



Offered for sale exclusively by:

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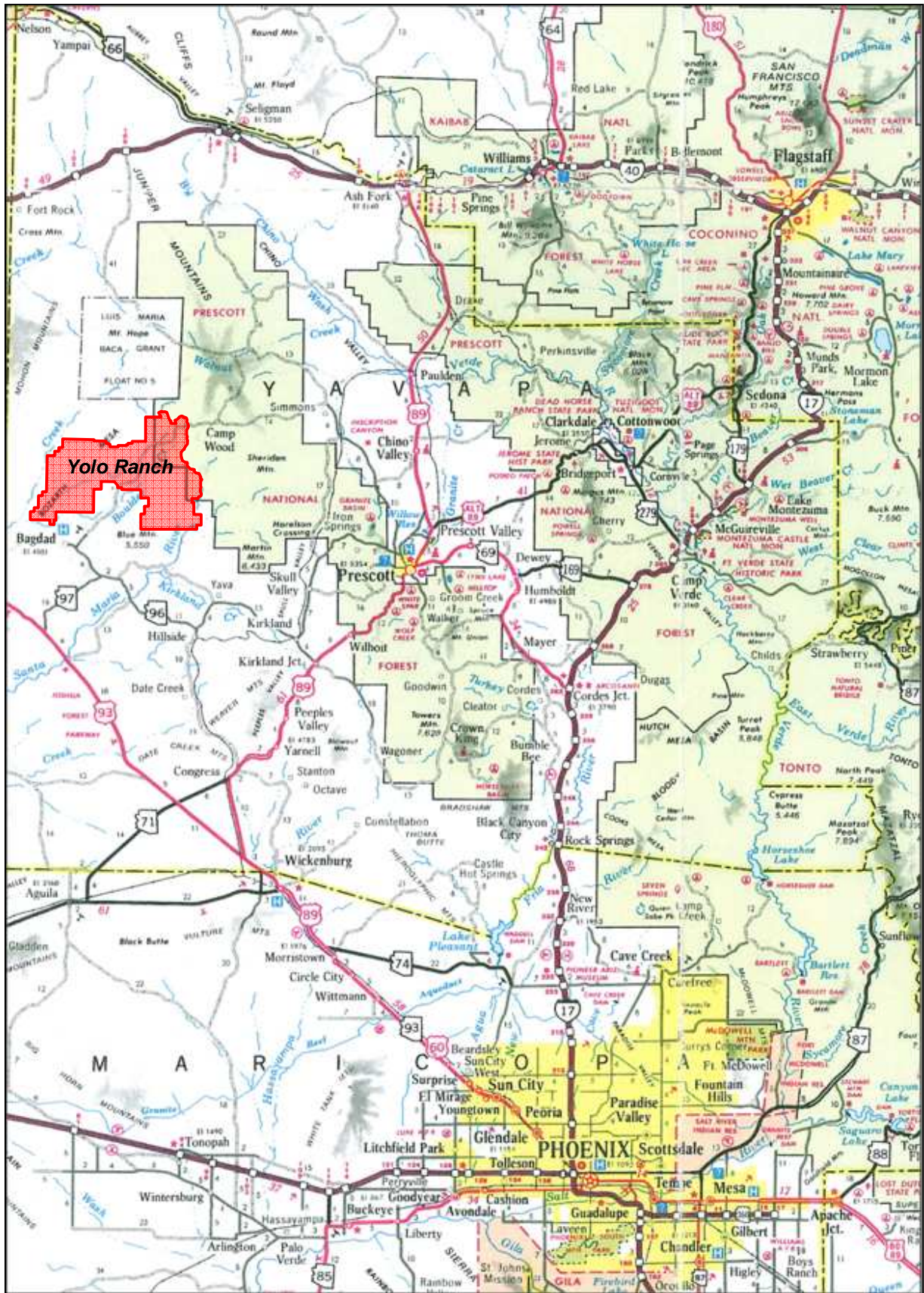
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Location Map



Location

The Yolo Ranch is located approximately 44 miles (33 air miles) northwest of Prescott, Arizona. Access from Prescott, the Yavapai County seat, is about 22 miles on paved Williamson Valley Road and 22 miles on gravel County Road 68 (aka FR 21).

