

# HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

## Settler Valley Ranch Yavapai County, Arizona



Offered for Sale Exclusively by:

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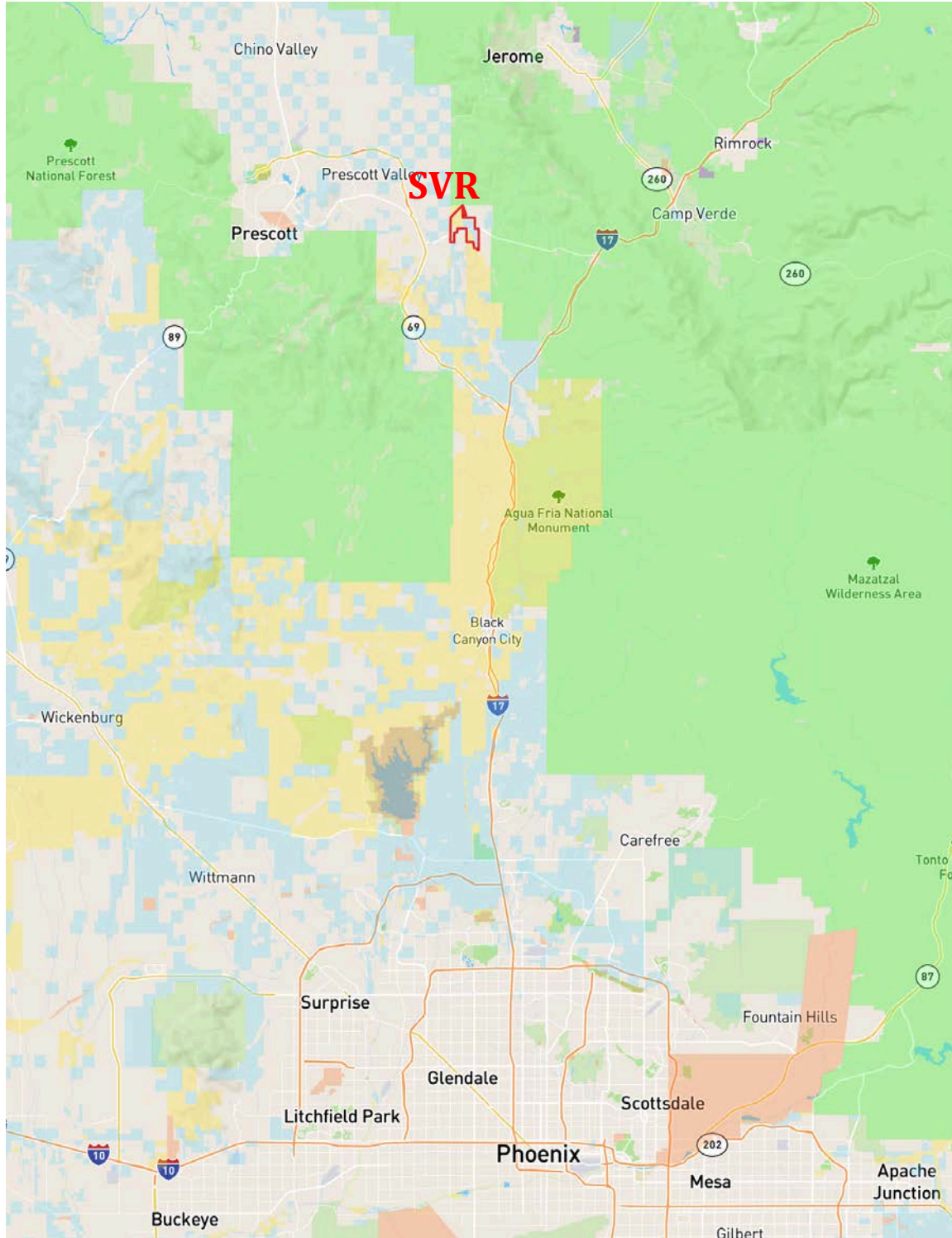
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## LOCATION & ACCESS

Settler Valley Ranch is located 7.5 miles east of Dewey-Humboldt, and 22 miles east of downtown Prescott in Yavapai County, Arizona. The ranch is bisected by SR 169 with locked access directly off the highway as well as through the White Horse Ranch subdivision.



