L Lazy E Ranch Cochise County, Arizona



Offered for sale exclusively by:

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Location

The L Lazy E Ranch is approximately 85 miles east of Tucson in scenic Cochise County. The ranch headquarters is accessed from Middle March Road west from Pearce.

General Description

The L Lazy E Ranch lies on the eastern foothills of the Dragoon Mountains. This beautiful range of mountains has a colorful history. Cochise, the famous Apache Chief, is buried in nearby Cochise Stronghold. The local town of Pearce is a noted ghost town which was a turn of the century mining town. Wyatt Earp led a posse through Middle March Pass, behind the ranch headquarters, in pursuit of outlaws.

This area is very scenic with broad vistas in every direction from the headquarters. The dry atmosphere allows views for thirty miles across Sulphur Springs Valley. There are miles of trails in the Dragoon Mountains for hiking, riding and wildlife viewing.

Land Tenure

The L Lazy E Ranch consists of:

Acres	Tenure
91±	Deeded
373±	BLM Grazing Allotment
4,146±	State Grazing Lease
5,470±	Forest Allotment
3,600±	open range
13,680±	Total acres

Carrying Capacity

The State Grazing Lease is for 97 head annually. The Forest Grazing Allotment is for 206 head from November 15 through April 15 annually (1,030 AUM's). The BLM Grazing Allotment is for 5 head annually. The total carrying capacity is for 200 head per year.

Climate & Elevation

The Lazy E Ranch has a mild climate with winter daytime temperatures in the mid 60's and nighttime lows in the 30's. Summer daytime temperatures are in the 90's with evening lows in the 60's. Annual rainfall averages approximately 12 inches in the lower elevations and 18 inches in the higher elevations. The elevation of the ranch varies from 4,450 feet to 7,100 feet above sea level.

Vegetation

The lower elevations consist of high desert grasslands with lovegrass, grama, tobosa and mesquite. The upper elevations are juniper and oak woodlands with a wide variety of grasses and browse.

Improvements

Owner's Home

Beautiful 3,000 sf Santa Fe style home with 3 bedrooms and 3 baths. Features include saltillo tile floors, wood beam ceilings, swimming pool and two car garage

Guest Home

1,050 sf manufactured home with 3 bedrooms and 2 baths

Horse Barn

Six stall indoor barn with concrete floor, saddle room, feed room, work area, and adjacent corrals

Hav Shed

Open sided hay shed with enclosed feed storage room

Water & Pastures

The ranch is watered by springs, wells, and dirt stock tanks. The headquarters well is 250' deep with submersible pump and pressure tank. There are four additional wells that provide livestock water and the owner is currently installing over a mile of new pipeline. The ranch is divided into 16 pastures for ease of operation plus two sets of corrals.

Utilities

Electricity and telephone are available at the headquarters. Propane is provided by local suppliers.

Taxes & Fees

2003 Real Estate Taxes	2,085.82
2003 State Grazing Fees	2,496.10
2003 BLM Grazing Fees	81.00
2003 Forest Grazing	1,404.00
2003 Open range grazing fees	95.00
Fees Total	6,161.92

Wildlife

The ranch has abundant wildlife. Mammals include bear, black tail and whitetail deer, bobcat, javelina and coyote. Bird species include dove, quail, ducks and migratory types. Sulphur Springs Valley is known for its winter bird populations.

Remarks

The L Lazy E Ranch lies in a beautiful setting with an excellent climate. The headquarters lies at the foot of dramatic Middle March Pass and has sweeping views in all directions. It has been laid out and improved so that it may be operated with a minimum of labor. This ranch offers the best of the ranching lifestyle in southeastern Arizona.

Price

\$950,000

The owner would sell 40 deeded acres plus all grazing lands for \$399,000. This offering would not include the home improvements on 51 acres.