Acreage

Deeded acres:	12,767.02	11.5%	19.95 sections
State Lease acres:	77,543.63	69.9%	121.16 sections
Forest Service acres:	18,315.00	16.5%	28.62 sections
BLM acres:	<u>2,352.55</u>	<u>2.1%</u>	<u>3.68 sections</u>
TOTAL ACRES:	110,978.20	100.0%	173.41 sections

Carrying Capacity

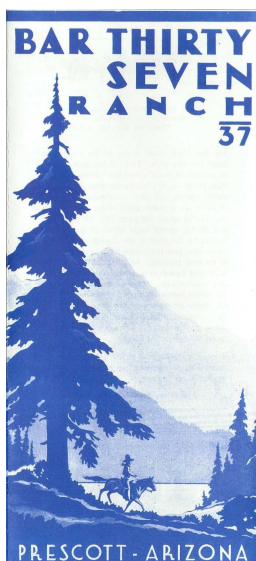
The total year round carrying capacity as represented by the owner is 1,598 head. In addition to the Headquarters, the ranch has three (3) cow camps, each being responsible for their own piece of country.

General Description

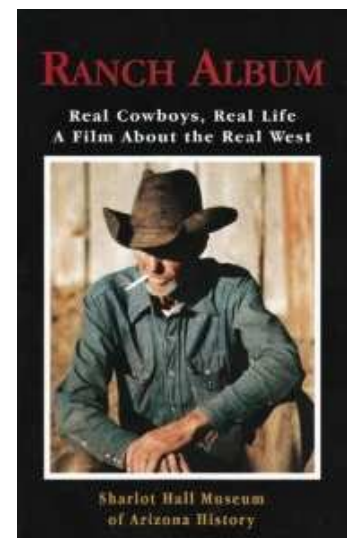
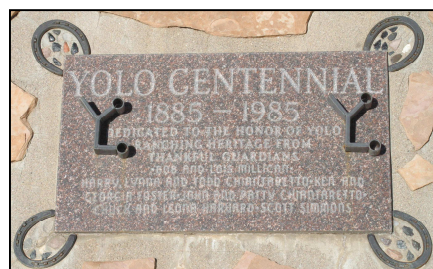
The historic Yolo Ranch encompasses over 110,000 acres of high-country land in Arizona. Its Headquarters is located in a large and scenic mountain meadow surrounded by mature Ponderosa pines sited at a perfect 5,858 foot elevation. The Yolo combines majestic mountains and astonishing canyons, grassy sub-irrigated meadows and rolling mesa pastures, dramatic rocky hillsides and boulder-protected swimming holes all in one place. Located in Yavapai County, cattle bearing the Yolo brand continue to graze the ranch much as they have since Tip Wilder established the classic Yolo brand in 1885. With four cattle camps managing over 1,500 head of cattle, the ranch covers some of the most beautiful and varied country in the state. It is truly one of the finest and most enjoyable ranches in Arizona.

History

The Yolo Ranch is steeped in history and western tradition that is disappearing from today's modern and fast paced culture. The earliest signs of settlement on the ranch date to 1025-1200 A.D. from ancient Indian ruins scattered throughout the ranch. In 1875 Tip Wilder from Yolo County, CA established the ranch and in 1885 he registered the Yolo Brand, the ranch celebrated its Centennial in 1985. Other owners include Lon Harmon, the mayor of Phoenix in 1923 and Arizona pioneer rancher, who owned the ranch for over 30 years. The Bar 37 guest ranch was established on land homesteaded by Ned Andrews. Located two miles from the Yolo Headquarters, and well-known throughout Arizona, it was designed as a small Western town, complete with a saloon, barber shop, and jail. Andrews was also a prolific writer, including the book "Jerky" in 1936. John T. deBlois Wack owned the ranch in the 1930s and 40s. Wack is the son of the founding editor of *Field and Stream Magazine*. He was also president of the Santa Barbara Polo Club in 1936 and owned other properties such *continued on Page 4*



Original Bar 37 brochure cover.



"Ranch Album" film, with longtime Yolo cowboy Chuck Harvard on the cover.

HISTORY CONTINUED

as the Chateau Marmont Hotel in Los Angeles, CA. In 1967 *Western Horseman* wrote about roundup at the Yolo, saying it had a reputation for “the best cowboys in the country” working on 110,000 acres stretching from pine trees to saguaro cactus. The article also said the Yolo was a “last frontier in the old style of cowboying.” In 1987 Gail Steiger made the documentary film “Ranch Album” on the Yolo Ranch. The film was released as a national PBS special, it was awarded a CINE Golden Eagle, TV Guide called it “cinematically brilliant and wonderfully constructed” and the Wall Street Journal said it was “a gorgeous film.”

Range Description

The deeded land totals 12,767.02 acres and is in 15 non-contiguous tracts throughout the ranch that range in size from 40 acres to 6,722.17 acres. The Headquarters consist of 495 acres of deeded land which is part of a forest inholding. It adjoins the Yolo North grazing allotment on the Prescott National Forest on the west, south and east sides, a neighboring ranch private parcel borders the north side.

