

**Bar Flying V
Apache County, Arizona**



Listed for sale exclusively by:

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Location

The Ranch is located in eastern Arizona near the New Mexico state line in southern Apache County approximately 200 miles northeast of Phoenix, Arizona and 170 miles southwest of Albuquerque, New Mexico. The ranch headquarters is located 2 miles south of US Hwy 60 and approximately 8 miles east of Springerville, facing the majestic north slope of Escudilla Mountain, within the White Mountains of Arizona.

Land Tenure

Acres	Tenure
1,160	Deeded
25,377	Arizona State Lease: #05-1337
31,224	USFS Lease: Apache-Sitgreaves National Forest ELC
56,761	Total or 88 sections

Legal Description

Township 9 North Range 31 East
Gila and Salt River Baseline and Meridian
Section 31: S½ of S½ and NW¼ of SW¼

Township 8 North Range 31 East
Gila and Salt River Baseline and Meridian
Sections 5, 6 & 7: portions thereof

Apache County Assessor parcel numbers: 104-39-001 & 105-40-001

Carrying Capacity

AU	Tenure
16	deeded
355	State Lease (yearlong)
434	Forest Lease (summer use only June 15 to October 31)
534	Total on a yearlong basis

Access

The ranch is accessible by 8 miles of paved US Hwy 60 east from Springerville, Arizona. The ranch is located on both sides of US 60 for approximately 5 miles to the New Mexico state line. The deeded land and headquarter improvements are situated south of the highway on 2 miles of gravel road (County #4001). Access to the interior of the ranch is provided by US Hwy 60 and numerous dirt ranch roads.

Property Description

Headquarter improvements include the main house, guest lodging, 3 cowboy houses, large multi-functional barn, livestock barn, working corrals and a lighted roping arena.

The main house is 3-story, approximately 10,000 sq. ft., block and wood frame construction with a concrete foundation and tile roof. The house includes 6 bedrooms, 8 bathrooms, open kitchen/dining room, formal dining room, great room, exercise room, office, laundry room, craft room and a 2 car garage. Each of the bedrooms has an outside door with a patio/deck area.

The main barn is 9,744 sq. ft., concrete and wood frame construction with concrete floor and metal roof. The barn includes a kitchen area, loft and 4 indoor horse stalls with hay storage and indoor training area.

Guest lodging is provided by a 10 unit bunkhouse, with individual rooms being 280 sq. ft., having 1 bed and a full bathroom. The 3 cowboy houses include a 2,200 sq. ft. home of log and wood construction, a 1,700 sq. ft. mobile home and a 1,620 sq. ft. historic rock and log construction house. The 4,400 sq. ft. livestock barn is of wood construction and contains calving sheds, horse stalls, shop and tack room. There is a complete set of working corrals with a round-pen, loading chute and squeeze chute. The lighted roping area has a return alley, holding pens and chute.

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The deeded land is contained in an irregular block with the building improvements centrally located on the property and completely surrounded by State Trust land. The National Forest boundary is 1 mile to the south. The entire property is scattered with Pinion Pine and Juniper trees and has scenic views of Escudilla Mountain. Elevation on the ranch ranges from 6,900 feet in the winter range to over 10,000 feet on Escudilla Mountain with the headquarter improvements situated at 7,130 feet.

Range improvements on the ranch are typical, including shipping corrals, perimeter and interior fencing into 12 summer pastures and 25 winter pastures. The ranch is extensively set up for a rotational grazing program.

Vegetation

Plains & Desert Grassland, Pinion/Juniper Woodland and Montian-Conifer Forest. Primary grasses include Kentucky bluegrass, pine drop seed and mountain muhly on the summer range and blue grama, black grama, squirrel tail, needle & thread on the winter range. Browse species include white sage, blue sage and chamisa.

Climate

Average annual precipitation on the lower elevations of the ranch range from 10 to 12 inches. The higher elevations average 18 to 20 inches of precipitation.

§	Mean Min	Mean Max
January	15.2°	47.5°
July	51.1°	82.3°

Water

Domestic water is supplied by two private wells at the headquarters with water levels at 200 and 230 feet. The wells are pumped with electric submersible pumps pressurized with a jet pump/pressure tank system. There are a total of 7 wells on record with the Arizona Department of Water Resources which supply domestic and livestock water throughout the ranch. There are also numerous springs and dirt tanks which provide livestock water.

