

**El Capitan Ranch
Gila County, Arizona**



Photo [6] - Vacant deeded land with the Pinal Mountains in the background

Listed for sale exclusively by:

Traegen Knight

Headquarters West Ltd.
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Location

The Ranch is located in south central Gila County, in the central portion of Arizona. The headquarters is approximately 76 miles east-southeast of Phoenix and 70 miles north of Tucson. Globe, the Gila County seat is located 15 miles north of the ranch along Highway 77. Highway 77 serves a portion of the eastern boundary of the ranch and the headquarters is located ½ mile from the pavement. Please see the location map on page 6.

Land Tenure

Acres	Tenure	Notes
145	Deeded	<i>Please see photos [5] and [6] above</i>
640	State lease	Arizona State Lease #05-171
1,100	Private lease	Surface grazing
1,885	Total	3 sections

You may also find it helpful to see the tenure map below on page 7.

Legal Description

Township 2 South, Range 15 East - Gila and Salt River Baseline and Meridian
Sections 23 & 26: portions thereof
Gila County Assessor parcel number: 102-31-003U (part)

Carrying Capacity

Total capacity for the entire ranch is approximately 30 animal units. This is based on the State Trust Land recommended stocking rate of 10 animal units per section.

Access

The ranch is accessible by 10 miles of paved highway 77 south from Globe. The headquarter improvements are located on the east side of highway 77 approximately ½ mile from the pavement. Access to the interior of the ranch is provided by numerous public and private dirt roads. Highway 77 runs from north to south through the western boundary of the ranch.

Property Description

- Headquarter improvements include a 1,700 sq. ft. wood with plaster construction ranch house (*please see photo [2] below*)
- 1,140 sq. ft. wood and metal construction barn (*photo [4]*)
- 1,770 sq. ft. wood and metal construction shop building (*photo [3]*)
- 200 sq. ft. storage room
- 570 sq. ft. open sided equipment shade
- Other improvements include livestock corrals and land leveling
- Range improvements are typical including shipping corrals and perimeter/interior fencing.

Vegetation

Plains & Desert Grassland and Chaparral Interior Chaparral - Trees include Pinion, Juniper and Oak. Grasses are mostly annuals and browse species include shrub oak and mesquite.

Water

Domestic water is supplied by a private well. The well is pumped with a gas driven centrifuge pump into a storage line. The well is shared with one other property. The owner reports the well is approximately 110 feet deep with a static water level around 60 feet. Springs and wells provide livestock water with one windmill located on the surface grazing portion of the ranch.

Utilities

- Electricity is by a Stamford 10 KW generator with storage batteries
- Telephone is provided by Qwest
- Water is by a private well
- Sewer is septic and gas is by propane

Zoning

Gila County GU: General Unclassified

Taxes

2004 Tax Year - \$1,054.38

Price

\$350,000

Terms

Cash

Contact

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See Also

- *Recently sold*, the nearby Sanford Ranch which was also handled by Traegen Knight
Please visit: <http://www.headquarterswest.com/listings/sanford>
- *Also sold by Headquarters West*, the nearby Government Springs Ranch
Please visit: <http://www.headquarterswest.com/listings/govtsprings/govtsprings.htm>

