

**Goodwater Ranch
Apache and Navajo Counties, Arizona**



Photo [6] – Typical rangeland with Rio Puerco in distance

Listed for sale exclusively by:

Traegen Knight

Headquarters West Ltd.
PO BOX 1980
St. Johns, AZ 85936
Phone: (928) 524-3740, Fax: (928) 563-7004, Cell: (602) 228-3494
info@headquarterswest.com
<http://www.headquarterswest.com/goodwater>

Location & Access

The ranch is located in east central Navajo County, in the north eastern portion of Arizona. The ranch is approximately 180 miles north east of Phoenix and 7 miles east of Holbrook, Arizona near the Petrified Forest National Park. The ranch headquarters is located 15 miles east of Holbrook off of the Adamana exit from Interstate 40. Approximately two-thirds of the ranch lies north of I-40 and the remaining one-third is south of I-40. The deeded land is located in several non-contiguous parcels with two primary blocks of approximately 320 acres each. Interstate 40 runs through the ranch from east to west with ranch access from the Sun Valley exit and the Adamana exit. Access to the interior of the ranch is provided by numerous public and private dirt roads.

Land Tenure

1,120 Acres Deeded
9,158 Acres State Lease
5,880 Acres BLM Lease
40,000 Acres Private Lease & Adverse Use (approximate)
56,158 Acres Total or 87.7 Sections

Arizona State Lease #05-37468 & 05-79660
Bureau of Land Management Lease

Legal Description

Township 18 & 19 North Range 22 & 23 East
Gila and Salt River Baseline and Meridian
Portions thereof

Navajo County Assessor parcel numbers:

105-04-044	105-55-337A	105-57-092A	105-57-448
105-08-025	105-55-341	105-57-096A	106-06-006B
105-10-005	105-55-344A	105-57-113A	106-06-006C
105-53-018	105-55-358	105-57-120A	106-10-005
105-53-019	105-55-359	105-57-196	106-10-006
105-55-036	105-55-380	105-57-200A	106-10-007
105-55-060A	105-55-412A	105-57-212A	106-10-008
105-55-074A	105-55-421A	105-57-225A	106-10-009
105-55-090A	105-56-206	105-57-326	106-10-010
105-55-122	105-56-207	105-57-334A	106-10-011
105-55-188	105-56-214	105-57-337A	106-10-012
105-55-197A	105-56-215	105-57-377	106-11-015
105-55-225A	105-57-060A	105-57-418A	
105-55-247	105-57-085		

Carrying Capacity	10 animal units deeded*
	79 animal units state lease
	50 animal units BLM lease
	<u>344</u> animal units private lease and adverse grazing*
	483 animal units total yearlong

*deeded, private lease and adverse grazing capacities are based on the State recommended stocking rate of 5.5 head per section.

Property Description The headquarters is located near the southern boundary of the ranch, south of Interstate 40 near the Rio Puerco. The headquarter improvements consists of a mobile home, concrete bunkhouse, a large hay/livestock barn and several out buildings. Telephone and electricity are available to the headquarters site. The main corrals at the headquarters are steel pipe construction with numerous holding pens including a 5 ton scale, alley and loading chute. Corrals also include a calf table and adult squeeze chute. Range improvements are typical with perimeter fencing and interior cross-fencing into six pastures.

Elevation ranges from 5,300' to 5,800', and the headquarters situated at 5,400'. Topography is sloping to rolling to mesas. Vegetation is Plains & Desert Grassland. Rainfall averages 7.37" per year at Holbrook.

Water Domestic water is supplied by well. Livestock water is provided by five wells, eight stock ponds, five miles of pipeline with three water troughs and intermittent water in Lithodendron Wash.

Soils Tours-Navajo-Trail association: Deep soils on floodplains; Palma-Clovis association: Deep soils on old alluvium on uplands; and Rough broken and stony land - Rock outcrop association: Very steep stony land and sedimentary rock outcrop on uplands.