Utilities

- Electricity is by a 30 KW private generator
- Telephone is cellular
- Water is by two domestic wells
- Sewer is septic
- Gas is by propane

Zoning

Apache County GU: General Unclassified

Taxes & Fees

Year 2005	\$
Property taxes	4,255.16
Arizona State Grazing Fee	2.38/au/month
Federal Grazing Fee	1.79/au/month

Description

The Bar Flying V sprawls over 88 square miles of varied topography that ranges from approximately 6,900 feet to 10,000 feet elevation and provides excellent habitat for both wildlife and 540 head of cattle on a yearlong basis. Its seemingly boundless open space and fresh, clean air sweep over high desert grasslands accented by red rock formations and occasional arroyos to timeless vistas of the majestic north slope of Escudilla Mountain. Escudilla, over 10,000 feet in elevation, was the home of the last grizzly in Arizona and loved by Aldo Leopold, one of the founders of the conservation movement. Leopold's description of this area could not better illustrate the landscape of this ranch. In his famed *Sand County Almanac*, he wrote, "Life in Arizona was bounded underfoot by grama grass, overhead by sky, and on the horizon by Escudilla. To the north of the mountain you rode on honey-colored plains. Look up anywhere, any time, and you saw Escudilla." With summer pastures high in Arizona's White Mountains, in the Apache-Sitgreaves National Forest, and contiguous winter range on the high plateau grasslands at Escudilla's base, the ranch is home to world class trophy elk, mule deer, pronghorn, eagles, wild

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turkey and a variety of other wildlife. Most of the Bar Flying V lies in Arizona's famed hunting Unit 1, known for "400 class" bull elk. Black bear, the rare Mexican wolf and elusive mountain lion roam the wild and free habitat. Numerous trout fishing lakes and streams are close by. Pinon Pine and Juniper dot the lower pastures, while the upper portion of the ranch is in towering Ponderosa Pine and alpine, mixed conifer forest. A massive concentration of aspen on Escudilla creates a spectacular show of fall color. Dark, starry skies and brilliant sunrises and sunsets make this a truly beautiful landscape.

Headquarter improvements include the impressive main, modern house, a three story, approximately 10,000 sq. ft block and wood frame construction with concrete foundation and tile roof. The home has 6 bedrooms, 8 bathrooms, a large, open kitchen/dining room, formal dining room, great room, exercise room, office, laundry room, craft room and a 2 car garage. Each bedroom has its own outside door with a patio/deck area and the home has many extra amenities including a game room/loft area, central intercom, radio system and vacuum system. Unique custom touches give the house a one of a kind character. Creative use of a variety of stone counter tops and flooring adds flair.

The bunkhouse can accommodate guests or ranch hands easily with ten individual units, each being 280 sq. ft. with 1 bed and a full bathroom. Other living quarters include a 2,200 sq. ft. manager's house, a 1,700 sq. ft. mobile home and a historic red rock house.

The main barn is 9,744 sq. ft., concrete and wood frame construction with concrete floor and metal roof. It includes a kitchen area, loft with 2 bedroom apartment, a small indoor training area, 4 indoor horse stalls and hay or equipment storage. Another 4,400 sq. ft. barn has calving sheds, 5 horse stalls, tool shop and tack room. A lighted roping arena with return alley, pens and chute, plus a complete set of working corrals with a round pen, loading chute and squeeze chute make an efficient cattle and horse handling facility.

The ranch is well watered with seven wells and numerous springs and dirt tanks throughout the property. It is well fenced, having 12 summer and 25 winter pastures that have been used in an efficient rotational grazing program. The Bar Flying V is located in the heart of the American Southwest, centered between Phoenix and Albuquerque in one of the last settled areas of the western frontier. The headquarters is located just 2 miles off US Hwy 60, but worlds away from traffic and noise. It is completely surrounded by State Trust land and the National Forest boundary is just 1 mile to the south, affording peaceful quiet. 8 miles away, the friendly twin towns of Springerville and Eagar offer full services, including a well equipped hospital, fine schools, a golf course, full shopping and a complete service airport with a VOR approach, FBO and a 8,420 foot lighted runway capable of landing Gulf Stream jets. Albuquerque and Phoenix are an easy 3 and 3½ hour drive respectively. Sunrise Park Ski Area and the national historic site Casa Malpais Archaeological Park are minutes away.

