

Sanford Ranch Gila County, Arizona



Headquarters along Highway 77 with Mescal Mountains in the background.

Offered for sale exclusively by:

Traegen H. Knight

Headquarters West, LTD.

PO BOX 1980

St. Johns, AZ 85936

Phone: (928) 524-3740, Fax: (928) 563-7004, Cell: (602) 228-3494

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, which runs through the central portion to the ranch.

Land Tenure: 2,572.28 Acres Deeded
640.96 Acres State Lease
1,401.46 Acres BLM
4,614.70 Acres Total or 7.21 Sections

Arizona State Lease #05-651 Term expires June 30, 2005.
Bureau of Land Management Lease #45020 Term expires February 28, 2012.

Legal Description: Township 2 South Range 15 East
Gila and Salt River Baseline and Meridian
Sections 26, 27, 34 & 35: portions thereof

Township 3 South Range 15 East
Gila and Salt River Baseline and Meridian
Sections 3 & 10: portions thereof

Gila County Assessor parcel numbers: 102-31-002A, 009, 010 & 102-36-002.

Carrying Capacity: 40 head Deeded
10 head State Lease
11 head BLM Lease
61 head total yearlong

Access: The ranch is accessible by 10 miles of paved highway 77 south from Globe. The headquarter improvements are located on the west side of highway 77. Access to the interior of the ranch is provided by highway 77 and numerous dirt roads. Highway 77 runs from north to south through the center of the ranch.

Property Description: Headquarter improvements include a 1,096 sq. ft. rock and cement construction ranch house, 600 sq. ft. wood construction barn, 160 sq. ft. storage room, 144 sq. ft. storage room, 80 sq. ft. generator shed and a 48 sq. ft. well house. 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 two private wells. Springs and wells provide livestock water with windmills located on the ranch. There is seasonal livestock water available along El Capitan Canyon and Silver Creek.

The Arizona Department of Water Resources has six wells with the following registration numbers: 55-645868, 55-645866, 55-645862, 55-645865, 55-645863 & 55-645864. Well depths range from 45 feet to 300 feet.

Utilities: Electricity is by private generator, telephone is cellular, water is by two domestic wells, sewer is septic and gas is by propane

Zoning: Gila County GU: General Unclassified

Taxes: 2001 Tax Year

APN	Tax
102-36-002	\$234.10
102-31-009	\$393.22
102-31-010	\$131.12
102-31-002A	\$2,336.86
Total	\$3,095.30