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## ACREAGE & CARRYING CAPACITY

Total deeded land:	73.01 acres	
BLM grazing allotment:	1,115.00 acres	15.0 AU cattle or 75 goats (180 AUM)
State grazing allotment:	<u>1,376.76 acres</u>	<u>18.1 AU cattle or 90.5 goats (217.2 AUM)</u>
Total Settler Valley Ranch:	2,564.77 acres (4 sections)	33.1 AU cattle or 165.5 goats



## DESCRIPTION

Perhaps one of the most unique features of the Settler Valley Ranch is the capability of running either cattle and/or goats. This combined with being near one of northern Arizona's most popular communities of Prescott could warrant a great demand for locally raised stock of either class. In fact, the ranch did at one time have an active business of utilizing goats to reduce wildfire danger along with selling ranch raised products (beef, goat, eggs, vegetables etc.) at farmers markets. Today the ranch raises Registered Hereford Cattle, the original size imported from Europe. Agritourism ventures would be popular on SVR given its unique location close to Prescott.

Topography is characterized as gently rolling with an elevation between 4,800' and 5,100'. Vegetation consists of intermixed grasslands with chaparral. The ranch is bisected by Highway 169 with several smaller fenced pastures on both sides of the highway. On the north side of Highway 169 are corrals, barn, storage buildings and a well on the state lease. Access at this point is controlled by SVR with a locked gate. This road provides access to the deeded land on the north end of the ranch. Alternative access to the deeded land is through the White Horse subdivision east of the ranch. The northern boundary of the ranch connects with Prescott National Forest which provides unlimited recreation right from your back door.

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## **ZONING**

Zoning is controlled by Yavapai County and is classified as RCU-2A (Residential; Rural; 2-acre minimum parcel size). There are not any mapped flood hazards on the deeded land (FEMA Map #04025C2125G).

## **UTILITIES**

The headquarters and wells are totally "off grid" and are powered by a 4,200-watt solar system and a backup generator. A 500kV electric transmission line bisects the ranch's leases and the eastern boundary of the deeded land, standard electric is available to neighboring properties east of the headquarters. Propane, trash and tv/internet are by private providers.

## **PROPERTY TAXES & GRAZING FEES**

The 2017 property tax bill for the deeded land (APNs 402-15-015K, 402-15-015J, 402-15-015E and 0500564-018) were \$2,512.22. The 2018 Arizona State Land Department grazing fee for lease #05-2999 was \$2.81 per AUM (\$610.33). The 2018 BLM grazing fee for the Dewey allotment #06094 lease was \$1.41 per AUM (\$253.80). Based on full stocking rate, the 2017/18 property tax bill and grazing fees would be \$3,376.35.

## **WATER**

Domestic and livestock water are from private wells and a trick tank. The deeded land at the headquarters has three wells, one is operable and two are capped. Also at the headquarters is the trick tank, the 100' x 150' tarpred area drains to 24,000 gallons of storage. There are two windmills on the grazing lease.

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## IMPROVEMENTS

The ranch's headquarters are located on the deeded land on the north end of the ranch. The main home is a 2,140 s.f. Santa-Fe style three-bedroom, two-bathroom custom manufactured home. The home features custom wood and tile floors throughout, custom made solid rustic wood interior and exterior doors, custom cabinetry and stone countertops in the kitchen and bathrooms with copper sinks, a wood burning stove and furnace. Having 2"x6" construction, the home boasts 9' ceilings and is situated on a solid block foundation with custom 67' x 24' flagstone and stone/block walled in patio. Overlooking the patio is 552 s.f. of attached covered wood deck porches and a gorgeous patio area. Views overlooking the ranch and the Prescott area are phenomenal and in fact the current owners can sight rifles in from the porches. One can easily entertain guests in the patio area's multi-levelled area with beehive fireplace and fountain.



Sitting below the home is a 1,224 s.f. grouted solid site-built block four stall barn with hay and tack rooms. A shop has been constructed from two 25' long conex boxes connected by an open roof. There is a fenced chicken coop and a 25' x 50' greenhouse as well as other storage outbuildings.

The 73 acres at the headquarters are fenced and cross fenced with sections of 5' tall pipe top rail and no climb horse fencing and field fencing allowing different grazing areas of seasonal Bermuda grass pens and native vegetation.

Located on the state lease north of SR 169 are corrals and two storage barns/shelters. This section of the state lease is also fenced into a savory grazing system with several pastures that tie into the corrals along the highway. The portion of the ranch south of SR 169 is also fenced into several smaller pastures. In the recent past goats have been rotationally grazed on the ranch utilizing portable electric fence in 40-acre blocks.

