

Copper Canyon Ranch Yavapai County, Arizona



Offered for sale exclusively by:

Andy Groseta

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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.

Location

The Copper Canyon Ranch is located southwest of Camp Verde in Yavapai County, Arizona. Interstate 17 runs through the northwest portion of the ranch.

Description

The ranch is a 100% leasehold interest in the Copper Canyon Allotment on the Prescott National Forest. The ranch is bisected by I-17 and General Crook Trail. The ranch is fenced exteriorly and interiorly into 5 main rotational pastures and three smaller pastures. Topography is flat to rolling on the north and eastern portions of the allotment along Salt Mine Road and gets steeper into foothill country as the allotment runs to the west in the Black Hills. Elevation ranges from 3,100' to 6,000'. Vegetation consists of several key species of range grasses such as tabosa, side oats and black gramma grass, bush muhly, Arizona cottontop, red threeawn, sand dropseed and curly mesquite; browse includes mesquite, turbinella oak (scrub oak) and mountain mahogany. Trees consist of pinon pine, cedar, cottonwood, sycamore and willow trees.

Carrying Capacity & Acreage

No deeded land is included with the allotment, the ranch consists 100% of the Copper Canyon Allotment on the Prescott National Forest. The total acreage of the ranch is 9,826± acres, the term permit is for 100 head of adult cattle year round, included in the 100 AU capacity is seven head of horses.

Livestock

Included in the sale is 87 head of cross bred cows and 6 head of bulls.

Water

Water on the ranch is provided by several springs, seeps, Copper Canyon Creek and earthen tanks. There is a well (Gaddis Canyon) with a submersible in the Monroe pasture on the north end of the allotment that is shared with the Verde allotment. In addition, water is hauled to a few selected locations on the allotment.

Corrals

There are two corrals on the allotment. The main shipping corrals are located at Lucky Canyon ¼ mile west of Salt Mine Road. The other set is located in the Thompkins pasture along Copper Canyon Creek.

Utilities

None, a generator is required at Gaddis Canyon Well.

Grazing Fees

Grazing fees for 2009 were \$1,620 (\$1.35/AUM).

Comments

The Copper Canyon Ranch is a grazing allotment on the Verde Ranger District of the Prescott National Forest. A prospective buyer would need to own a minimum of 10 acres of private (deeded) land located in the area (subject to USFS approval) to be used as the base/commensurate property. This is a good forest grazing allotment that is located adjacent to Camp Verde.

Price

\$215,000, cash, including cattle, submit all offers.

Contact

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Photographs



Cross bred cows.



Eastern end of Allotment.



Lucky Canyon Corrals.



Copper Canyon Creek.



Monroe Pasture.

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Photographs



Southwestern view in Cottonwood Pasture.



Corrals in Copper Canyon.



Gaddis Canyon Well shared with Verde Allotment.



Copper Canyon Creek.



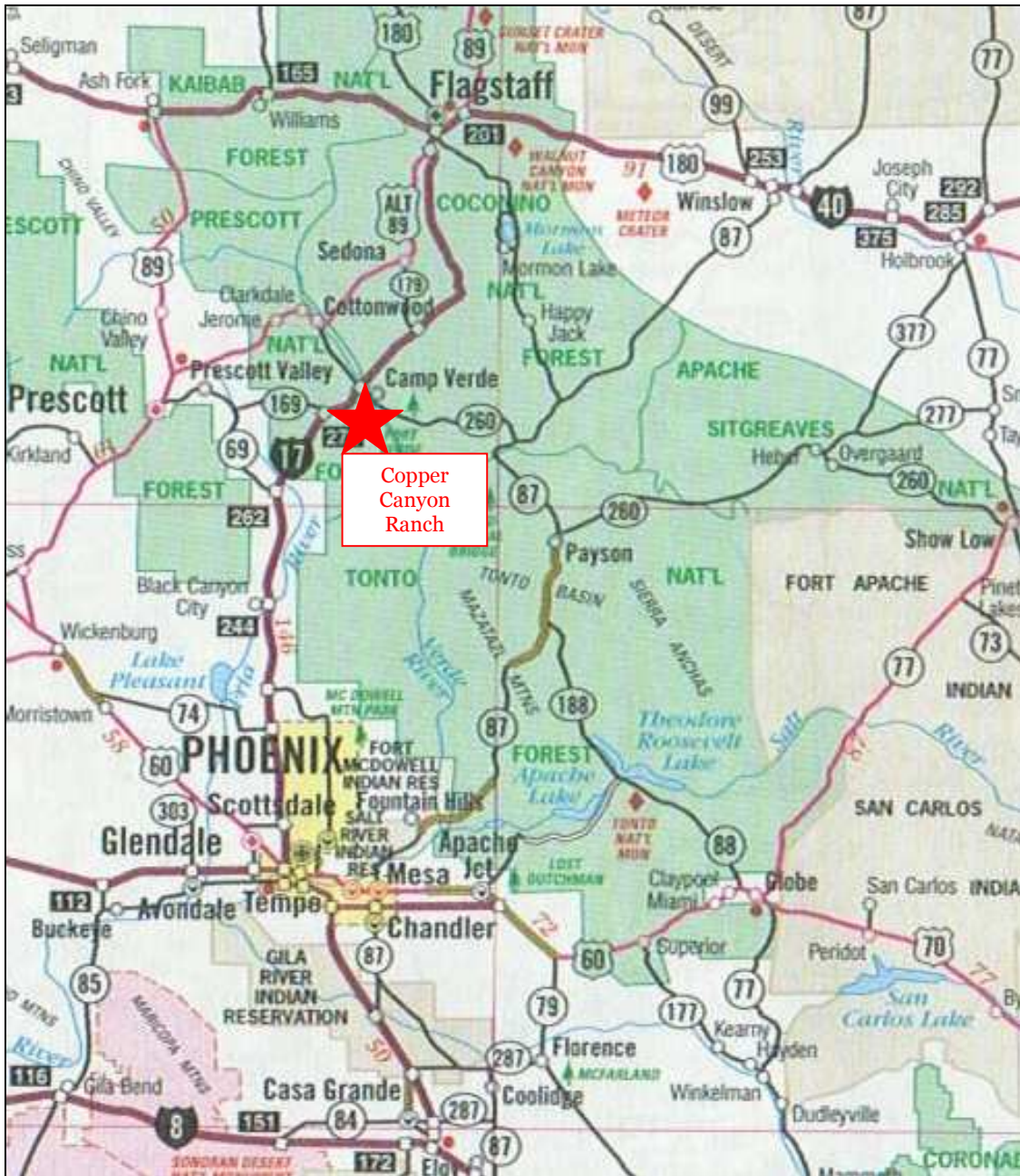
Copper Canyon.