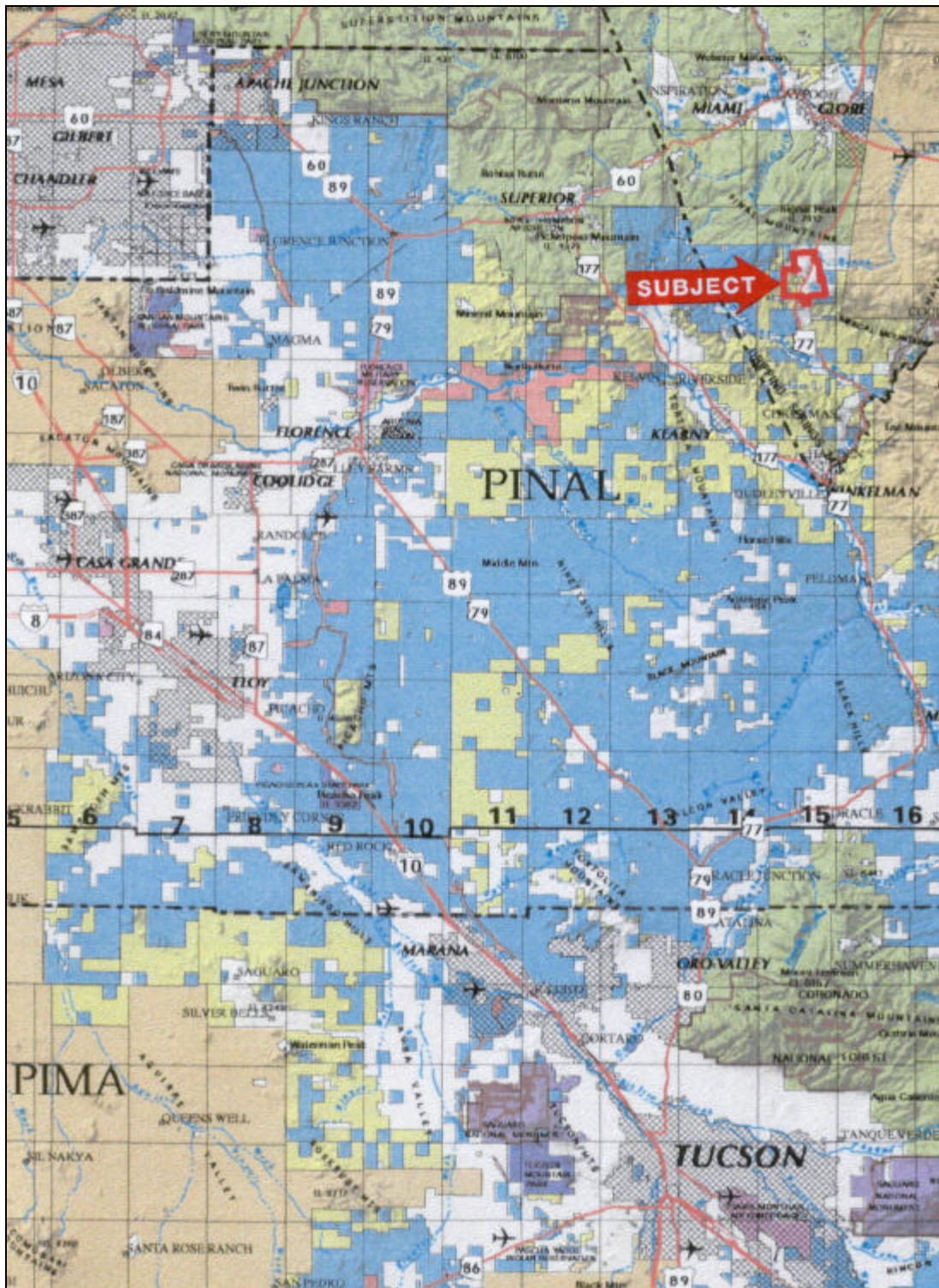
Price: \$1,100,000 – Cash

Location Map



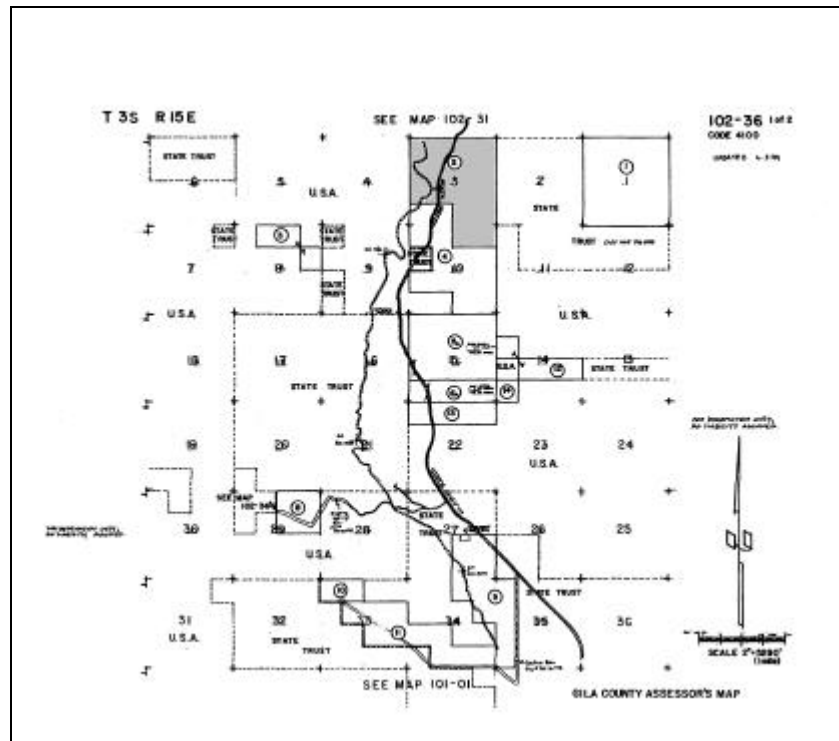
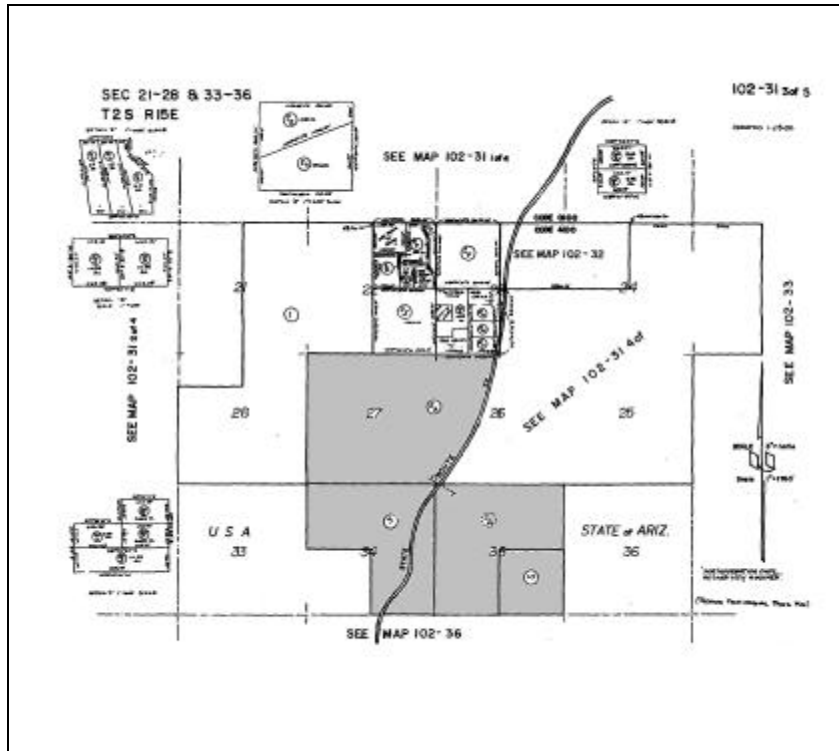
The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.