The forest allotment that surrounds the Headquarters on the east end varies from open meadow flats and basins to steeper areas in the Connell Mountains. The north end of the forest allotment consists of ponderosa pine forest and meadows; while the south end has more pinon pine, juniper and cedar trees, turbinella oak and mountain mahogany. Boulder Creek originates near the Headquarters in Connell Gulch, providing the spring fed ponds and allows for sub-irrigated meadows during wet years. The ranch has approximately eight miles of Boulder Creek running through the deeded land on the ranch.

The Yolo Ranch has a very wide range of vegetation that ranges from large towering ponderosa pines at the Headquarters on the northeast end to saguaro and prickly pear cacti grasslands on the southwest end near Burro Creek. The majority of the ranch (about 2/3rds) consists of level to rolling mesa country on several large mesas. Elevation of the mesa country is mainly between 4,000' to 5,500'. The mesas are mostly open grassland with intermixed pinon pine and juniper trees. Typical perennial grasses are tobosa and blue gramma as the main species, intermixed with Indian ricegrass, threeawns and side oats grama. At the lower elevations are annuals such as afillarea and Indian wheat.

Portions of the southeast, south, southwest and west ends are steeper and have more canyon country. Most of the creeks and canyons run in deep, steep sided canyons that form natural barriers. Burro Creek forms a dramatic western boundary of the ranch with about a 1,000' cliff from Bozarth Mesa to the creek bottom. The steeper country is below 4,000' in various canyons throughout the ranch. Also in the southeast end of the ranch, known as Scott's Basin, the elevation ranges from 3,000' to 6,100'. The steeper canyon country gets into browse and chaparral, with pinon pine and juniper in higher elevations.



Burro Creek that forms the western boundary of the ranch.



The spring fed pond at the Headquarters that the owner's residence overlooks.

Water

In total, the ranch has 68 springs, 51 dirt tanks/ponds, 15 wells and has seasonal live water from numerous creeks and canyons. The ranch also has 14 drinkers and nine storage tanks off of the mine's Francis Creek pipeline, which the mine maintains. All of the ranch's water rights/claims/filings are registered with the Arizona Department of Water Resources. There are many pre-statehood certificated water rights in the owner's name. The water rights were professionally completed by an attorney who specializes in water law. For domestic water, the Headquarters, Barney Well and Strotjost Camps have domestic wells. Bozarth Camp utilizes water from the mine pipeline.

Improvements

The ranch is highly improved with a beautifully improved Headquarters in a picturesque setting in a meadow surrounded by ponderosa pine forest. The ranch also has three fully improved cow camps and one cabin at the Bar 37, a private inholding surrounded by Forest land.

HEADQUARTERS - All improvements have been extremely well maintained and signify a rustic building style with shake cedar shingle roofing.

- Owner's residence: 3,841 sf of living space as well as a second story loft bedroom with four bedrooms and four bathrooms. The owner's residence overlooks a large spring fed pond.
- Foreman's residence: 1,764 sf with four bedrooms and two bathrooms.
- Guest duplex: 2,660 sf with each suite (Colt & Winchester) having separate living and bathroom areas.
- Honeymoon cabin: 1,000 sf with a bedroom and bath and a large living area with native rock fireplace.
- Guest casita; 600 sf with one bedroom and bath.
- The barn is 2,330 sf with hay and grain storage, vet room and horse stalls. Also, a 1,880 sf shop is attached to the barn.
- Various outbuildings, including those for solar power, well, native rock cistern and backup generator.
- A 4,000' gravel runway and a helipad allow for fly-in convenience.



View of Headquarters from the spring.



The Honeymoon Cabin.

COW CAMPS - Strotjost Camp is the main cow camp and has two residences, a barn and several storage buildings.

- Main residence: 1,200 sf cabin with three bedrooms and one bath.
- Bunkhouse: 1,000 sf with two bedrooms and one bath.
- Various outbuildings for storage.
- The main steel constructed shipping pens with 10 ton scales are located at Strotjost.



View of cattle at Strotjost Tank with Cow Camp in background.



View of Barney Well Cow Camp.

Barney Well Camp is on the southeastern part of the ranch and is located on the state lease.

- Main residence: 1,500 sf two story cabin with two bedrooms and two bathrooms. The cabin was custom built in 2006, ponderosa pine logs from the Headquarters were logged and crafted for the cabin.
- Tack room and other outbuildings as well as working corrals.

Bozarth Camp is on the western end of the ranch.

- Main residence: 1,000 sf with three bedrooms and one bathroom.
- There are two barns, one with a tack room, and working corrals.



Bar 37 Cabin.

The Bar 37 cabin is 300 sf with bunk beds and a pot belly stove.



