

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

***DUTCH MOUNTAIN RANCH
Apache County, Arizona***

Exclusively Listed By:

**Traegen Knight
Headquarters West, Ltd.
P.O. Box 1980
St. Johns, Arizona 85936
Ph. 928 524-3740
Fx. 928 563-7004**

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Dutch Mountain Ranch Apache County, Arizona

- Location:** The ranch is located in south western Apache County, in the eastern portion of Arizona. The ranch is approximately 180 miles east of Phoenix and 180 miles northeast of Tucson and 14 miles east of Show Low, Arizona. Dutch Mountain lies near the center of the ranch between US Highway 60 and State Highway 61.
- Access:** The Dutch Mountain Ranch is accessed directly off the intersection of State Highway 61 and County Road #3148 lying on the south side of Highway 61 and east of County Road #3148. The ranch has over 1.5 miles frontage along #3148 and nearly 2 miles frontage along Highway 61. Access to the interior of the ranch is provided by numerous county roads.
- Land Tenure:**
- | |
|--|
| 52 Acres Deeded |
| 1,920 Acres Surface (open range) grazing |
| <u>1,920 Acres Arizona State Grazing Lease</u> |
| 3,892 Acres Total or 6 Sections |
- Assessors Tax Info:** APN: 107-17-001F 2018 taxes are \$5.88.
- Legal Description:** Township 11 North Range 25 East
Gila and Salt River Baseline and Meridian
Sections 29: portion thereof
- Arizona State Grazing Lease 05-223 (to be split)
- Carrying Capacity:**
- | |
|---------------------------------------|
| 1 animal units Deeded |
| 27 animal units Surface grazing* |
| <u>27 animal units AZ State Lease</u> |
| 55 animal units total yearlong |
- *deeded & surface grazing capacity based on rate of the AZ State recommended stocking rate of 9 head per section
- Property Description:** The Dutch Mountain Ranch contains no building improvements and consists of a checkerboard land tenure of Arizona State Trust land and open range surface grazing. The property is boundary fenced with the entire ranch being operated as one pasture. The deeded land lies just outside the ranch fence line on the northeast corner of the ranch and is accessed via a fenced lane from the corner of the ranch. The deeded land has great access approximately one mile south of State Highway 61 and includes electrical service along the western edge of the property. There is a domestic/livestock well located in the southeast corner of the deeded

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land. The well has an electric meter and is run by an electric submersible pump. Dutch Mountain is the large geographical feature in the area and lies in the middle of the ranch with an elevation over 7,100'. The open range subdivision grazing lands are intermixed with the state sections and have scattered parcels with a few houses on the property. These lands are available for grazing until the property owner chooses to fence their property. The main livestock water and corrals are located near the center of the ranch on an Arizona State Trust section on the southwest flank of Dutch Mountain.

Improvements: There are no building improvements located on the property. The deeded land includes a small set of holding corrals and a wire trap around the well. There is also a nice set of catch pens and wire trap located at the Dutch Mountain Well near the center of the ranch.

Vegetation: Varies from Plains & Desert Grassland with some scattered Juniper Woodland to open grassland. Grasses include; blue grama, sacaton, galleta, rice grass, squirrel tail and needle grass. Browse includes four-wing salt brush, white sage and blue sage.

Water: Livestock water is supplied by two wells, one located on the deeded land and one located near the center of the ranch on a State section. The Dutch Mountain well on the state section is equipped with a solar pump and panels and provides adequate livestock water from a depth of 465'. The deeded land well is equipped with an electrical submersible pump and powered by land line electricity. The deeded well is 220' deep with the pump set around 100'. Additional livestock water is provided by several small dirt tanks which catch rain run-off during the wet season.

Utilities: Navopache Electrical Cooperative provides land line power to the deeded land. One electrical meter is currently in use on the property to the livestock well. There are no other public utilities available on the ranch.