Tremendous potential exists for a variety of recreational or commercial uses including guest ranch, bed & breakfast, children's camp, horse clinics, and corporate, private or special interest retreats.

Price

\$7,400,000 – Cash

Nearby parcels that are also available

Parcel	Deeded Acres	Price
Bennett	480	2,400,000
Coyote Creek	504	2,520,000
Chase Tank (forest inholding)	40	400,000
Escudilla (forest inholding)	160	4,800,000

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Photos



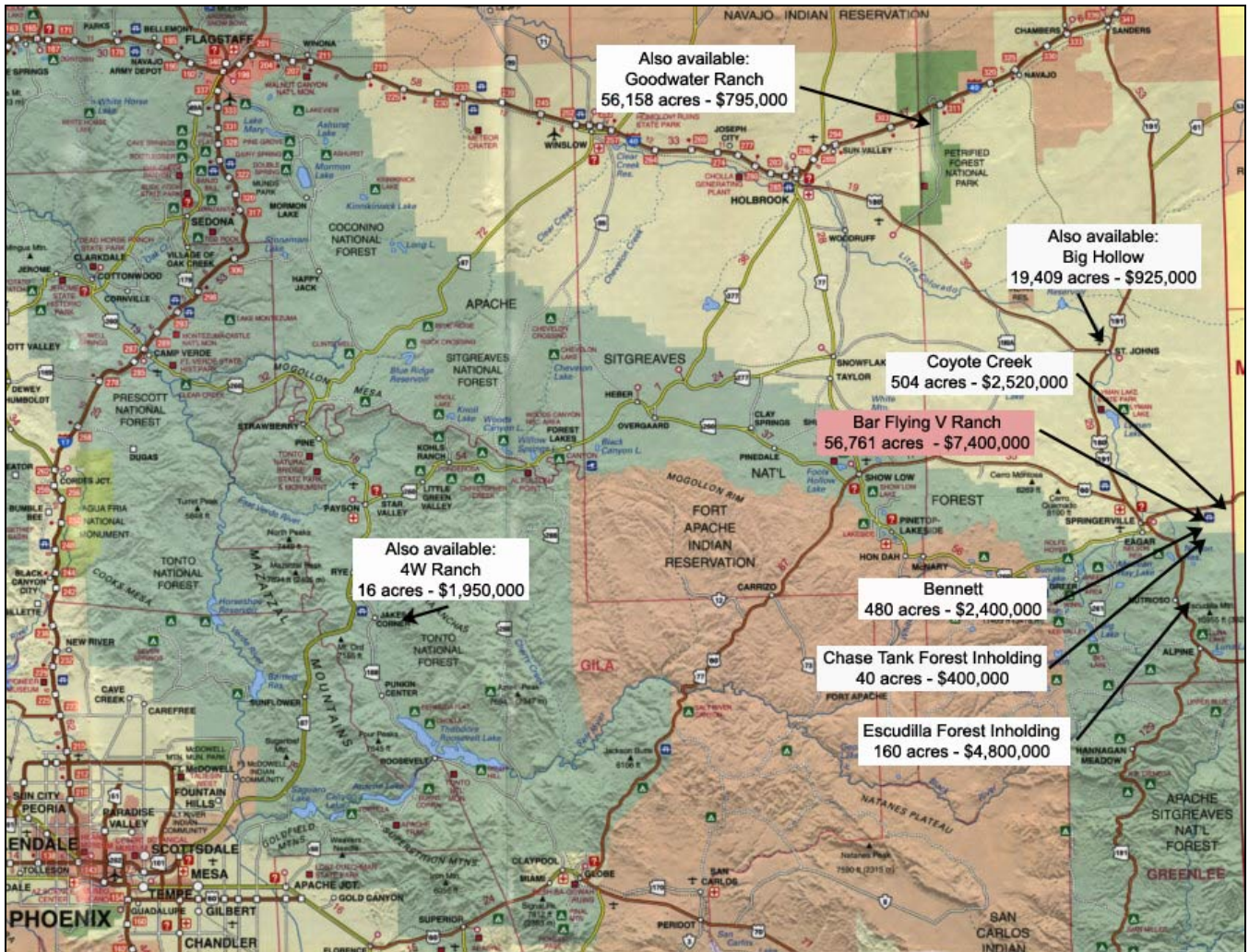
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Photos (continued)



