

**Bennett Parcel
Apache County, Arizona**



Listed for sale exclusively by:

Traegen Knight

Headquarters West Ltd.
PO BOX 1980
St. Johns, AZ 85936
Phone: (928) 524-3740, Fax: (928) 563-7004, Cell: (602) 228-3494
info@headquarterswest.com
www.headquarterswest.com/bennett

Location

The property is located in eastern Arizona near the New Mexico state line in southern Apache County approximately 200 miles northeast of Phoenix, Arizona and 170 miles southwest of Albuquerque, New Mexico. The property is situated 5 miles south of US Hwy 60 along the Apache-Sitgreaves National Forest boundary and 11 miles east of Springerville, near the White Mountains of Arizona.

The property is accessible by 8 miles of paved US Hwy 60 east from Springerville, Arizona to County road #4225 (maintained gravel), then 3½ miles southeast on #4225 to a dirt road, then 1½ miles southwest to the boundary.

Land Tenure

480 deeded acres – vacant unimproved

Legal Description

Township 8 North Range 31 East
Gila and Salt River Baseline and Meridian
Sections 8 & 17: Portions thereof
Apache County Assessor parcel number: 104-39-002

Property Description

The land is contained in an irregular block surrounded by State Trust land on the north end and by National Forest land on the southern end. Approximately 160 acres is located within the National Forest boundary and is contiguous to the 320 acre parcel located outside the forest. The property is located in a small valley surrounded by a large malpais mesa along the eastern edge. There are no building improvements located on the property. Topography includes rolling hills with scattered Pinion Pine and Juniper trees.

Water

There are two developed wells on the property both approximately 700 feet deep. Only one well is currently in operation and produces 25 gallons per minute.

Vegetation

Plains & Desert Grassland & Pinion/Juniper Woodland. Primary grasses include Kentucky bluegrass, pine drop seed and mountain muhly on the summer range and blue grama, black grama, squirrel tail, needle & thread on the winter range. Browse species include white sage, blue sage and chamisa.

Climate

Average annual precipitation ranges from 10 to 12 inches with the majority coming in the late summer months during the monsoon season. Winter months will see snowfall on occasion typically melting down after a few days.

Average daily maximum temperature is 82.3°F in July and 47.5°F in January.
Average daily minimum is 51.1°F in July and 15.2°F in January.

Utilities

No public utilities are currently in use on the property and are not available to the immediate area.

Zoning

Apache County GU: General Unclassified

Taxes & Fees

Year 2005: \$78.18

Ranch Price

\$2,400,000 – Cash

Inquire about other deeded parcels available

Bar Flying V Ranch \$7,400,000
Coyote Creek 504 acres \$2,520,000
Chase Tank 40 acres \$400,000
Escudilla Mountain 160 acres \$4,800,000

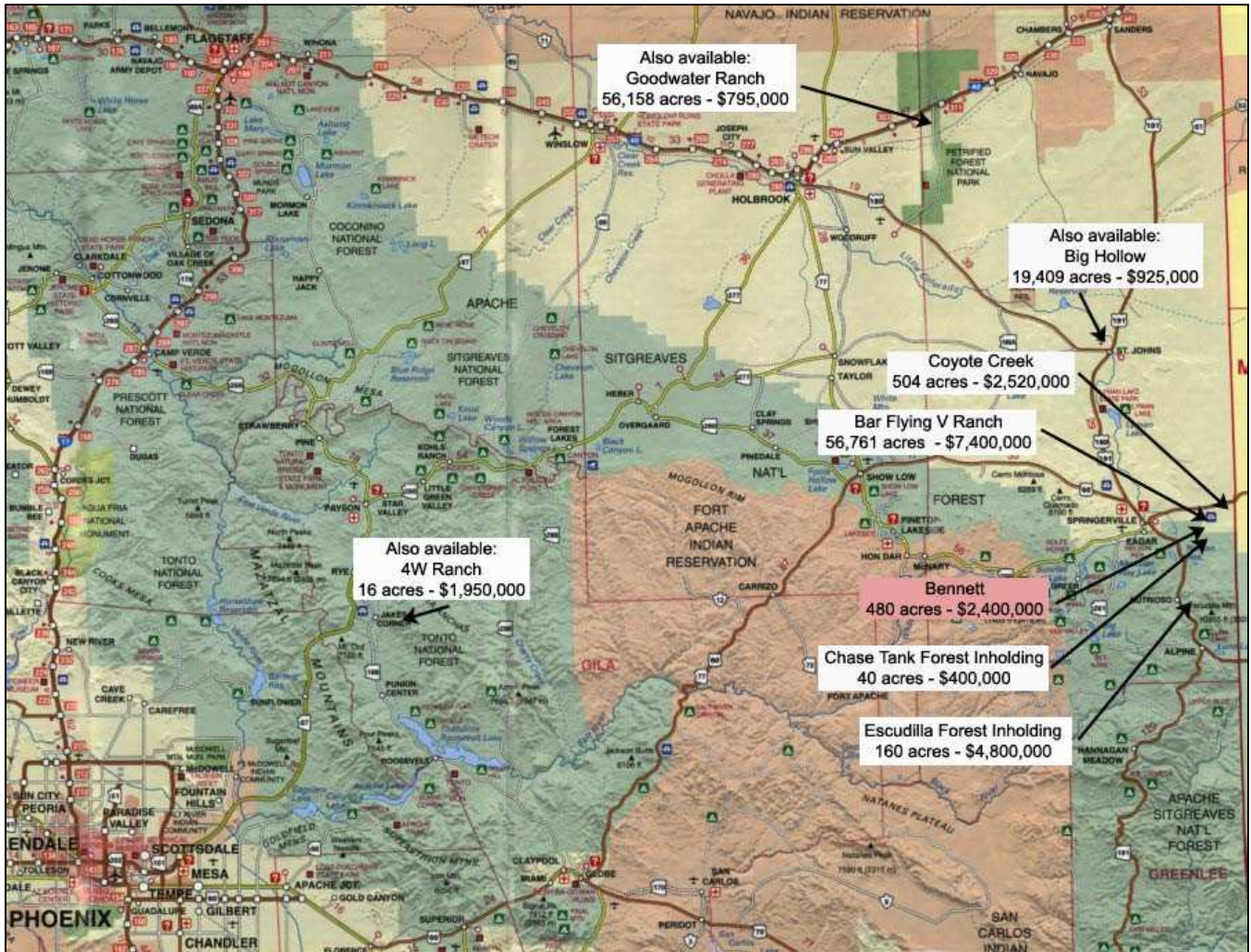
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Photos