Grazing Fees: 2018 State Grazing Fee \$2.81 per animal unit month

Price: \$380,000 – Cash

Contact:

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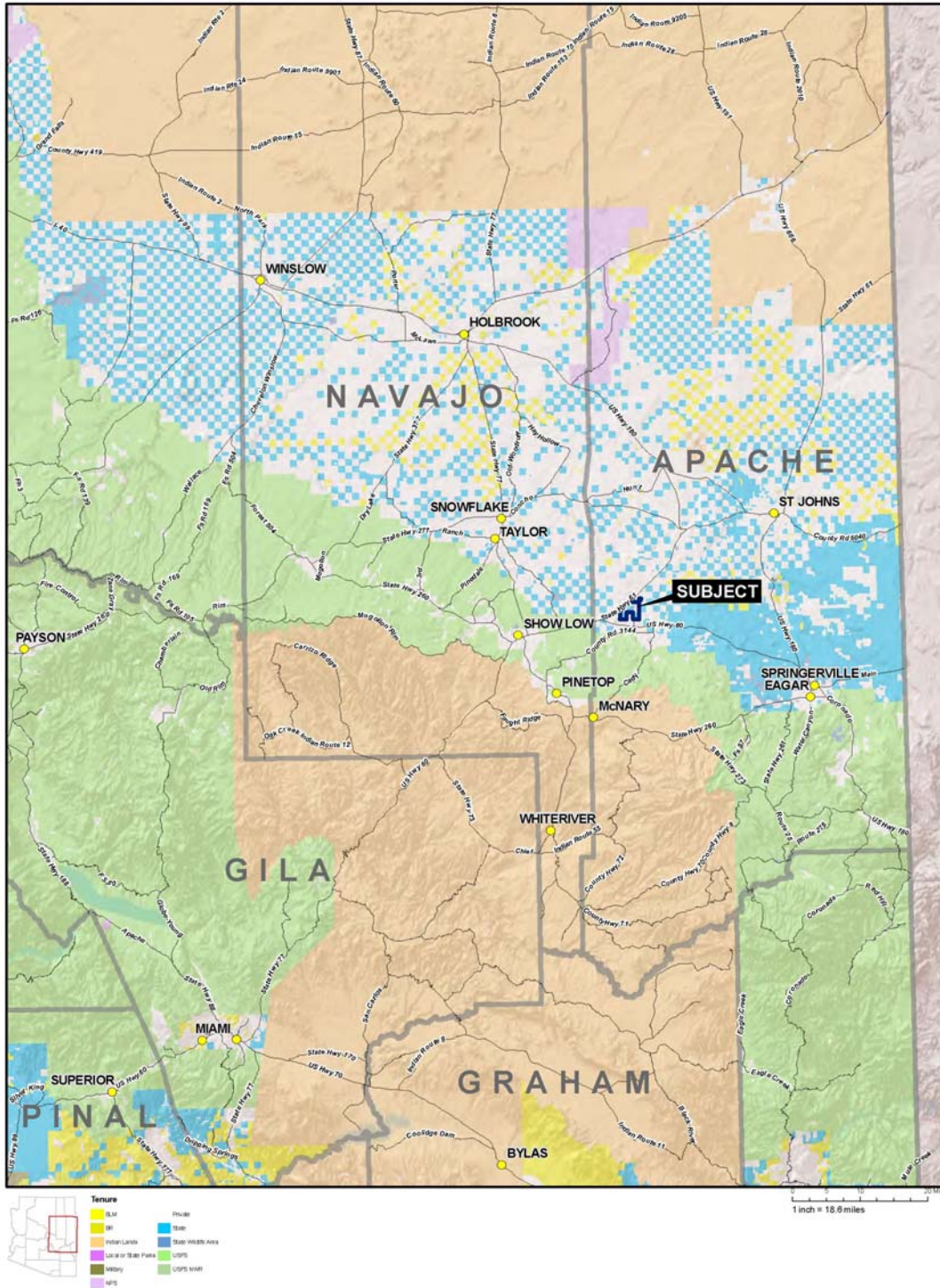
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Location Map



