

Palo Verde Ranch Pinal County, Arizona



Offered for sale exclusively by:

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Location

The Palo Verde Ranch is approximately 30 miles north of Tucson via State Highway 79. The Ranch is approximately 90 miles South of Phoenix.

General Description

The Palo Verde Ranch is located in the northern foothills of the Tortolita Mountains. The area is very private yet only 30 minutes from all of the amenities of Tucson. The views are breathtaking with the scenic Owlhead Buttes and Superstition Mountains framing the horizon.

This is an excellent opportunity to acquire a working cattle ranch with extraordinary improvements.

Land Tenure

The Palo Verde Ranch consists of the following:

Acres ±	Tenure
80	Deeded
33,850	State Grazing Lease
12,380	BLM Grazing Lease
46,230	Total

Carrying Capacity

The State Grazing Lease is for 413 head annually.

The BLM Grazing Allotment is for 85 head annually.

The total Carrying capacity is for 500 head on an annual basis with a yearling carryover in wet years.

Climate & Elevation

The Palo Verde Ranch has a pleasant climate with winter daytime temperatures in the mod 60's and nighttime lows in the 30's. Summer daytime temperatures are in upper 90's with lows in the mid 70's. Annual rainfall is approximately 11 inches. The elevation of the ranch varies between 2,100 and 4,000 feet.

Vegetation

The lower elevations and hillsides are Sonoran desert with Saguaro Paloverde being the dominant species. The upper elevations are Desert grasslands consisting of mesquite and native perennial grasses.

Improvements

The property is beautifully improved with the following:

- Main House: approximately 6,100 square foot masonry home with extensive covered patios and detached 2-bedroom guest suite.
- Pool
- Manager's house: approximately 1,600 square foot
- Bunkhouse: approximately 1,300 square foot
- Barn and corrals
- Airplane hanger and 1,000 ft. airstrip

Water

The headquarters has three wells that provide domestic and livestock water. The rangeland is watered with dirt stock tanks and wells.

Utilities

Electricity is provided by a sophisticated solar system. Telephone is cell phone and sewage disposal is available by septic tank. Propane is available from local suppliers.

Taxes & Fees

2004	Real Estate Taxes	3,826.46
2005	State Grazing Fees	11,812.42
2005	BLM Grazing Fees	1,825.80
Total	-	17,464.68

Cattle & Equipment

Cattle and equipment may be purchased seperately.

Remarks

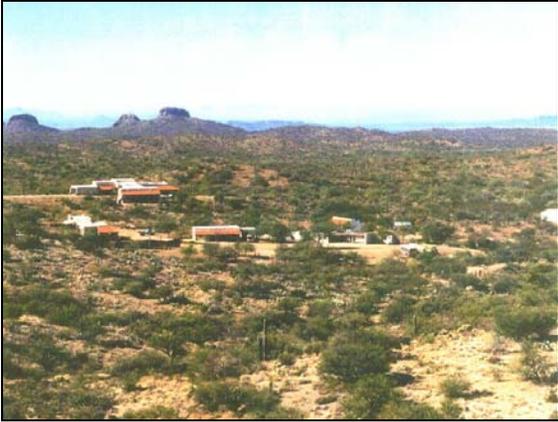
This is an exceptionally improved property within 30 minutes of a major metro area. The cattle operation provides an income to offset costs of ownership. This property is ready to move into immediately. Rarely does a property of this quality come on the market.