Aerial view of the Yolo Headquarters.

Ranch Improvements

There are a total of 22 pastures and traps and 25 sets of corrals throughout the ranch. Each Cow Camp and the Headquarters have corrals; and the main shipping corrals are at Strotjost. The shipping corrals are in excellent condition. Exterior and interior ranch fences are in good condition and have been well maintained by the owner. The ranch also has many miles of natural barrier from the cliffs made by canyons at various locations on the ranch. The ranch is operated with three separate cow herds from each of the cow camps.

Utilities

There are no public utilities to the Headquarters, Strotjost, Barney Well and Bar 37 Camps. The Freeport McMoRan mine in Bagdad supplies electrical power and water service to Bozarth Camp. The Headquarters, Strotjost and Barney Well Camps are powered with solar panels and have back-up generators, domestic wells are used for water. With the exception of Bozarth Camp, the Headquarters and other Camps have cellular service with the aid of an amp and antenna.

Taxes & Grazing Fees

Total 2010 property taxes are:	\$ 5,505.22
2010 State grazing fees are:	\$32,941.44
2010 BLM grazing fees are:	\$ 438.04
2009 USFS grazing fees were:	<u>\$ 2,616.30</u>
TOTAL 2009/10 taxes and grazing fees:	\$41,347.81

Wildlife & Recreation

Hunting is excellent with the ranch having an abundance of wildlife such as: pronghorn antelope, mule deer, elk, desert bighorn sheep, mountain lion, black bear, Merriam's turkey, javalina, grey fox, badger, bobcat and coyote. Gambel's quail, mourning dove and various waterfowl are also found throughout the ranch. Other recreational opportunities such as ATV riding, hiking and bird watching are endless. In one day on the Yolo, one can explore ancient Indian ruins in ponderosa pines and then spot a southwestern bald eagle and other raptor birds along the riparian habitat that Burro Creek provides in a Sonoran desert setting.



Mule deer mingling with horses at the Headquarters.



Cypress Mountain and Strotjost Mesa in forefront.

Climate and Precipitation

Broadly, the northeast end of the ranch with the higher elevation is cooler in the summer and colder in the winter and receives more rainfall and snow than the west end. Climatic data recorded from 1898 to 2010 in Prescott (el. 5,400' – el. Headquarters 5,585') and from 1925 to 2010 in Bagdad (el. 4,101' – el. Bozarth Camp 4,022') is as follows:

Prescott:		Bagdad:	
Average January High	50.7°	Average January High	58.3°
Average January Low	21.3°	Average January Low	32.7°
Average July High	89.0°	Average July High	96.6°
Average July Low	57.6°	Average July Low	68.6°
Average annual rainfall	18.92"	Average annual rainfall	14.45"
Average annual snow	23.8"	Average annual snow	2.7"

Equipment

10 vehicles, five trailers, a tractor, backhoe and several generators are included in the sale. A detailed list will be provided upon request.

Livestock

Cattle, horses and the historic Yolo brand are separately priced and can be purchased by private treaty.

Comments

The Yolo Ranch has been a long standing reputation as one of Arizona's historic large ranches. Very few ranches in Arizona have consistent year round carrying capacities of over 1,500 head. In addition to the productivity of the ranch, the picturesque setting and outstanding quality of the improvements at the Headquarters makes this one of the most premier Arizona ranches to come on the market in recent years. This is a legacy ranch.

Price

\$12,767,000 Cash. The ranch is shown by appointment only.

Contact

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“It looks the way a ranch should, at least according to the movies-with a sprawling fenced meadow, horses lolling in the grass, two wagon wheels hanging on the ranch gate leading to the main house and outbuildings.” – *Arizona Highways*, September 2004

The owner's residence at the Headquarters.



The barn and shop at the Headquarters.



The guest duplex at the Headquarters with the Colt and Winchester suites.



The "honeymoon cabin" at the Headquarters.



View overlooking the Casita and the meadows at the Headquarters.



Open meadow at the Headquarters.



One of the spring fed ponds at the Headquarters.



Five Sections deeded land, located between the Headquarters and Strotjost Cow Camp.



The main residence at Strotjost Cow Camp.



Sorting calves at Strotjost.



Ranch remuda.



Lang Tank.



Barney Well Cow Camp residence.



Barney Well Pasture.



Cattle at a dirt tank in Bozarth Pasture.



Bozarth Pasture.



Beautiful ranch country.



The Headquarters with Camp Wood Mountain in the background.



View of the central part of the ranch from Windy Ridge.



The southern end of the Headquarters deeded land on Boulder Creek.



Historic Yolo Brand.



Yolo Ranch Map