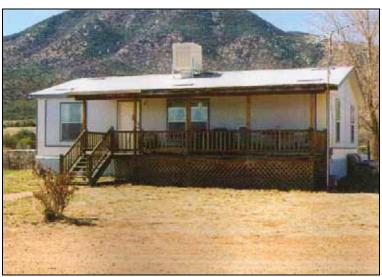
Pictures



Owner's home



Living room in owner's home

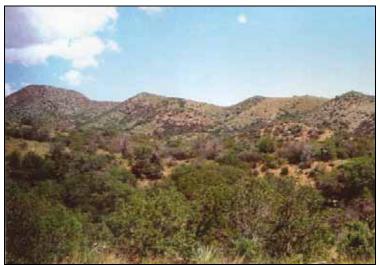


Guest home

Pictures



Forest Grazing Allotment

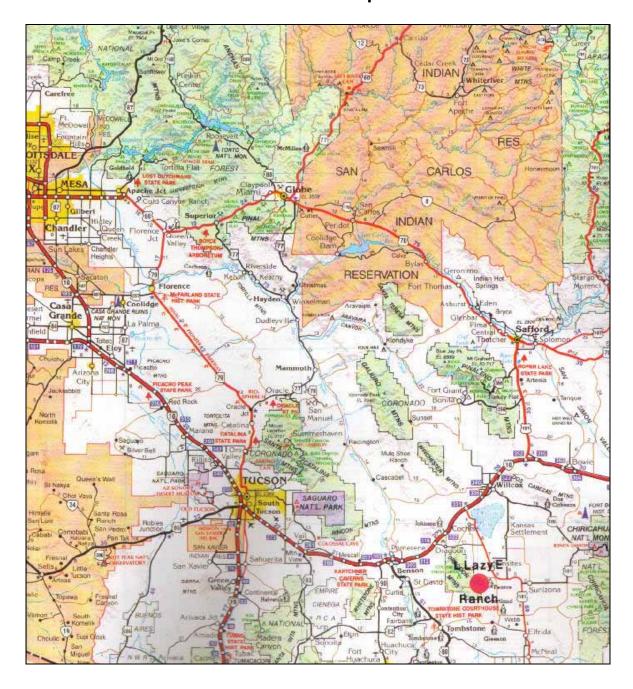


Forest Grazing Allotment

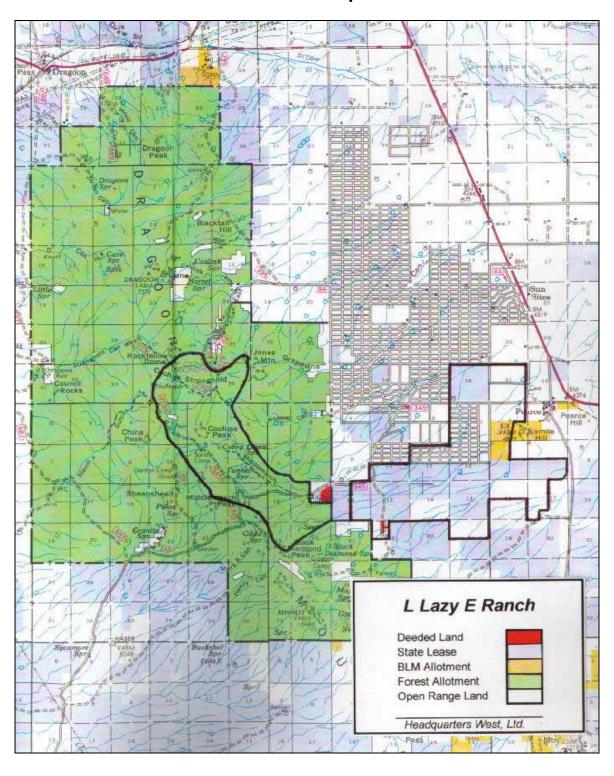


View East of State land in lower elevations

Location map



Tenure map



Satellite Image

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