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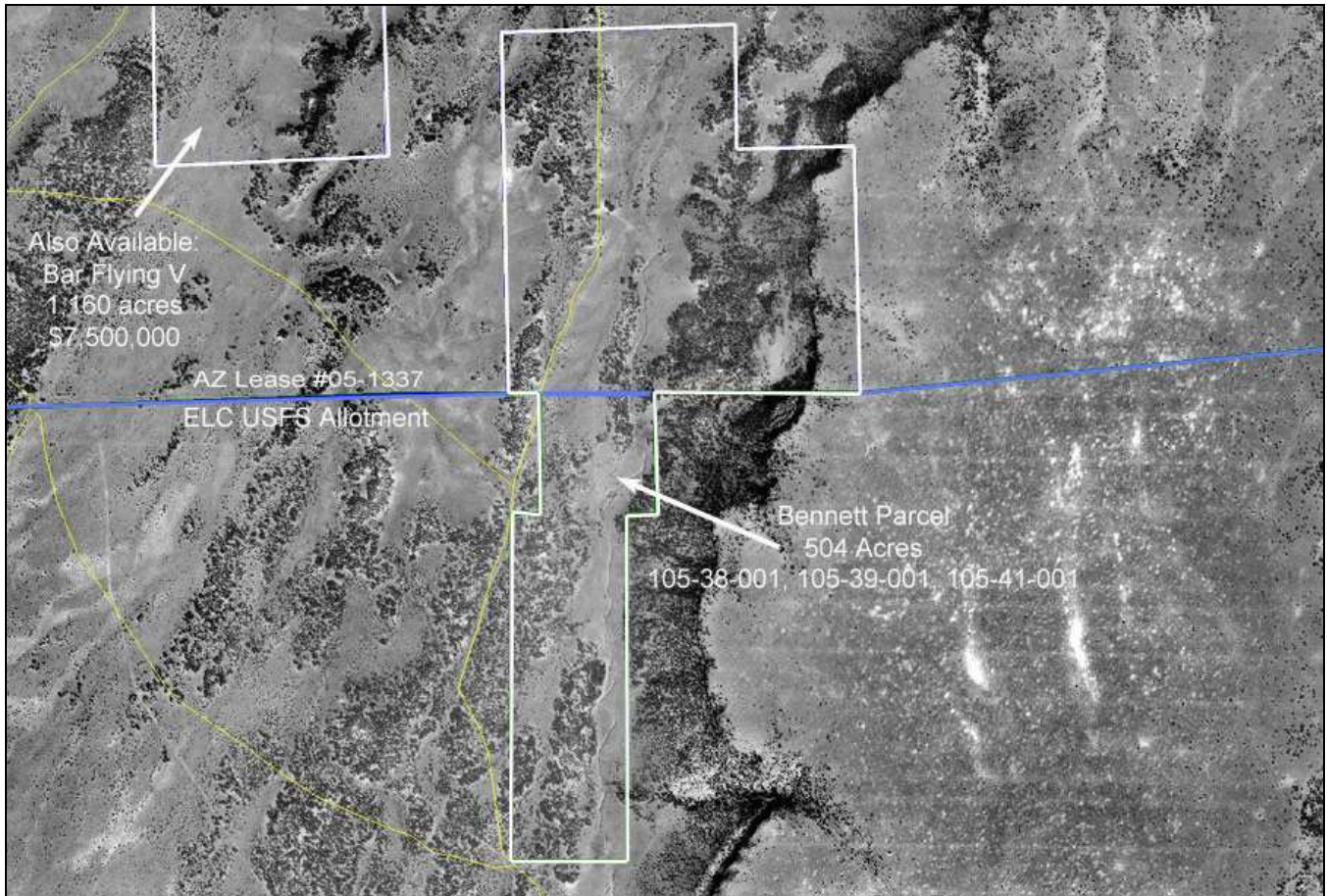
Location Map



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Aerial Image of Deeded Land

Basemap source: Courtesy of the USGS, Image taken on May 22, 1998.



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