

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Dripping Springs Ranch - Gila County, Arizona



Headquarters Buildings

Offered for sale exclusively by:

Con Englehorn

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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.

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Location

Located in southern Gila County in south central Arizona approximately 90 miles east of Phoenix, 20 miles south of Globe, the Gila County seat, and 85 miles north of Tucson.

Access

Access is by State Highway 77 and Parcels 1 and 2 have direct access from this highway. The headquarters is in Parcel 1 on Cactus Run Road one mile south of Highway 77. Parcel 2 is accessible from tighway by a jeep road. Parcel 3 is accessible from Dripping Springs Road by a jeep road. The other 2 parcels do not have vehicular access.

Property Description

This property contains a total of 1,327 acres lying in 4 separate parcels.

Parcel 1 consists of 1126 acres. Improvements on this parcel include a 1970 doublewide/additions containing 1822 sq ft, 7 rooms, 2 baths, a 680 sq ft concrete block tack house, 40ftx24ft wood pole hay shed, 40ftx48ft steel frame hay shed, and two truck trailer storage units. These improvements are in fair to poor condition. Utilities include electricity, water by submersible pump, and sewer by septic.

Dripping Springs Wash runs southeasterly through the southern portion of this parcel. Spring Creek runs south through the northern portion of the parcel into Dripping Springs Wash in the middle of the parcel. The majority of the parcel lies along these washes at elevations from 2400 to 2500 feet. The foothills of Dripping Springs Mountain in the southern edge of the parcel rise to 2640 feet. The elevation at the house is approximately 2420 feet.

Historically there have been several small sprinkler irrigated pastures along Dripping Springs Wash which runs diagonally across the south end of the parcel. Water for the sprinklers was supplied by two wells, one of which is registered by the Arizona Department of Water Resources. These two wells are now equipped with submersible pumps used for domestic and stock water. In addition there are two other registered irrigation wells on the parcel, one with no equipment and one that has been abandoned. The parcel is not in an ADWR Active Management Area.

Parcel 2 consists of 80 acres. Dripping Springs wash runs southeasterly across the middle of the parcel. A power line crosses the parcel. It has a flat topography. It is accessible from the Dripping Springs road by ½ mile of jeep road.

Parcels 3 and 4 consist of 40 and 80 acres respectively. They lie in the Dripping Springs Mountains and have mountainous terrain. Arizona Department of Water Resources records include a Certified Water Right for a spring on each parcel. The status of these springs is unknown. There is no vehicular access to these parcels.

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Zoning

The Gila County zoning for the property is GU- General Unclassified. This is the County's zoning for properties in unincorporated areas not otherwise designated for other specific zoning.

Taxes

The Real Estate Taxes for 2015 -2016 are \$24,546.

