

Eureka Springs West Graham County, Arizona



Offered for sale exclusively by:

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Location

The Ranch is located approximately 45 miles Northwest of Willcox and 45 miles Southwest of Safford.

Land Tenure

Tenure	Approximate Acres	Animal Units
Headquarters Deeded	272	10
State Grazing Lease	20,790	482
Forest Grazing Allotments	13,068	148
Private Lease	7,600	120
Total	41,730	760

The Forest Grazing Allotments are Winter Allotments that carry 355 head for five months (November - March). There is an additional 1,169 approximate acres of vacant deeded land (209 acres of which was irrigated in the past) that may be purchased.

Headquarters Improvements

- Original Home - constructed of adobe and built in a U shape around a courtyard (started in the 1880's). Includes office, 2 kitchens, 2 family rooms, 4 bedrooms and 2 baths.
- Owners Home -2 story with 5 bedrooms and baths, living room and Arizona Room. Beautiful decorative tile throughout dating from the 1930's.
- Guest House - 2 bedrooms and baths, kitchen, living room and Arizona Room. Also has decorative tile.
- Cowboy House - 1 bedroom and bath.
- Barns and Corrals - Steel repair shop, steel hay barn, steel barn with tack room and steel corrals.

General Description

The Eureka Springs West Ranch is located in the scenic Aravaipa Valley of Southeastern Arizona. The Ranch has a colorful history that dates back to the 1870's when it was a line camp for John Chisum. The Leitch Brothers acquired it in 1880 to supply beef to the neighboring San Carlos Apache Reservation and constructed the original home at that time. The Headquarters springs have long been a recognized stopping place for Native Americans and early explorers, including a possible visit by the Coronado Expedition in the 1500's. This is truly one of the very historic ranches of Arizona.

Sale Options

- Headquarters and Grazing Leases - \$1,600,000
- Grazing Leases Only - \$600,000
- 209 acres Vacant Deeded Land (previously irrigated) - \$475,000
- 960 acres Vacant Deeded Rangeland - \$450,000
- Any combination of the above

Pictures



Owner's Home



Arizona room in the owner's home



Living room in the owner's home



Original home

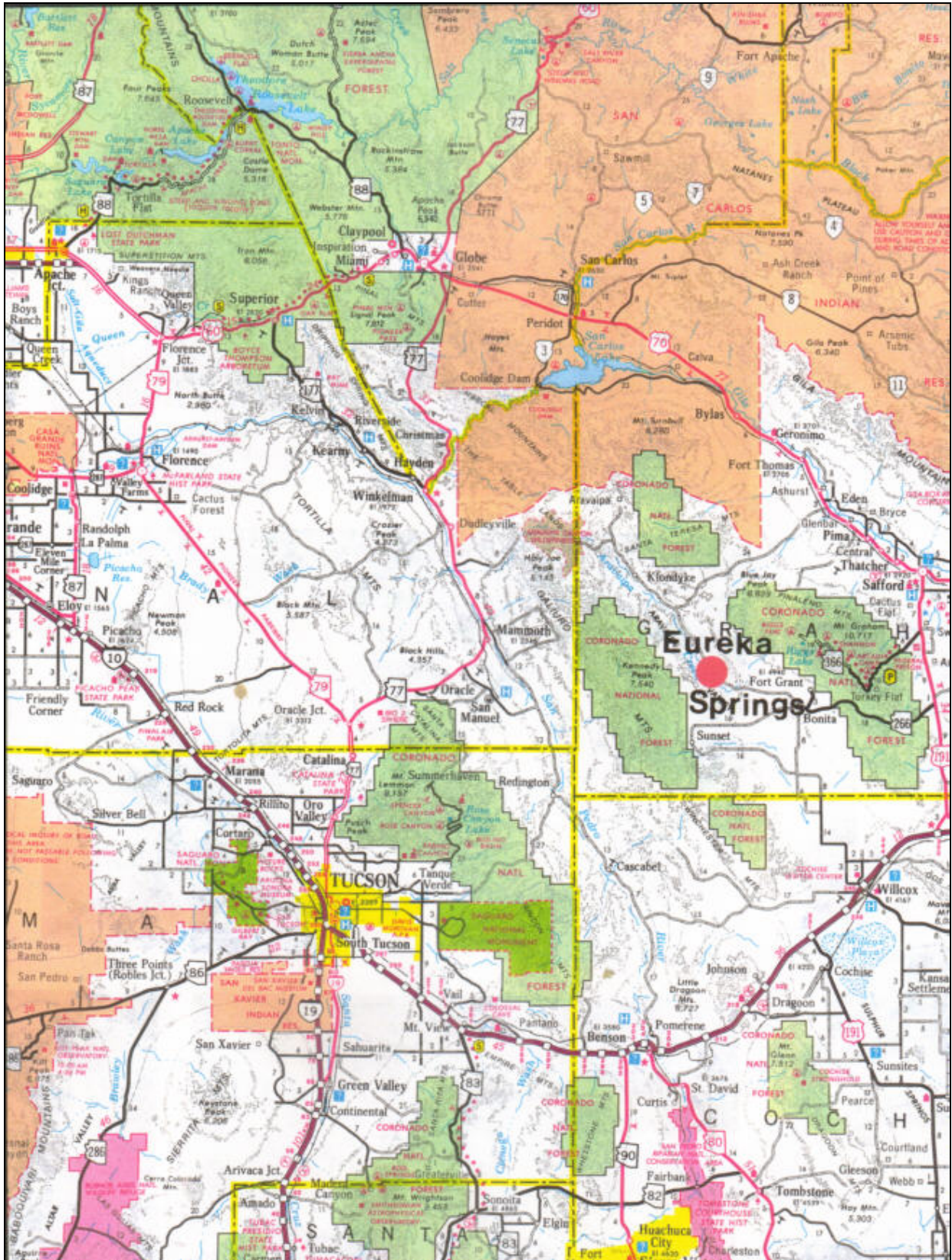


View S towards 960 acre parcel



Oak creek on Forest Allotment

Location



Tenure Map