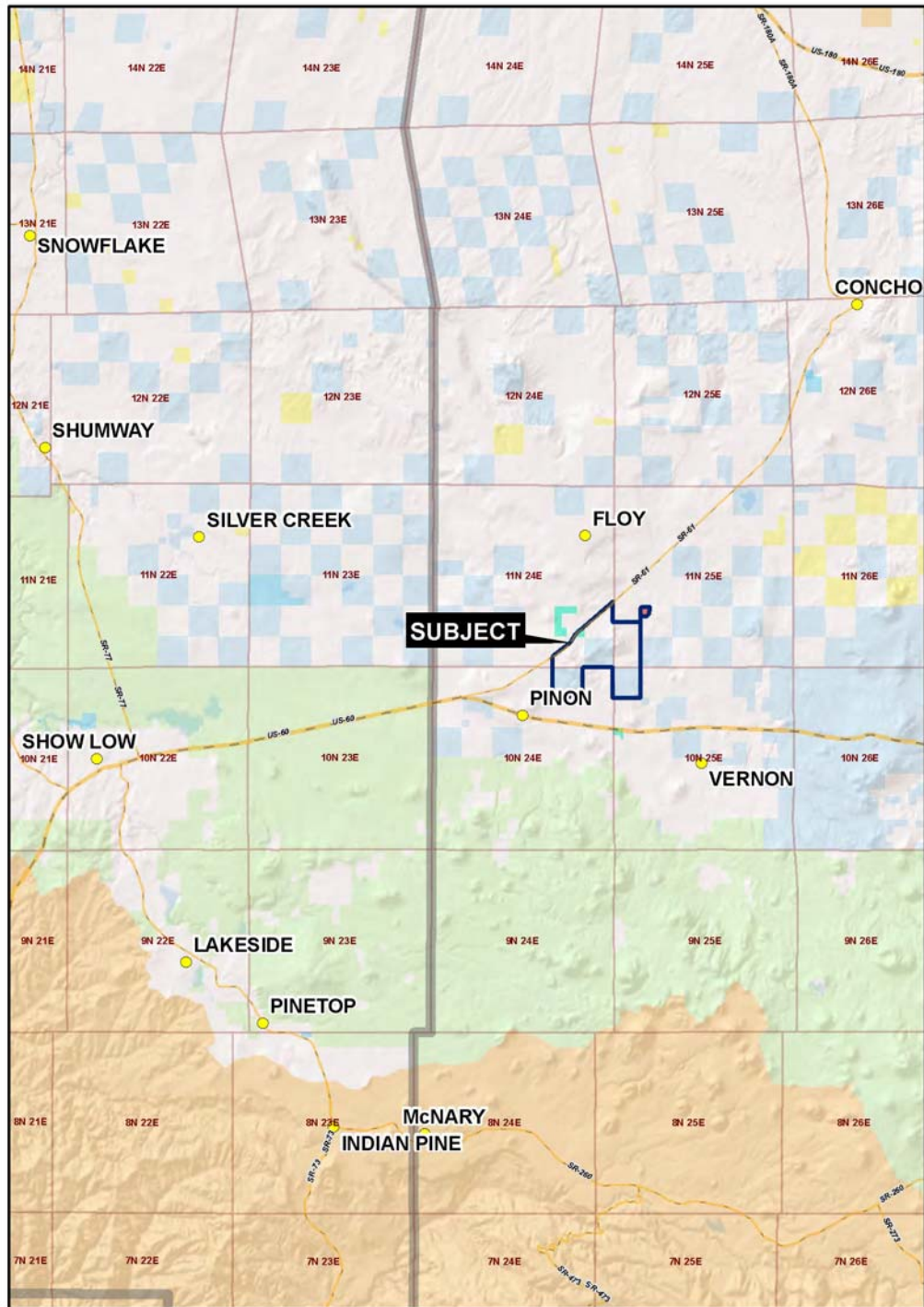
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Neighborhood Map



