

**Greens Peak Ranch
Apache County, Arizona**



Photo [1] – View of the deeded land

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/gp>

Location

The ranch is located in south central Apache County, in the eastern portion of Arizona. The ranch is approximately 180 miles east of Phoenix and 180 miles northeast of Tucson between Show Low and Springerville, Arizona. US Highway 60 serves a portion of the northern boundary of the ranch. The deeded land is located at the base of the White Mountains approximately 1½ miles south of the paved highway. The lease lands of the ranch extend from open grasslands along Highway 60 over Greens Peak to high mountain meadows.

Access

The ranch is accessible by 28 miles east from Show Low and 15 miles west from Springerville, Arizona. The deeded land is located 1 mile south of US 60 and ½ mile west of Forest Road 117. US 60 runs from east to west along the northern boundary of the ranch. Forest Road 117 runs from north to south through the central portion of the ranch. Access to the interior of the ranch is provided by numerous public and private dirt roads.

Land Tenure

Deeded	440	-
State Lease	4,498	Arizona State Lease #05-1267
Forest Service Allotment (approximate)	13,000	Hall Allotment of the Apache/Sitgreaves Forest
Total	17,938	or 28 Sections

Legal Description

Township 10 North, Range 26 East
Gila and Salt River Baseline and Meridian
Sections 25, 26 & 35: portions thereof
Apache County Assessor parcel numbers: 106-46-003 & 106-46-006

Carrying Capacity

56 animal units yearlong
355 animal units June 1 to October 15 - Forest Lease

The ranch has historically operated as a summer ranch and would be a nice yearling operation or run in conjunction with a desert winter ranch.

Property Description

There are no building improvements located on the ranch. Range improvements include a set of shipping corrals near US 60 (*please see photo [3] above*), two small catch pens and interior cross-fencing into 8 pastures and 1 trap.

Vegetation

Varies from Plains & Desert Grassland to Montane-Conifer Forest. Trees include Pinion/Juniper in the low elevations and Ponderosa Pine, Fir and Aspen in the higher elevations. The deeded lands are mostly covered in Pinion/Juniper Woodland with some open grassland on the eastern side.

Water

Livestock water is supplied by numerous springs and dirt tanks scattered throughout the ranch (*please see photos [2] and [5] above for example*). The majority of the water on the winter range is supplied from three pipelines fed by springs in the higher elevations. The pipelines have three large storage tanks on the ranch with eleven drinkers. The pipelines are also shared with a neighboring rancher.

Utilities

There are no public utilities available on the ranch. There are telephone and electric lines in the area along the main highway.

