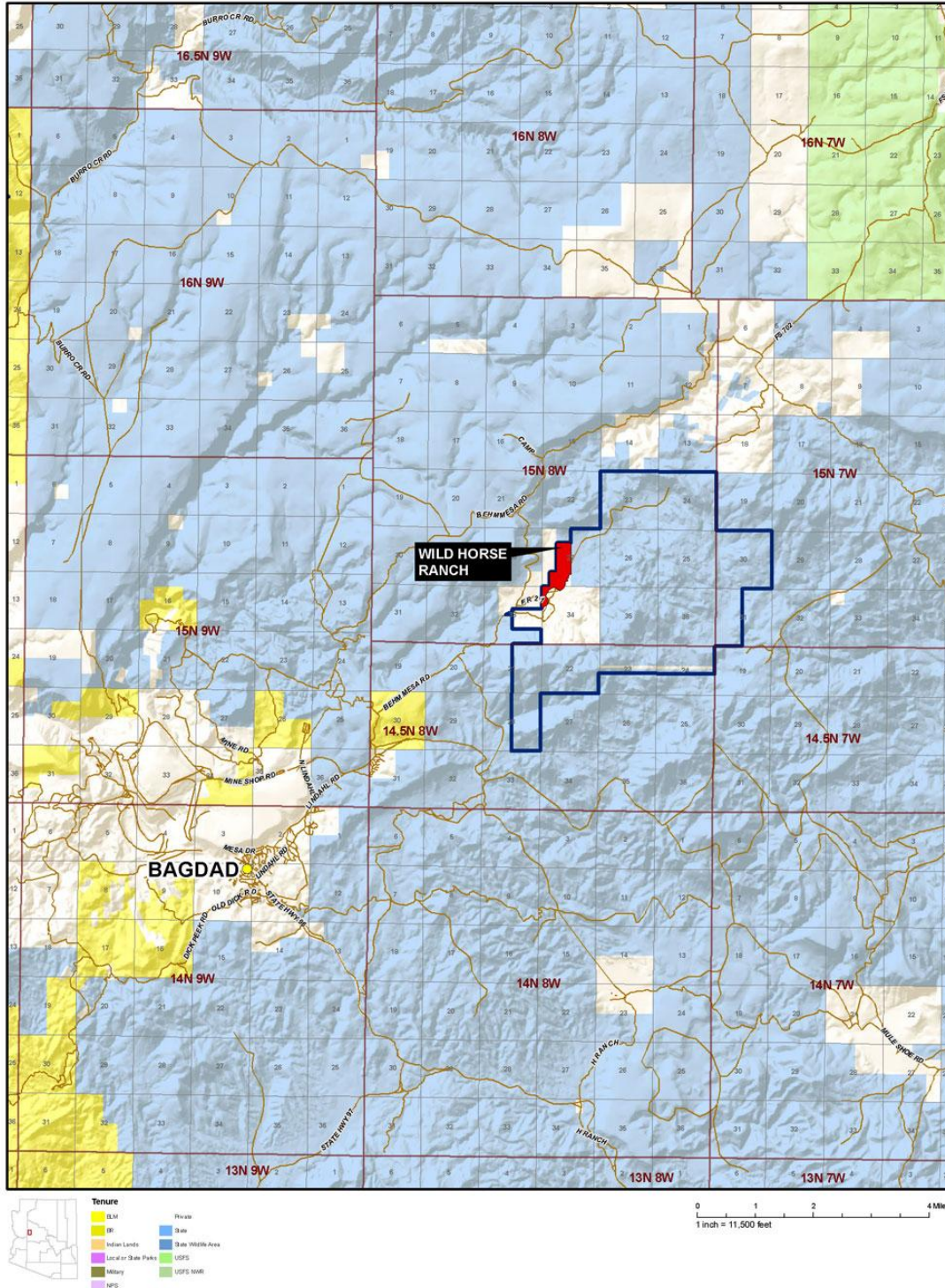


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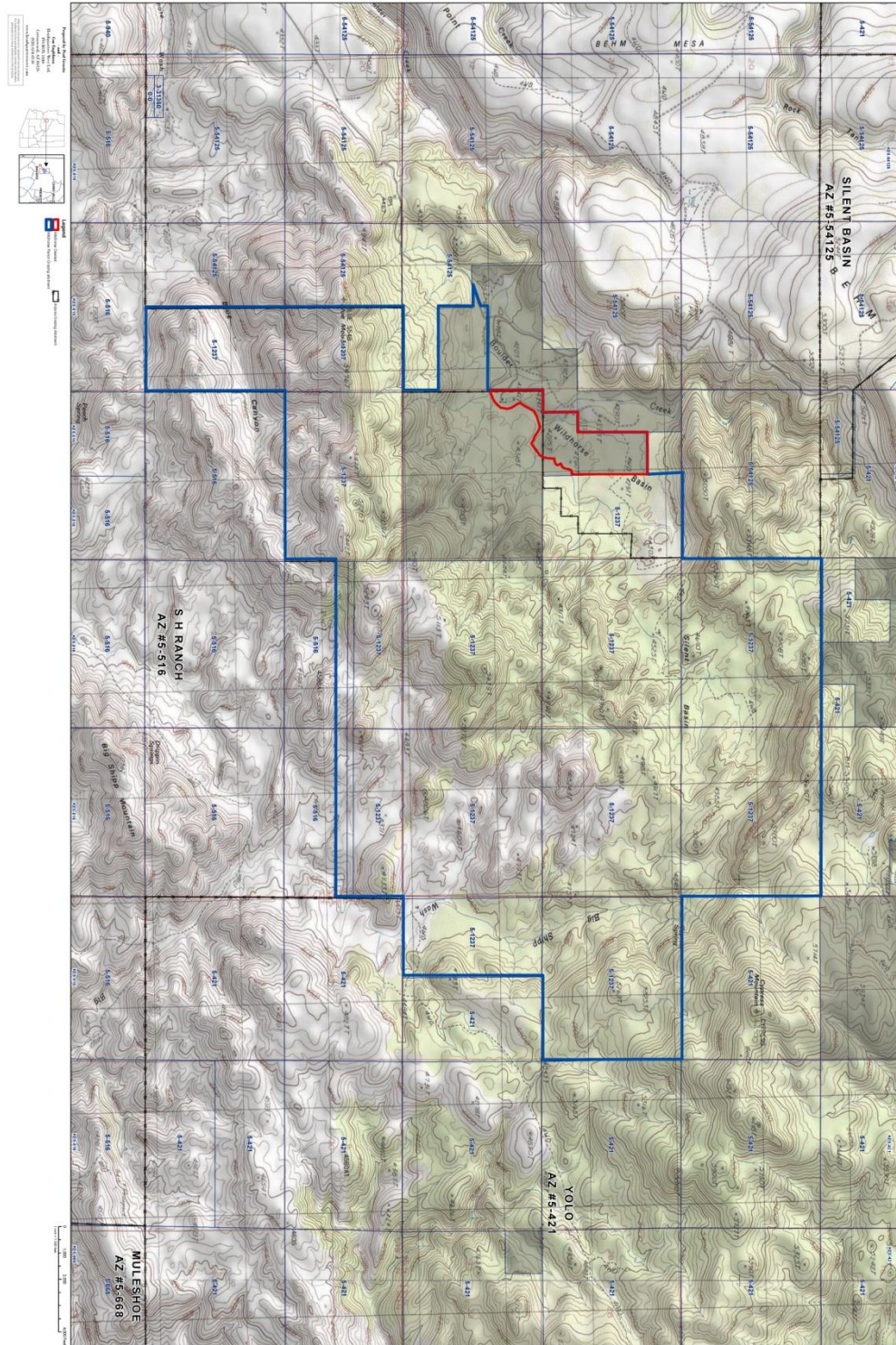
**Neighborhood Map**



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**Topography Map**



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