TENURE MAP



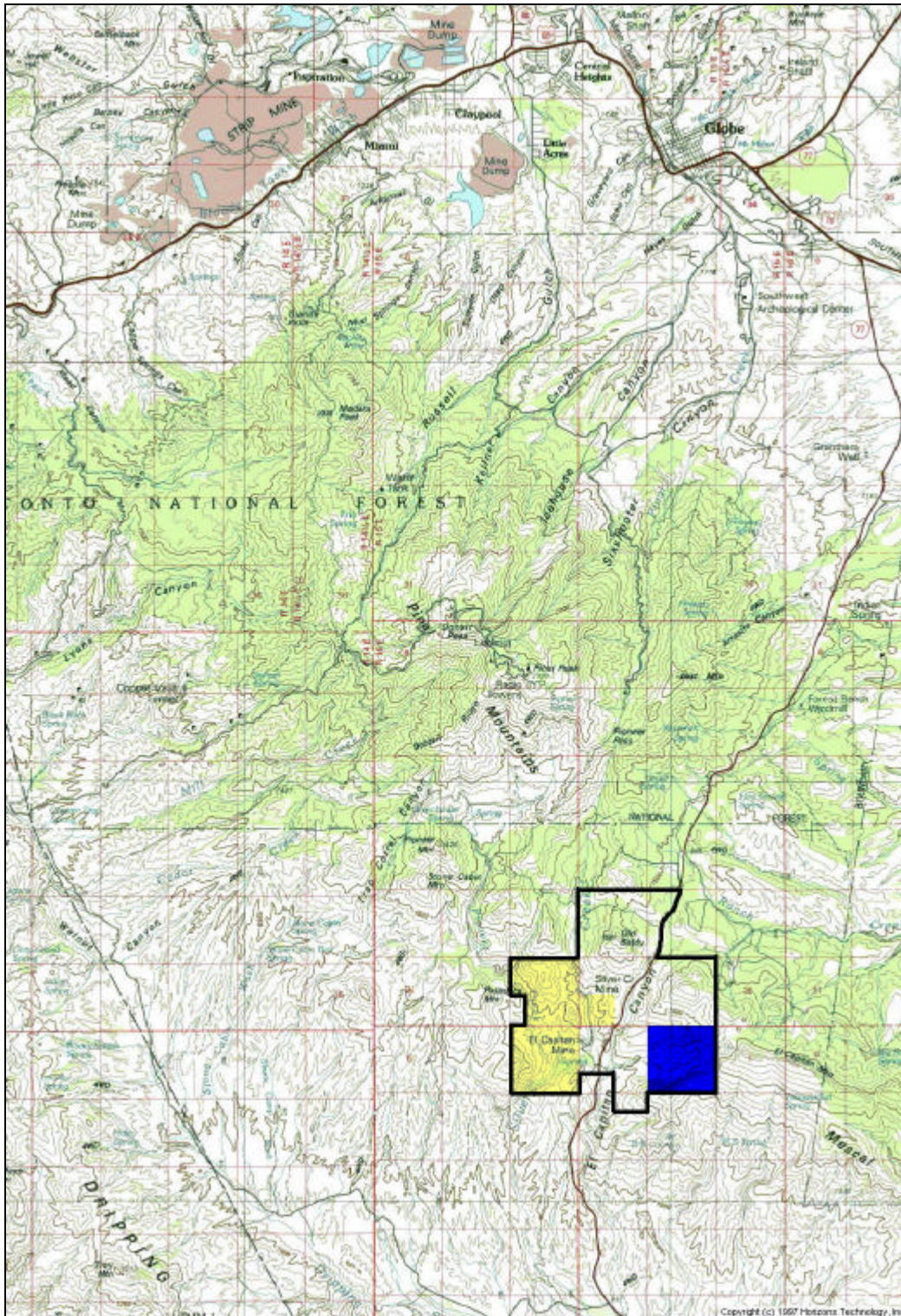
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PARCEL MAPS



TOPOGRAPHY MAP

Blue is state lease
Yellow is BLM lease
Remainder is Deeded



PHOTOGRAPHS



Main ranch house at headquarters along Highway 77.



Barn and corrals at headquarters.



Barn and corrals at headquarters.



View looking south, down El Capitan Canyon from hill above headquarters.



Windmill and pens along Highway 77.



Looking north from center of ranch along Highway 77.



Looking south from center of ranch along El Capitan Canyon.



Livestock drinker along El Capitan Canyon.



Old mining claim not owned but within ranch boundary.



View looking west near southern boundary of ranch.



Northern view looking up Silver Creek with the Pinal Mountains in the distance.