Price

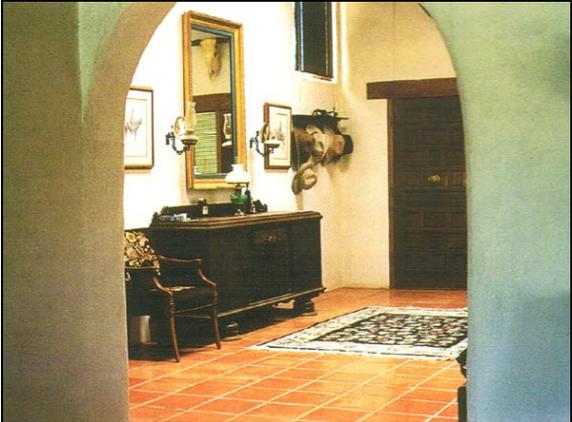
\$3,250,000

Reduced from \$3,750,000

Pictures



View of the headquarters



Main house – front entry



Main house – living room



Main house – living room



Pictures – Continued



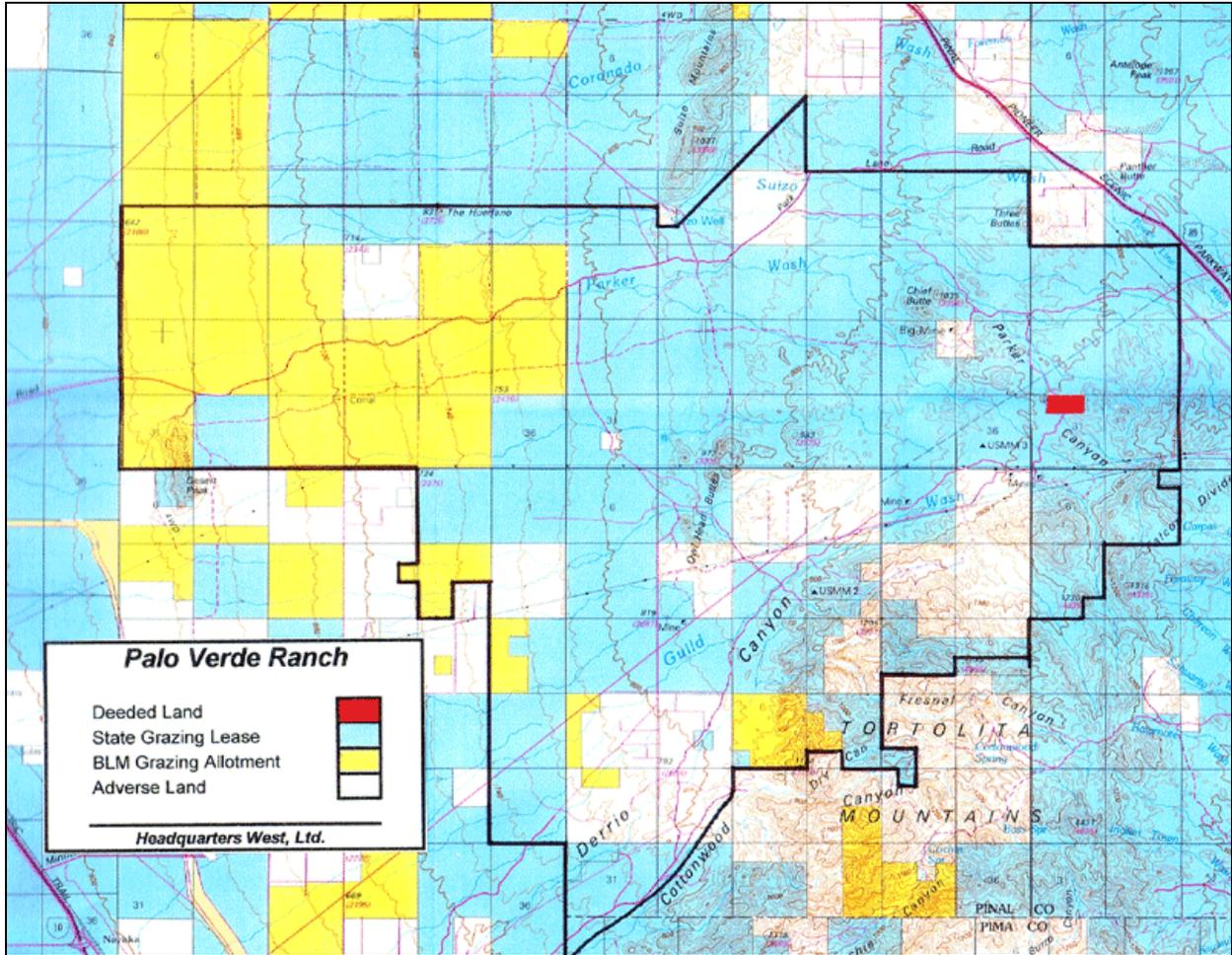
Pictures – Continued



Location Map



Tenure/Topography map



Satellite Image

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