Price

\$445,000 cash

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Photographs



Residence



View from residence across Parcel 1 at Dripping Springs Mountains

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Tack house and hay sheds



Pasture N of Headquarters

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Well

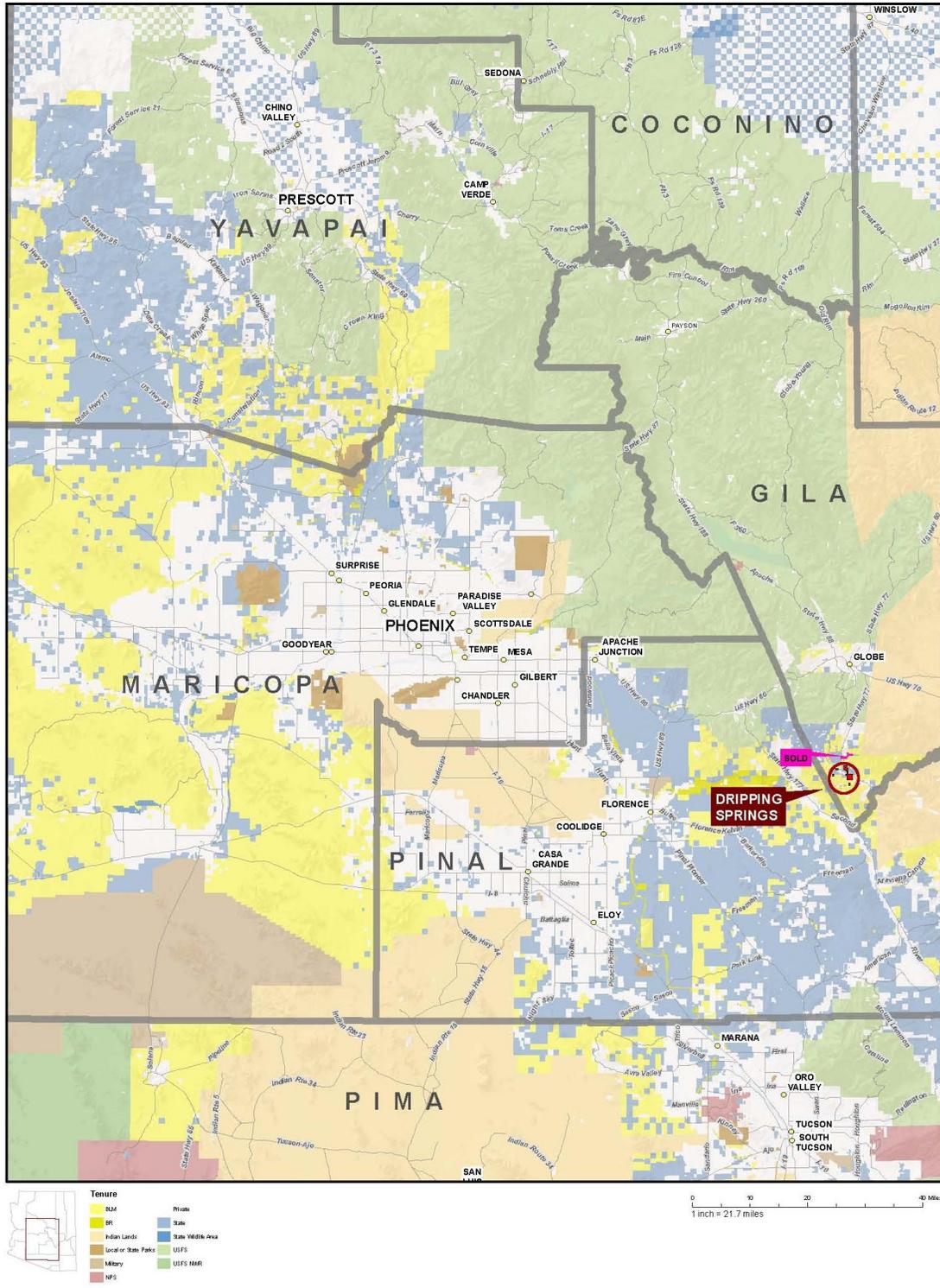
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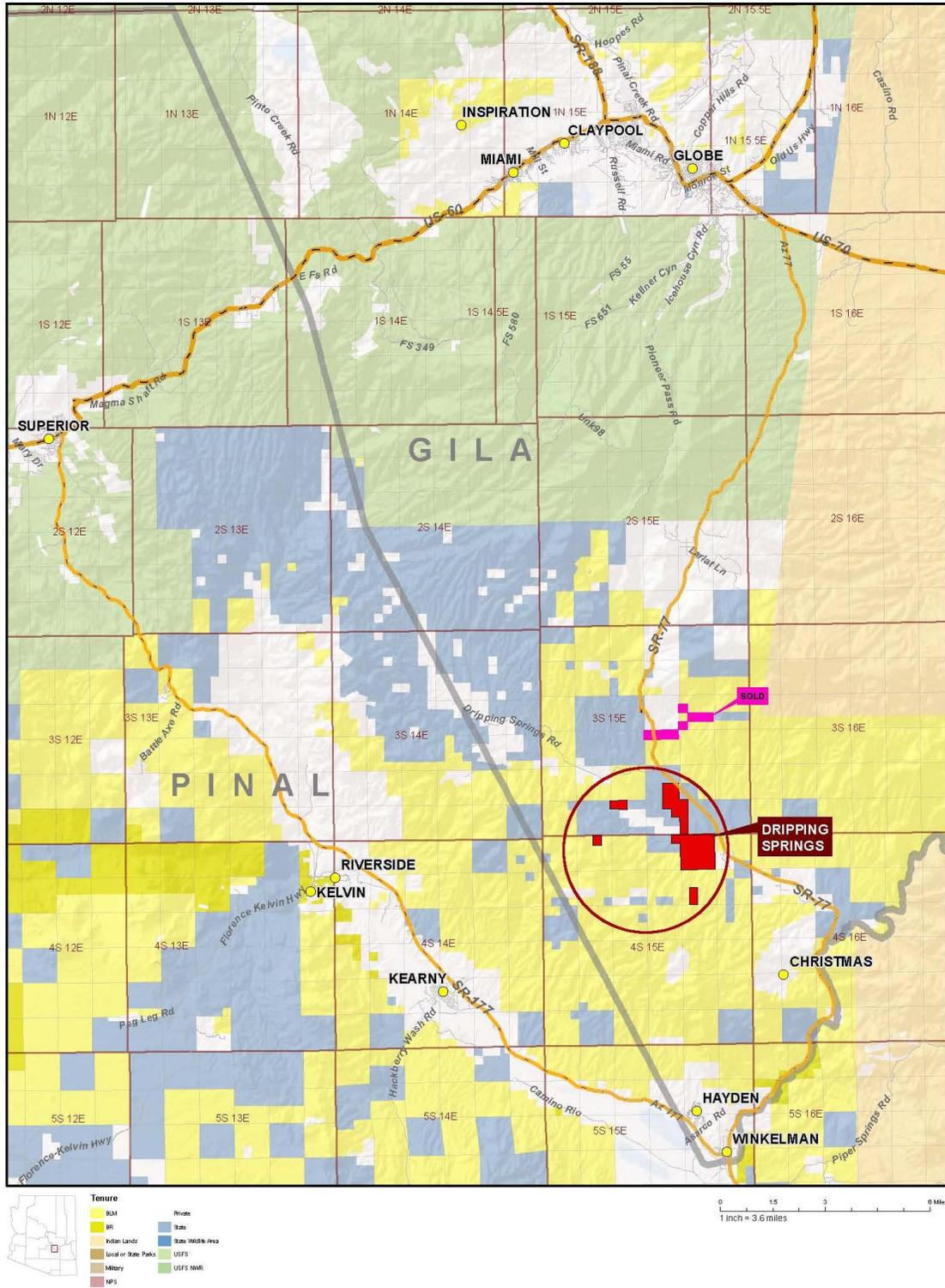
Location Map



