

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

***RIVER RANCH
Apache County, Arizona***

Exclusively Listed By:

**Traegen Knight
Headquarters West, Ltd.
P.O. Box 1980
St. Johns, Arizona 85936
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The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.

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River Ranch Apache County, Arizona

Location: The ranch is located in south central Apache County, in the eastern portion of Arizona. The ranch is approximately 180 miles east of Phoenix and 180 miles northeast of Tucson just outside of St. Johns, Arizona along the Little Colorado River, northwest of St. Johns.

Access: The River Ranch is accessible from US 180 to county road #6390 (Zion Dam Road), then 3 miles north to the property. Several small dirt roads provide access throughout the property and along the Little Colorado River.

Land Tenure: 1,280 Acres Deeded
320 Acres Bureau of Land Management Grazing Lease
1,600 Acres Total or 2.5 Sections

Assessors Tax Info:

APN	Acres	FCV	Taxes
204-12-005	1,280.00	\$9,792.00	\$95.38

Legal Description: Township 14 North Range 27 East
Gila and Salt River Baseline and Meridian
Sections 17 & 19: All

Apache County Assessor parcel numbers: 204-12-005
Bureau of Land Management Grazing Lease #6207

Carrying Capacity: 16 animal units Deeded
4 animal units BLM lease
20 animal units total yearlong equivalent

*deeded land capacity based on rate of 8 head per section

Property Description: The River Ranch is roughly rectangular in shape being three miles from north to south and one mile from east to west and a half mile wide at the narrowest portion. The Little Colorado River (LCR) runs from east to west through the center of the property on the deeded land. There are no building improvements on the ranch. Range improvements consist of boundary fencing and a windmill along the LCR with a small set of livestock holding corrals. The windmill and corrals are located near the center of the ranch along the LCR.

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- Vegetation: Varies from Plains & Desert Grassland with mostly scattered Juniper Woodland with some open grassland. Grasses include; blue grama, sacaton, galleta, rice grass, squirrel tail and needle grass. Browse includes four-wing salt brush, white sage and blue sage.
- Water: Livestock water is supplied by a windmill and the Little Colorado River which seasonally runs during the summer monsoon season and occasionally in the springs after a heavy snow winter.
- Utilities: There are no public utilities available on the ranch.
- Grazing Fees: 2016 Federal Grazing Fee \$2.11 per animal unit month
- Price: \$675,000 – Cash
- Contact:

