

## Von Monroe Bull Ranch Graham County, Arizona



*Offered for sale exclusively by:*

**Fred S. Baker**

Headquarters West, Ltd.

PO BOX 1039

Sonoita, AZ 85701

Phone: (520) 455-5834, Fax: (520) 455-5018

Email: [info@headquarterswest.com](mailto:info@headquarterswest.com)

Web: [www.headquarterswest.com](http://www.headquarterswest.com)

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## Location

The Von Monroe bull Ranch is located near Sunset, Arizona, approximately 51 miles northeast of Tucson, and approximately 25.5 miles northwest of Willcox, near the base of the Galiuro Mountains.

## Size and Land Tenure

### Deeded land

630 acres of private land in a single block or piece located in Section 3, T. 11 s., R. 21 E., G. and S. R. M., Graham County, Arizona.

### USFS Grazing Permit

The South Ash Creek Allotment, a grazing permit comprised of approximately 1,800 acres situated on the Safford District of the Coronado National Forest, for 30 head of cattle from November 1 through April 30 annually.

TENURE	ACRES
Deeded land	630
USFS Grazing Permit	1,800
Total	2,430

## Elevation, Climate, and Precipitation

Elevations on the private land range from 4,720 feet to 5,120 feet above sea level. Climate is mild, with summer highs occasionally reaching the mid-nineties and winter lows reaching the mid-thirties. Annual rainfall averages approximately 15 inches.

## General Description

The private land included in the ranch is contained in a single, 630 acre parcel that is bisected by the Sunset Loop Road, a bladed and graded dirt road maintained year-round by Graham County. The road affords superior access to the ranch. The entire west side and one-half mile along the south side of the private land borders the Coronado National Forest near the base of the Galiuro Mountains. The private land is both hilly and gently rolling in nature, and includes the confluence of Ash Creek and the South fork of Ash Creek.

## Wildlife

Mule deer, white tail deer, bobcat, mountain lion, javelina, coyote, fox, badgers, squirrels, quail, a wide variety of birds, and other small game reside here.

## Home

A 2,027 square foot home includes two bedrooms, three bathrooms, a living room, a family room, a kitchen and dining area, and a combination laundry and "mud room." The house is sited with superior views in four directions. Other improvements include a single car garage, a small set of corrals, and a mobile home.

## Utilities

Water is obtained from a private well. Electricity is provided by the Graham County Electric Co-op. Telephone service is provided by Qwest. Propane is available from several local suppliers, and sewage is treated by private septic system.

## Schools

Elementary and middle schooling is provided by nearby Bonita. High school students may attend either Safford High School or Willcox High School.

## Taxes and Grazing Fees

Property taxes for the year 2001 were \$766.52. Grazing fees on the Coronado National Forest for the 2001 grazing year were \$1.35 per AUM.

## Price, Terms, and Conditions

The Von Monroe Bull Ranch is for sale for \$850,000 cash.

**Remarks**

This beautiful gentleman's ranch/retreat offers its owner the simplicity of ranch living, abundant privacy amidst beautiful surroundings, stunning views, and a moderate climate, all within two hours' driving time of Tucson, Arizona.

**Contact**

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## PHOTOGRAPHS



View



Headquarters



Dog enjoying the ranch

# Location Map



# Topography Map

Source: Harrison Canyon 7.5 minute Quadrangle