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Location Map



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Satellite Image

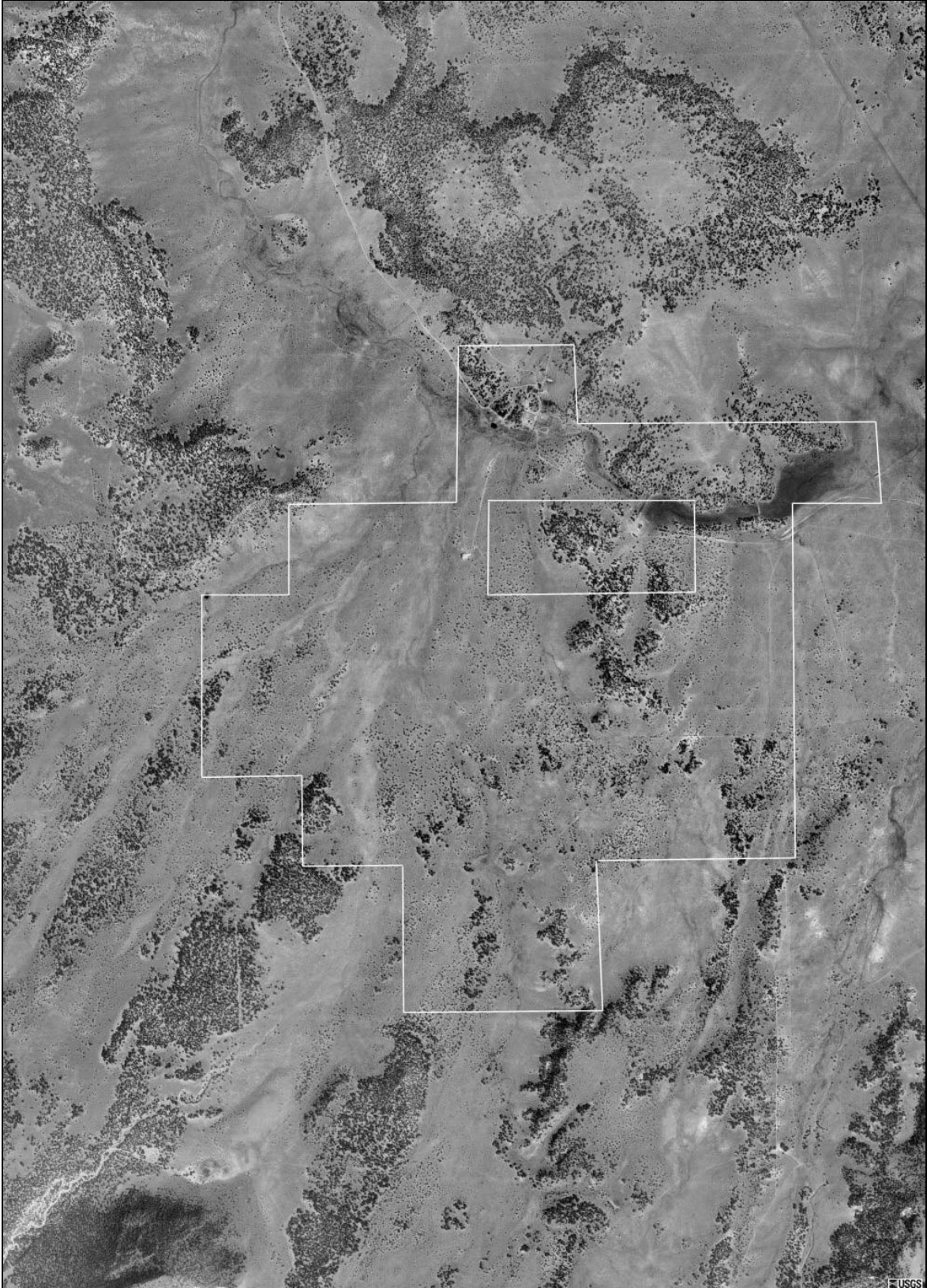
Basemap source: Landsat Enhanced Thematic Mapper Plus, false color composite - 1999.
The ranch boundaries are approximate in this map.



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Aerial Image of Deeded Land

Basemap source: Courtesy of the USGS, Image taken on May 22, 1998.
The ranch boundaries are approximate in this map.



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