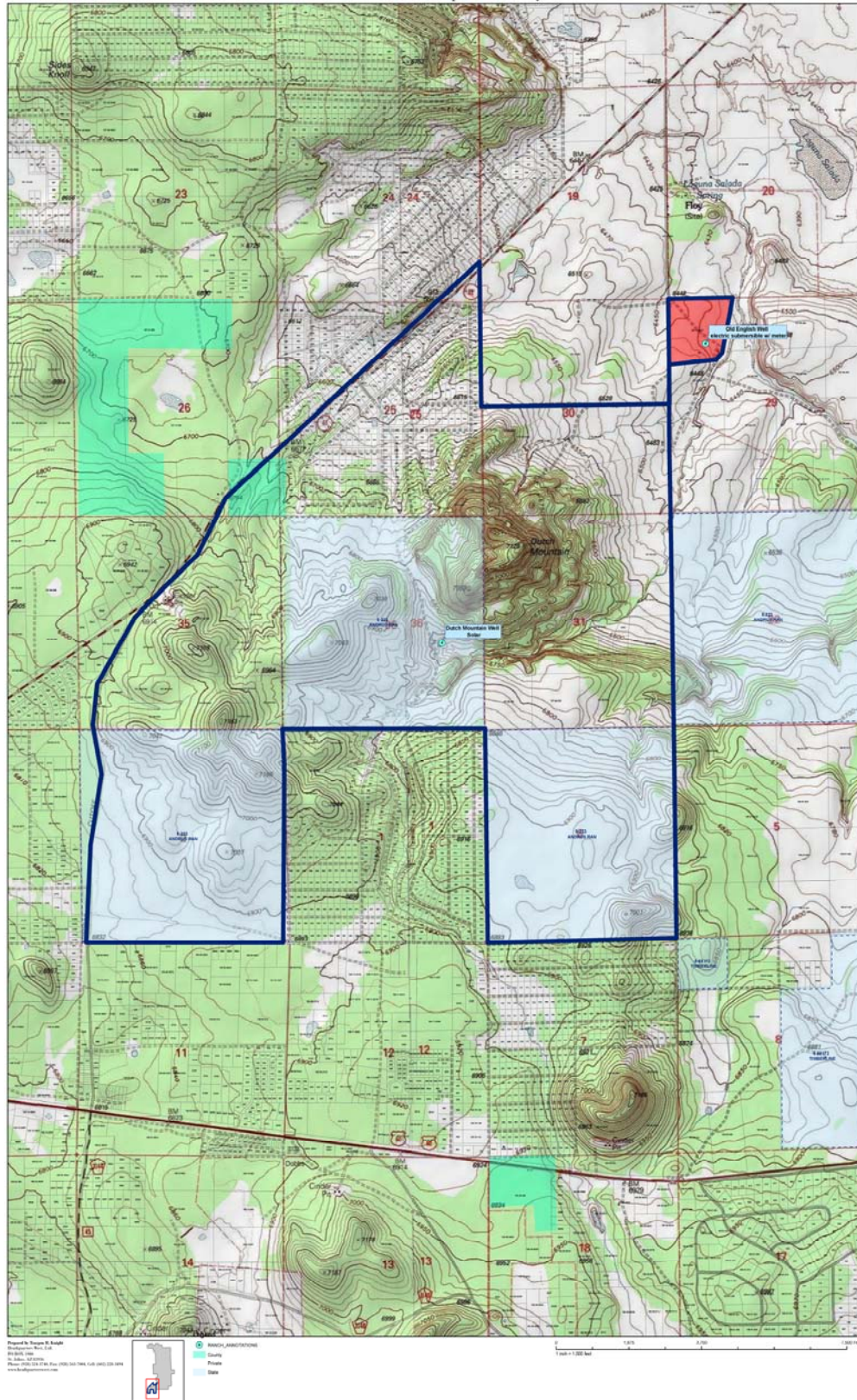
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Topography Map