Price \$795,000 – Cash

Subject Photos



[1] Overview of Headquarters with Rio Puerco River in the Distance



[2] Mobil Home



[3] Concrete Block Bunkhouse



[4] Livestock Barn at Headquarters



[5] Headquarter Corrals



[6] Typical Rangeland with Rio Puerco River in Distance



[7] Dirt Tank on Lease Land



[8] Typical Rangeland

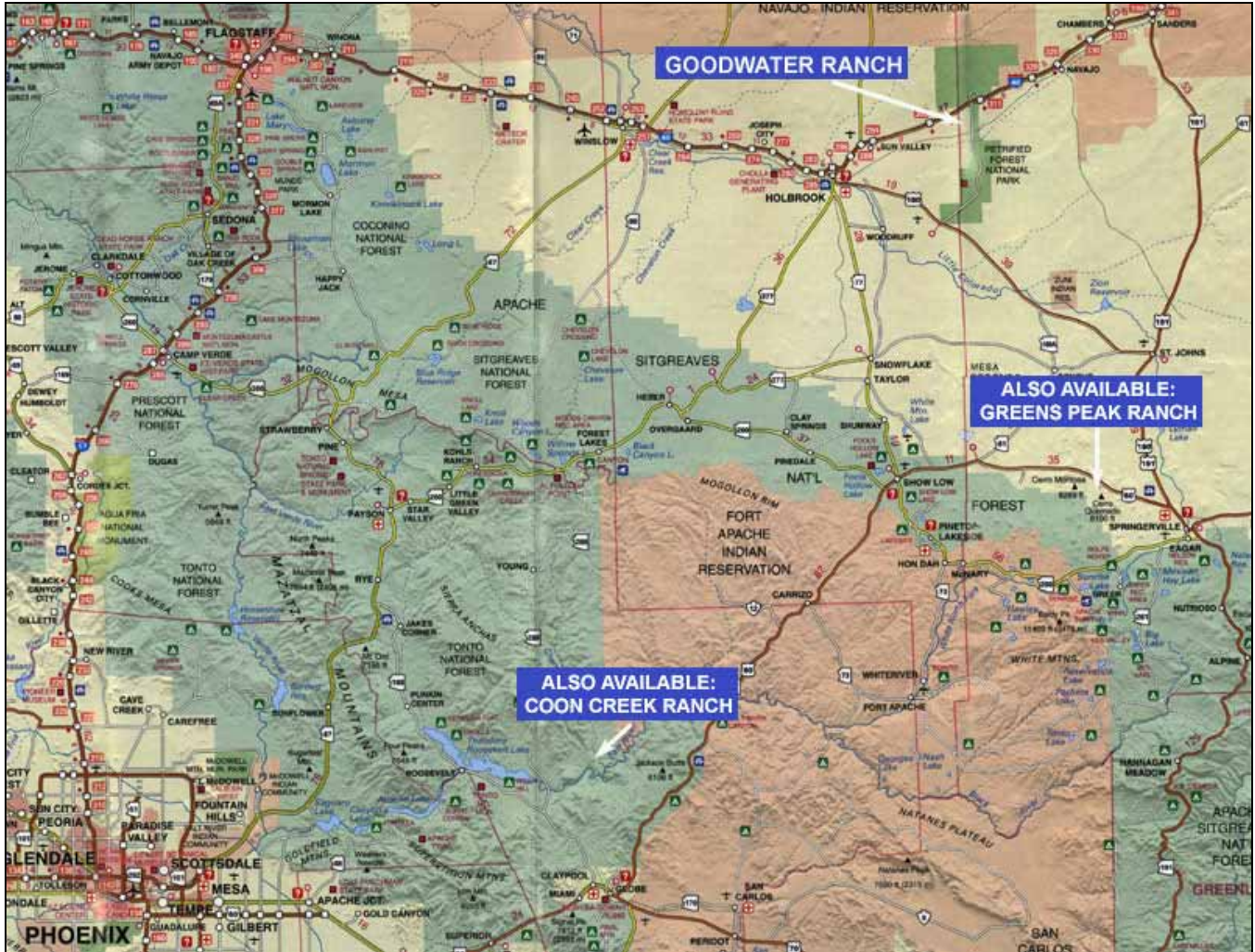


[9] Typical Rangeland



[10] Long Lake Dirt Tank on Deeded Land

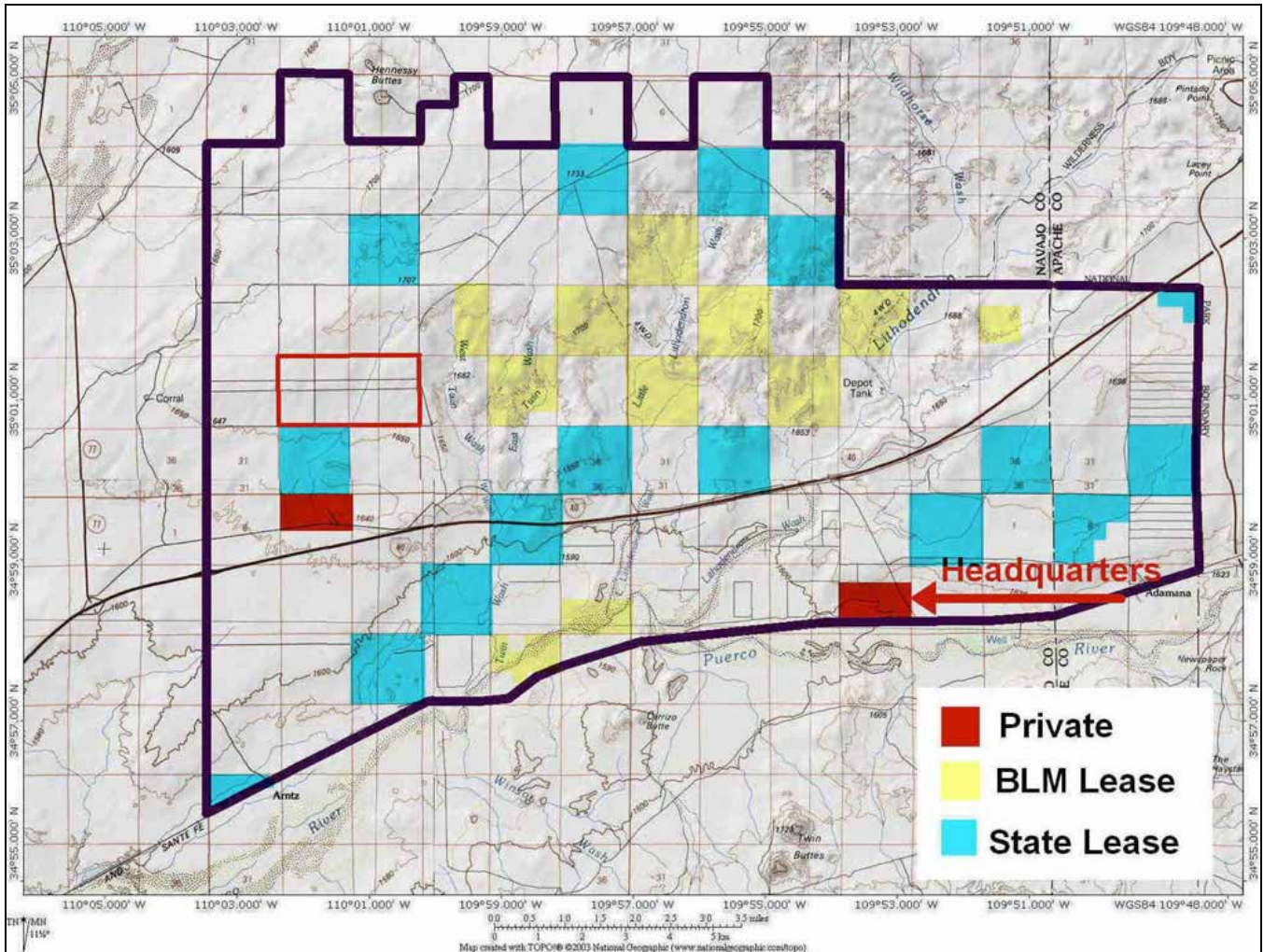
Location Map



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.

Physical Features Map

The portion which is outlined in red contains numerous scattered parcels of deeded land included in the sale - the parcels are chopped up and difficult to map - please contact the broker for details.



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.

Satellite Image

Source: Landsat Enhanced Thematic Mapper Plus, false color composite - 1999. The ranch boundaries are approximate in this map.

The largest red portion (2 sections) contains numerous scattered parcels of deeded land included in the sale - the parcels are chopped up and difficult to map - please contact the broker for details.