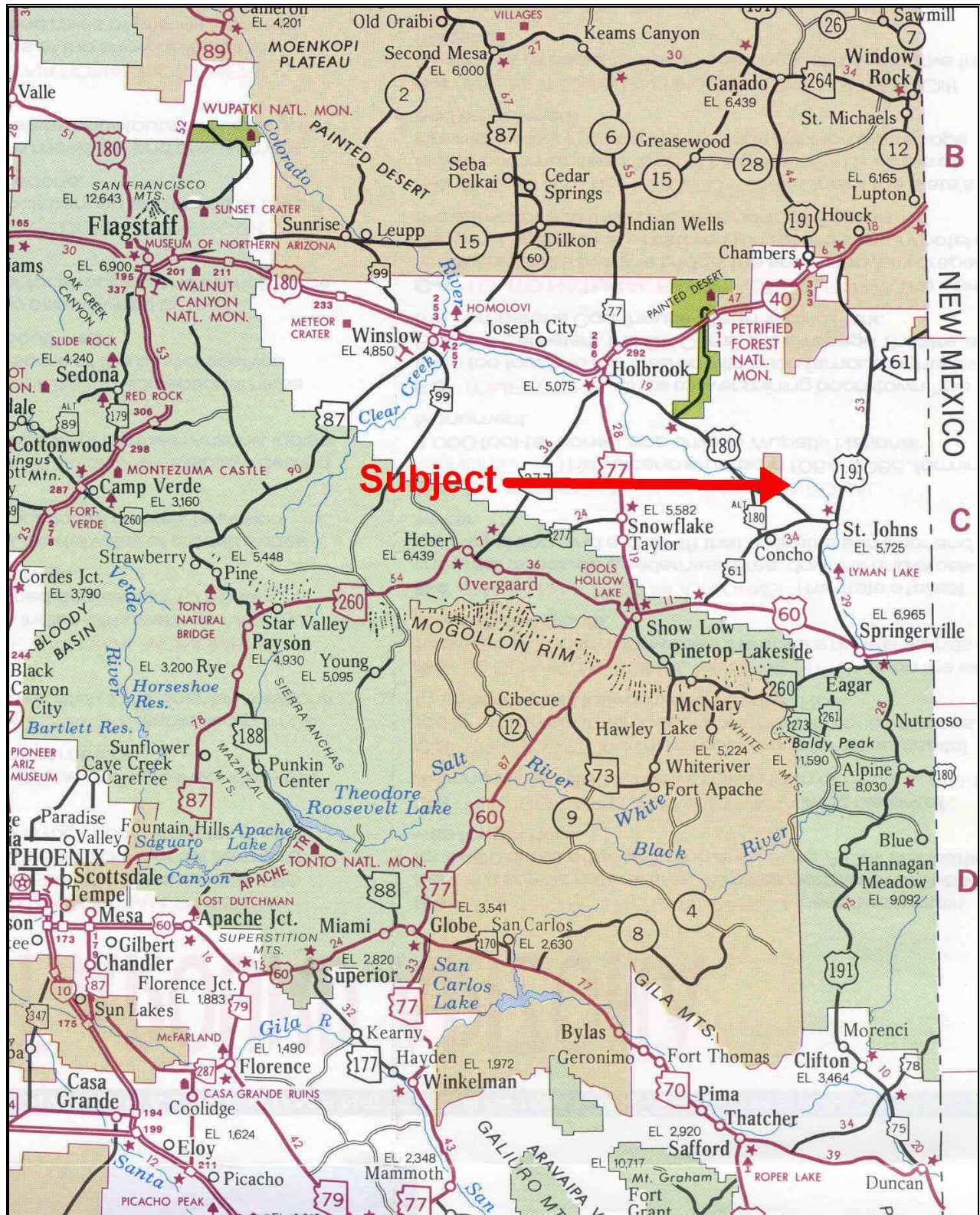
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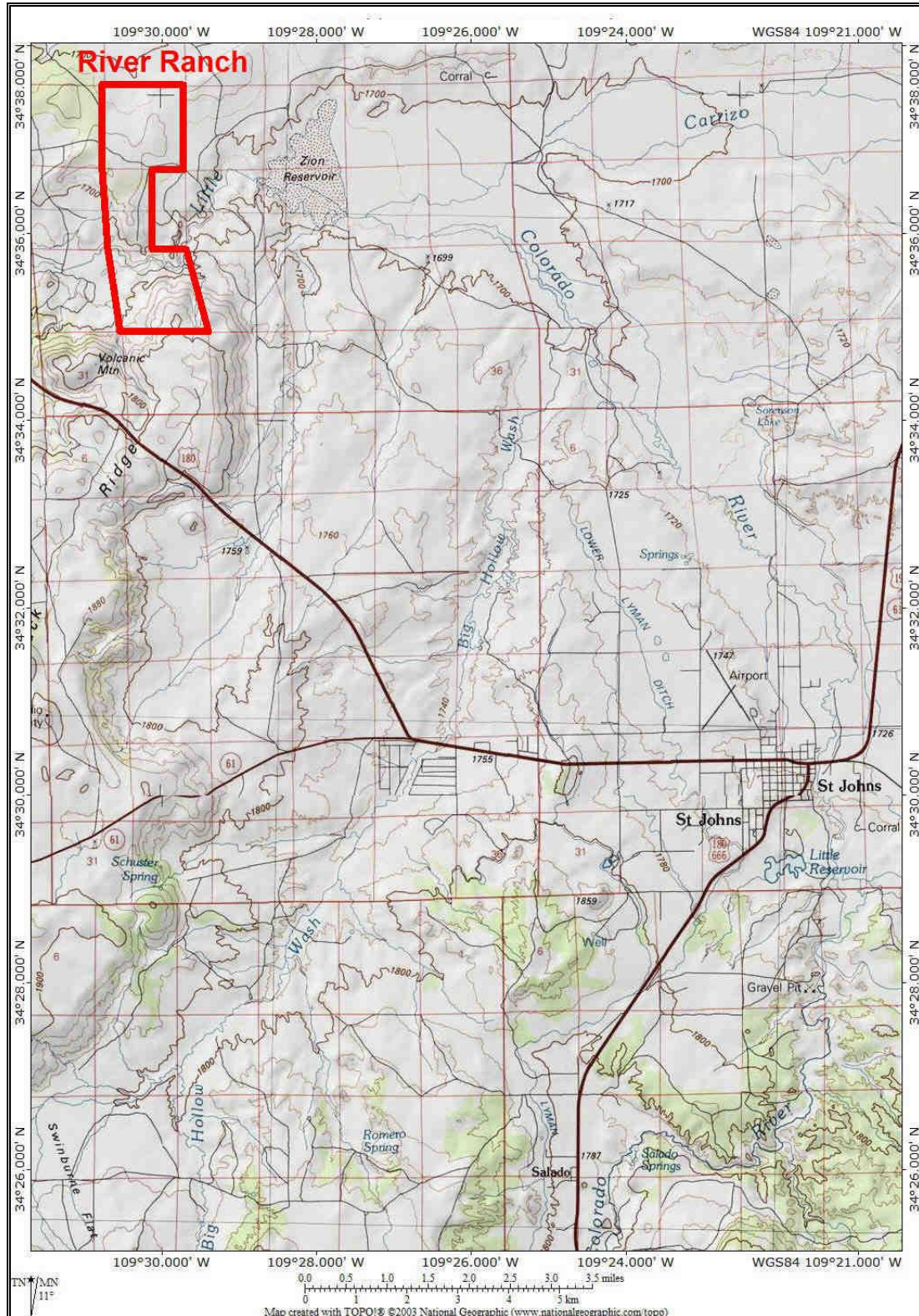
Area Location Map

