

Carlson Land & Cattle Company

Willcox, AZ

Location

The ranch is located in Willcox, Arizona.

Tenure

1,600 acres, of which 1,440 are deeded and 160 are State Lease.

Water

- 2 domestic wells with connecting pipelines and drinkers to all pastures
- 2 Valley Electric low irrigation circles which irrigate 240 acres
- 2 irrigation wells w/electric motors, one well pumps 1800 GPM and one pumps 1040 GPM
- 28 acres that can be irrigated by flood gated pipe

Improvements

- 24x48 - 3 bedroom older double wide mobile home
- 25x55 - barn with tack room and machinery storage
- 28x100 feedlot
- 2 grain bins
- 2 pastures, 640 acres and 440 acres

Taxes

1999 taxes were \$1,783.32

Comments

At the present time the two irrigation circles are leased to Dunlop Brothers since 1995 with 3 years to run. This lease can be cancelled on sale of the farm. \$24,000 per year income. Owner pays taxes and below ground maintenance and the lessee pays above ground expenses. The wells are reported to be adequate to service additional irrigation circles if new owner cared to develop additional farmland.

Price

\$750,000 cash or submit term offers

Contact

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Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

PICTURES



Farm with valley circles



Barn and shop at headquarters



Older double wide at headquarters



Irrigation well at headquarters



Borland pastures with content horses



Borland pasture H₂O storage and well which service pasture pipeline and drinkers