Zoning

Apache County General Unclassified

Taxes

2004 Tax Year \$83.86

State Lease Grazing Fee \$2.38 per animal unit month

Federal Grazing Fee \$1.43 per animal unit month

Price

\$1,550,000 - Cash

Photos



[2] Steel storage tank



[3] Shipping corrals



[4] Deeded land



[5] Rock tank



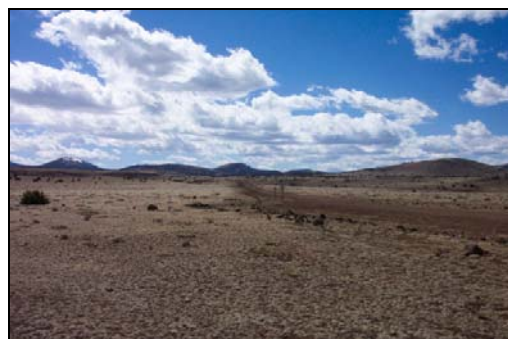
[6] Deeded land



[7] Deeded land

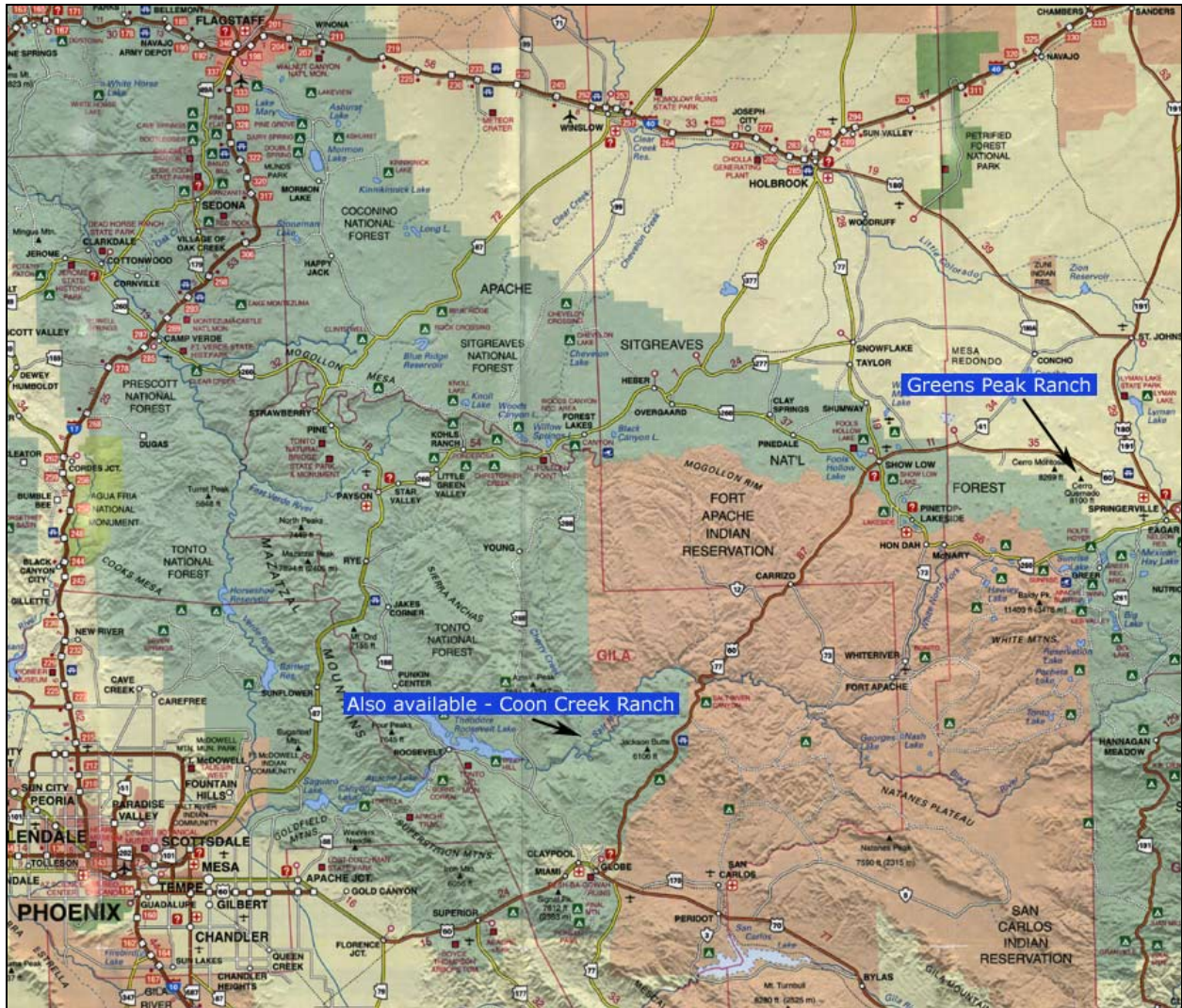


[8] Deeded land



[9] Typical State lease and County road

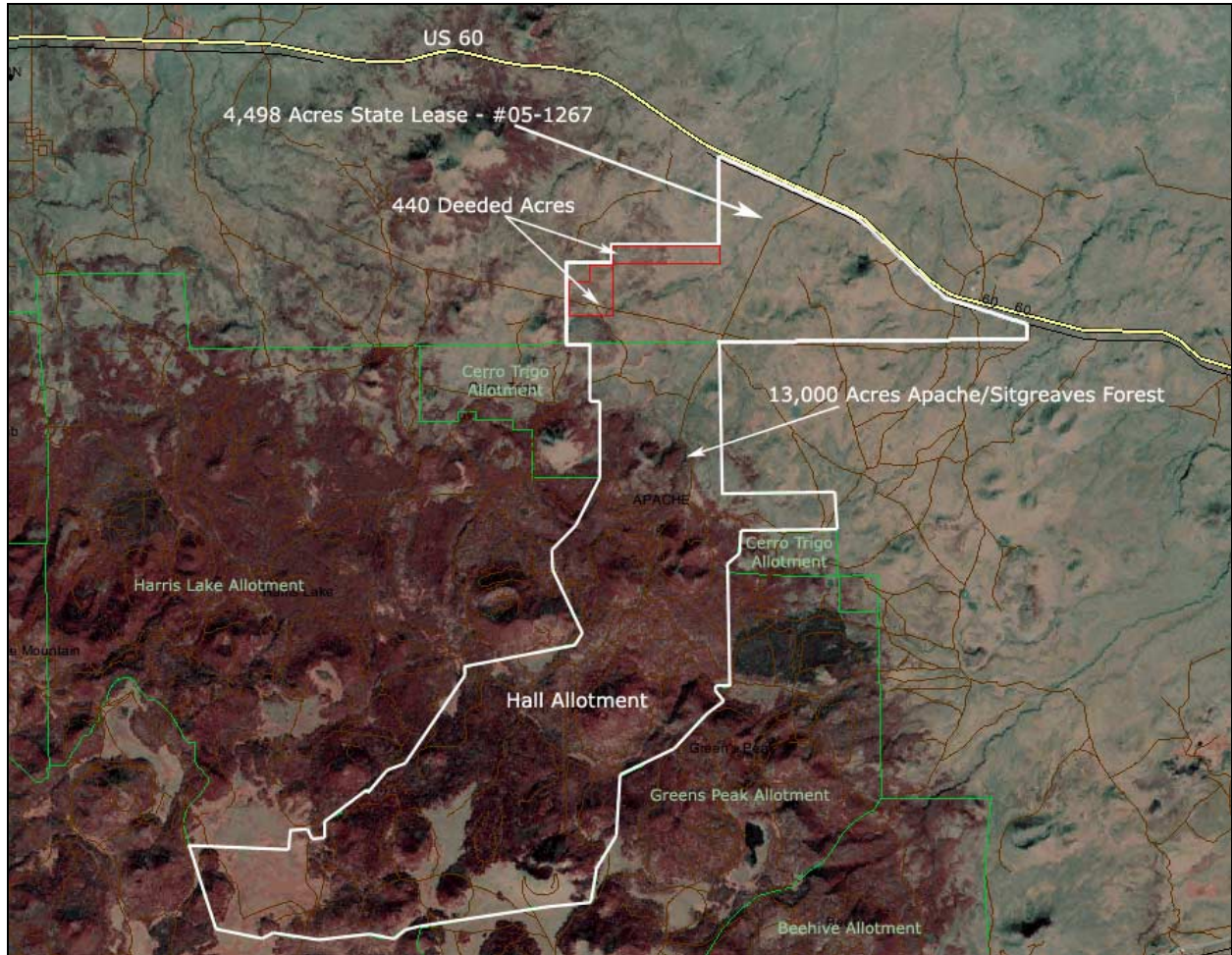
Location Map



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.

Satellite Image

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



Topography Map of the deeded land