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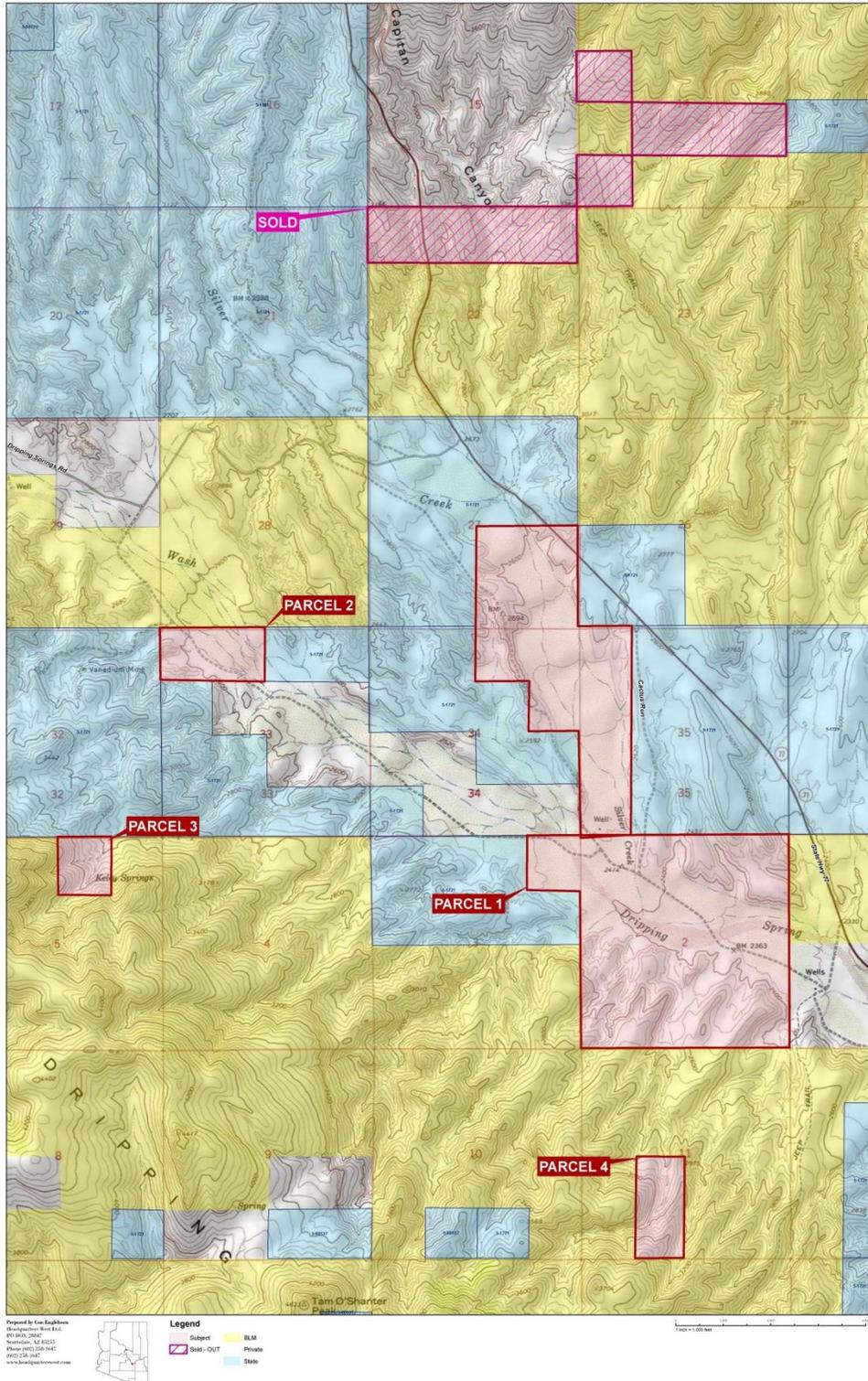
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Neighborhood Map