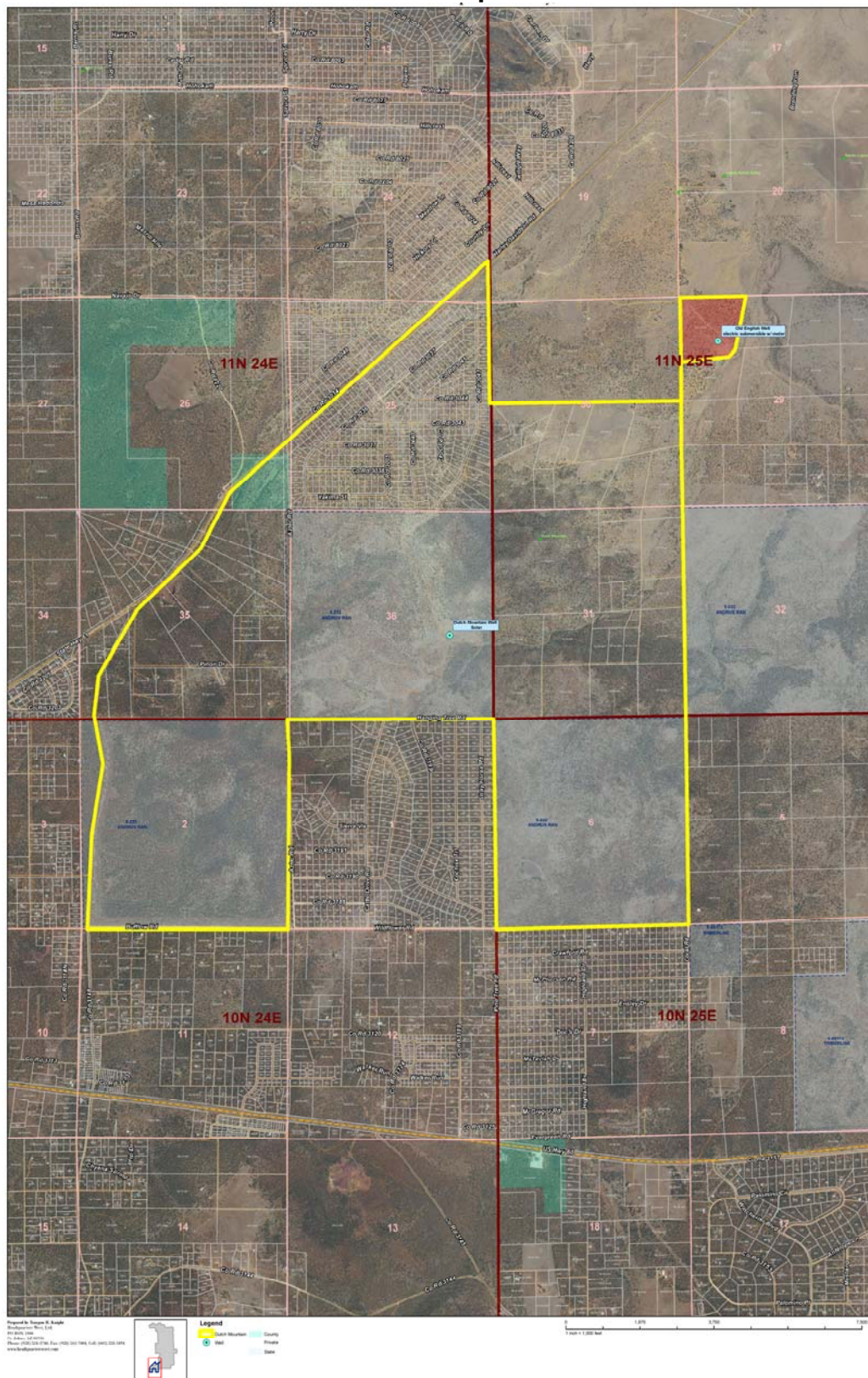
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Aerial Map



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