

Deep Well Ranch Pinal County, Arizona



[3] Shipping time – spring 2004

Offered for sale exclusively by:

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Location & Access

The Deep Well ranch is located 14.5 miles South of Florence, Arizona via Highway 79 and 3 miles West on the Deep Well ranch road. The ranch is approximately 75 miles Southeast of Phoenix, Arizona. *(Please see the map on page 5)*

General Description

The Deep Well Ranch is a reputation steer ranch operation on the desert between Florence and Tucson along the eastern foothills of the Picacho Mountains. The ranch is offered for sale with the headquarters, corrals, solar system and backup generator and four large fuel tanks.

Land Tenure

Tenure	Acres	Notes
Deeded	200	5 40 acre parcels
BLM	320	Grazing lease
State lease	31,555.99	-
Total	32,075.99	50.1 sections

Carrying Capacity

State Grazing lease is rated at 245.2 animal units. This is a seasonal operation and has run from 3,000 to 6,000 steers for 5 months.

Climate and Elevation

Climate is mild year round with summers in the 90's and 100's. Elevation varies from approximately 1,900' to 2,220'.

Vegetation

Primarily annuals, filaree, Indian wheat, six week grass. There are a few perennial along washes. Browse is catclaw, mesquite, paloverde and various other desert shrubs.

Water

Domestic well at headquarters with an 8,000 gallon gravity storage tanks. Well is 940' deep, with a 350' static water level, equipped with a 10 HP submersible pump with its own generator. Pumps to tanks on hill and gravity back to buildings and troughs.

Stock water is from 23 dirt tanks, all in strategic locations. Currently (Nov-2005), 20 of these tanks have water. *(Please see photo [5] below)*

Shipping Corrals

Capable of handling 1,500 steers at a time. Circle style with 5 shipping pens, two large holding pens, working area well designed and shipping chute and alley. Corrals are all sprinkled with overhead rainbirds. All metal construction with well mounted gates. 5 horse stalls and a circular training pen. *(Please see photo [2] below and [3] on the front cover)*

Building Improvements

- Dwelling is a 1,700 manufactured home, 2 bedrooms, 3 bath, kitchen, living room with one roof extending 14' on 3 sides and 30' on west side for a ramada or porch.
- Labor house - 1,400 sq. ft. doublewide, 2 bedroom, 2 bath carport or porch on two sides.

- Well house - small covered well and powerplant.

Utilities

Large solar panel, with battery banks, all switches etc. There is a 100 KW backup generator and a separate generator for the well.

Remarks

A reputation steer operation, reportedly one of the best in the State.

Price

\$2,250,000

Pictures



[1] View of the ranch on 11/05



[2] Shipping time, spring 2004



[4] Pasture and Headquarters



[5] Dirt tank



[6] Shipping corrals



[7] Fuel tanks



[8] Battery bank



[9] Headquarters



[10] Labor house

Location Map

The ranch is approximately 75 miles from Phoenix and the boundaries are approximate on this map



Tenure/Topography map