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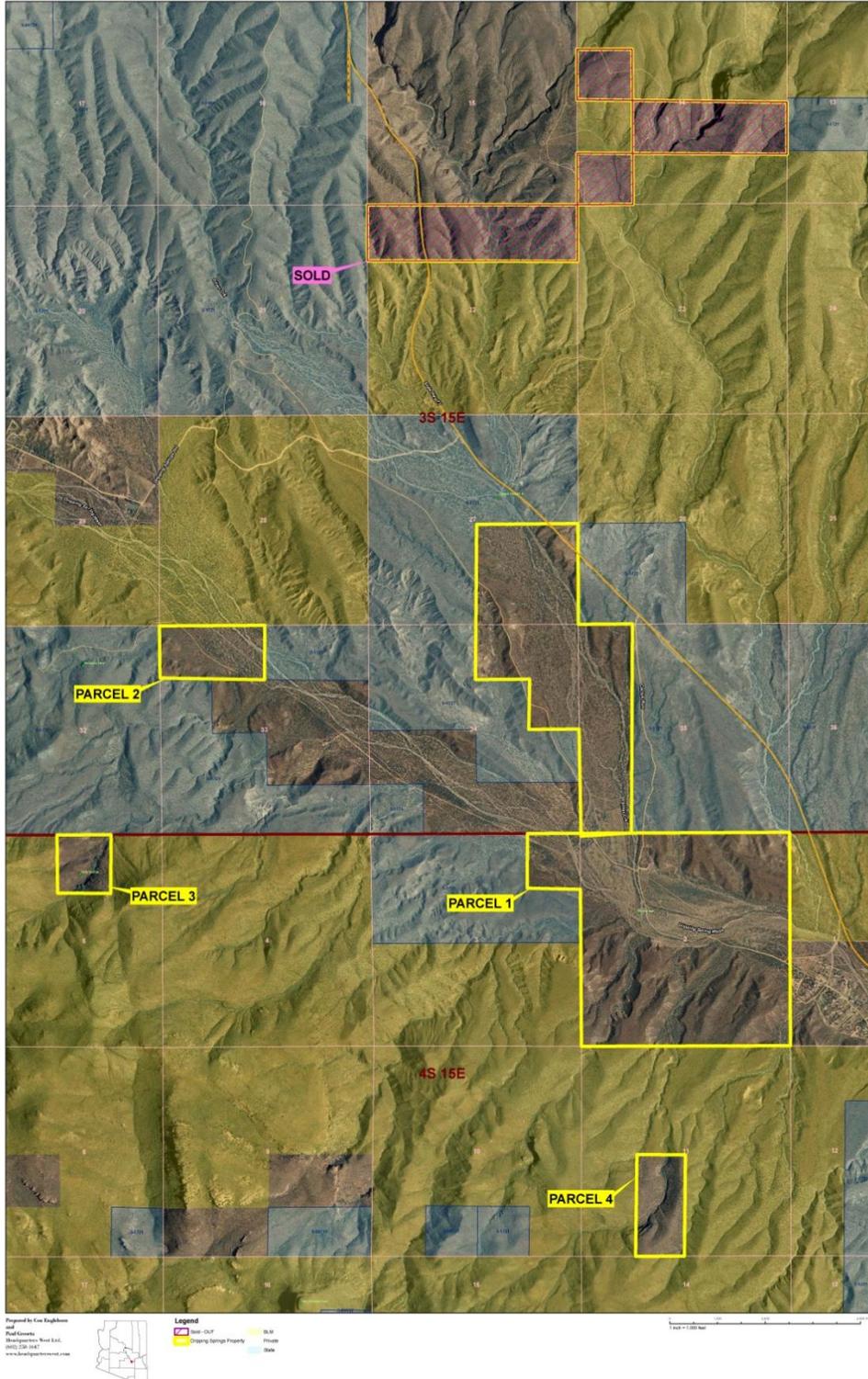
Topography/Tenure Map



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Aerial Map



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