View of Red Rock Country from the Allotment.

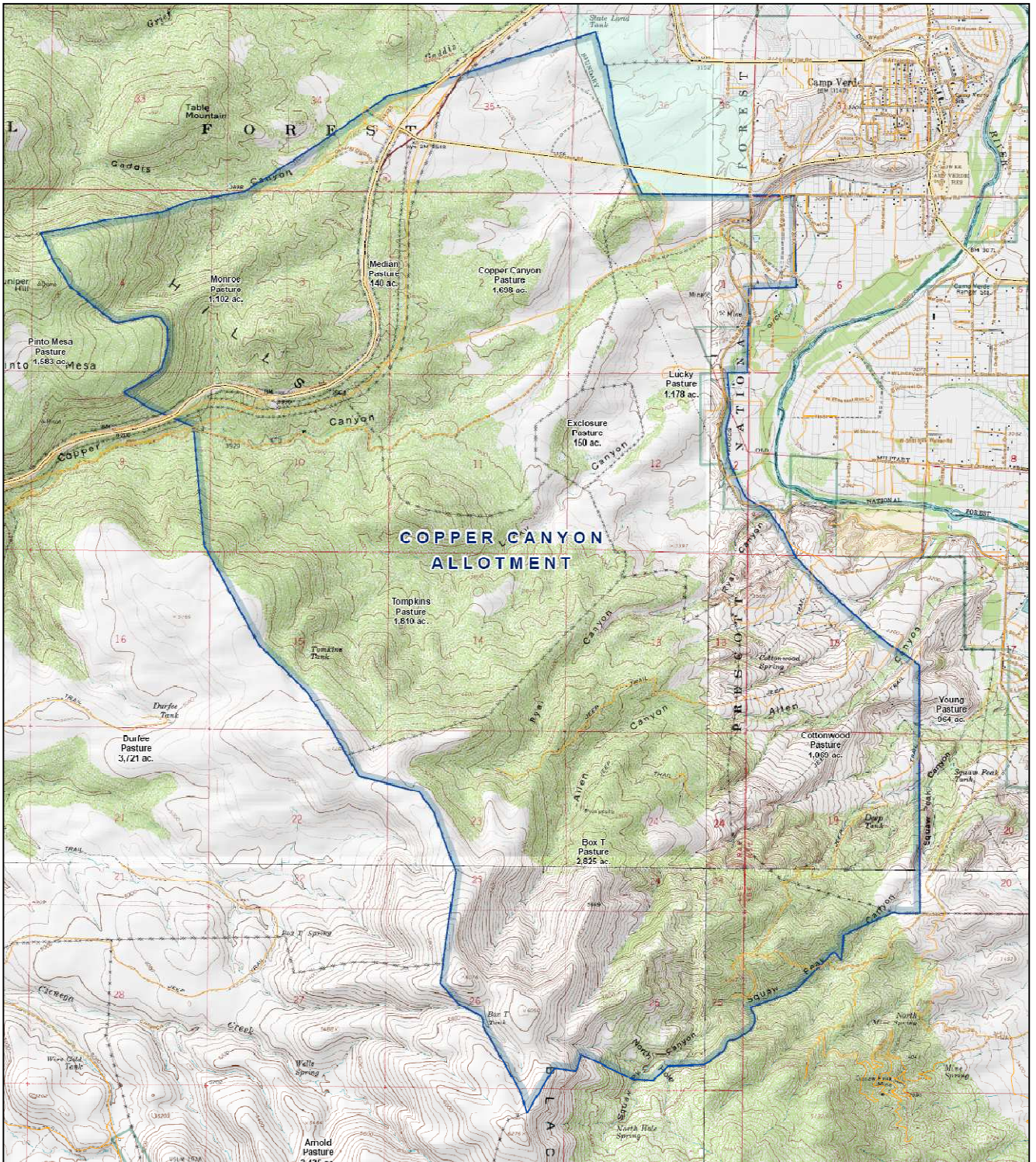
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Location Map



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Topography Map



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