Photos



Photo [1] – Overview of the buildings



Photo [2] – Main ranch house



Photo [3] – Metal shop building



Photo [4] – Livestock barn

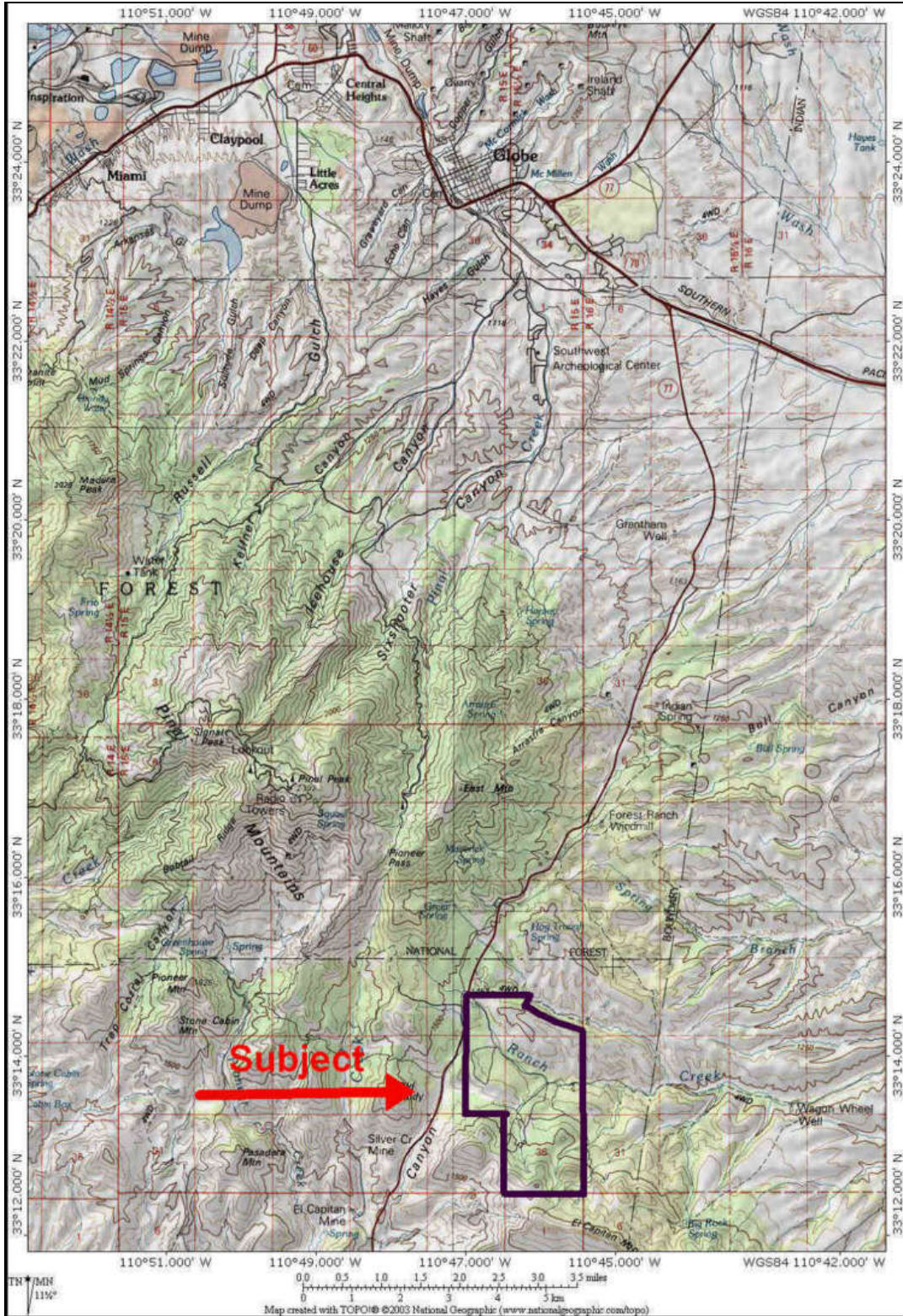


Photo [5] – Vacant deeded land

Location Map

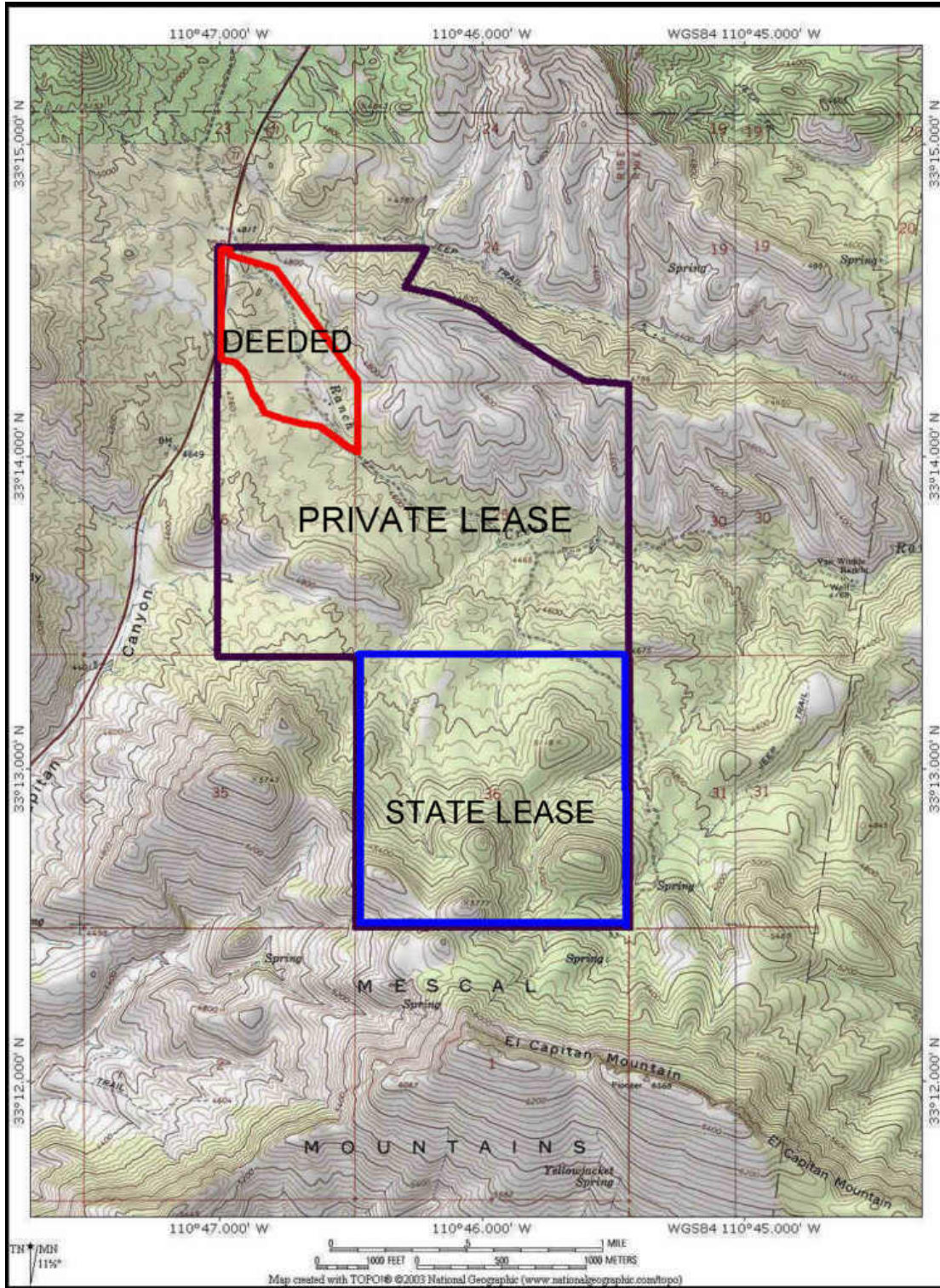


Topography Map



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.

Topography/Tenure Map



Satellite Image

Source: USGS, Nov 13, 1992