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## COMMENTS

This is an attractive little ranch that is easily accessible from both Prescott and the Phoenix Metro area. Located in one of northern Arizona's most popular areas around Prescott, the ability to control four sections of rangeland is significant. Further, the ability to run either cattle and/or goats on Settler Valley Ranch quite certainly makes this one of the most attractive offerings in Arizona at the current time. Goats have seen increasing demand not only for meat and dairy production, but for reducing wildfire danger in wildland/urban interface areas.

**PRICE:** REDUCED from ~~\$900,000~~ to \$800,000, cash or terms acceptable to the owner.

## CONTACT:

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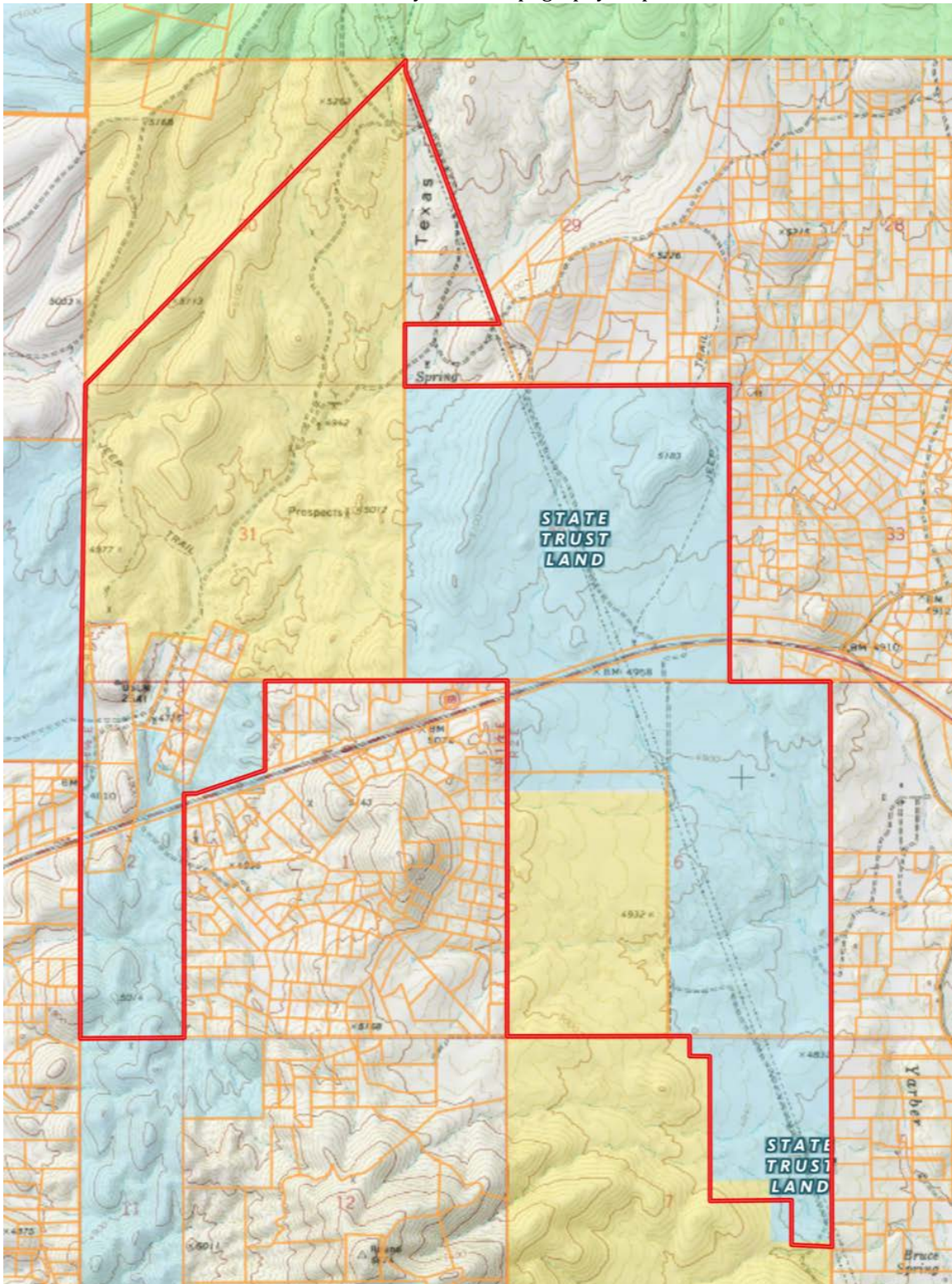


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Settler Valley Ranch Topography Map:



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