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St. Johns Area Map

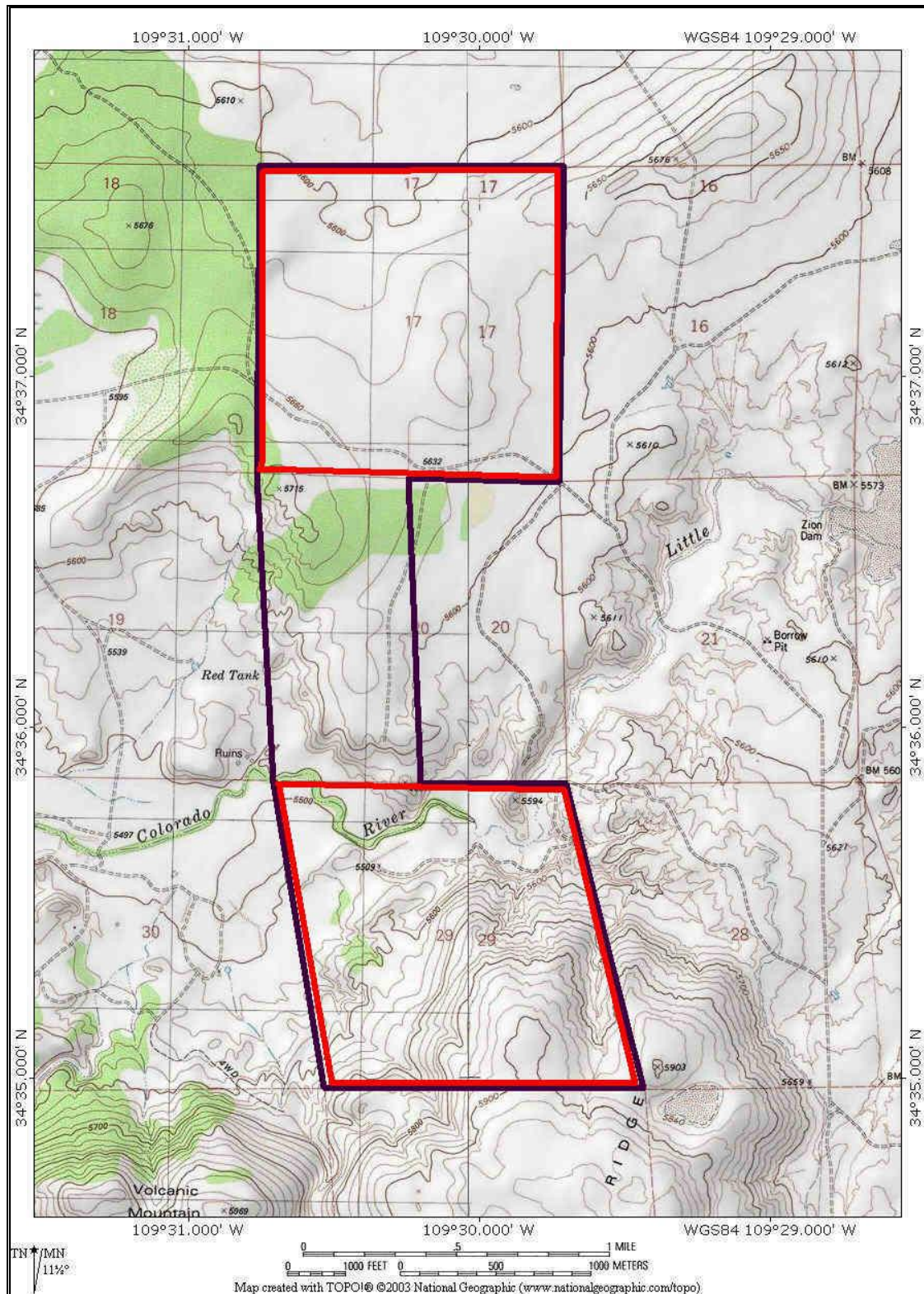
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River Ranch



red outline = deeded land

Physical Features Map

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