

ARIZONA RANCH REAL ESTATE

www.azranchrealestate.com

Showlow

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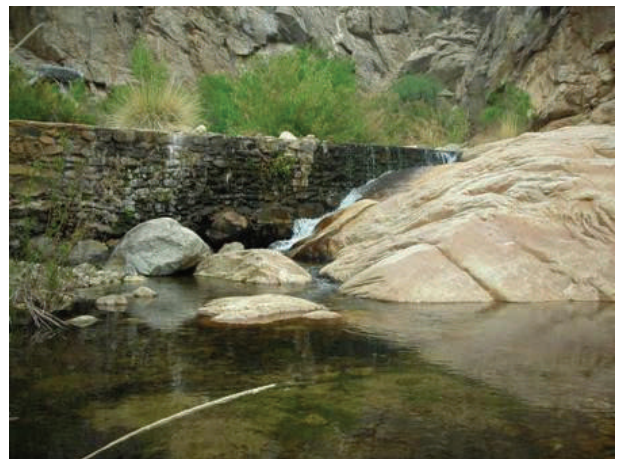
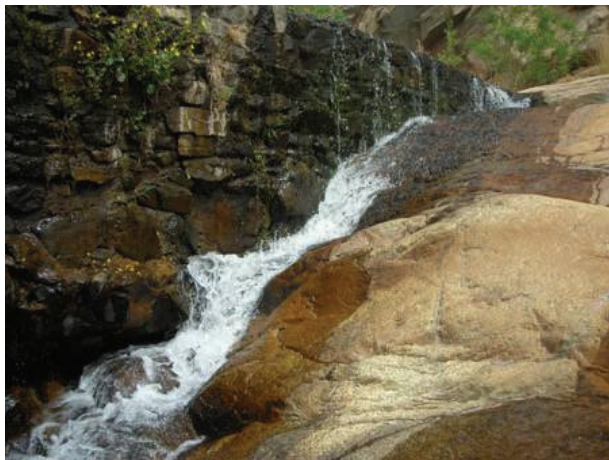
Stanfield

40070 W. Hwy. 84/P.O. Box 1
Stanfield, AZ 85272
Phone: 520/424-3839
Fax: 520/424-3843
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Marana

P.O. Box 90806
Tucson, AZ 85752
Phone: 520/572-0109
Fax: 520/844-3405

P RANCH



Specializing in Ranch, Farm, Acreage, and Commercial Properties

The P Ranch

Location- South of Safford Arizona along Highway 191

Acreage-

Deeded – 40 Acres
State – 18 + Sections (Lease # 05-001013)
BLM – 12 +/- Sections, (Sec 3, #2329757)
Forest - 20 +/- Sections, (Veatch Allotment # 50428)

Carrying Capacity –
235 Head Yearlong

Elevation/Terrain –
4100' along the highway to 6200' on the Graham Mountains.

Vegetation –
Blue Gramma, Needles Gramma, Six Weeks Grass, Bush Muley, Morman Tea, and Mesquite.

Water -
1 Well on Deeded
2 Wells on State
1 Well on Forest
Multiple Springs
4 Dirt Tanks

Cattle –
None included with the sale.

Fees/Taxes -
Deeded- \$540/year
State- \$1,937/year
BLM- \$729/year
Forest- \$1500/year (+/-)

Improvements-
Nice newer 3 bedroom 2 bath, 1200 sq ft site built house with great mountain views. Water power, corrals and a horse pasture at the house. 7 Pastures.

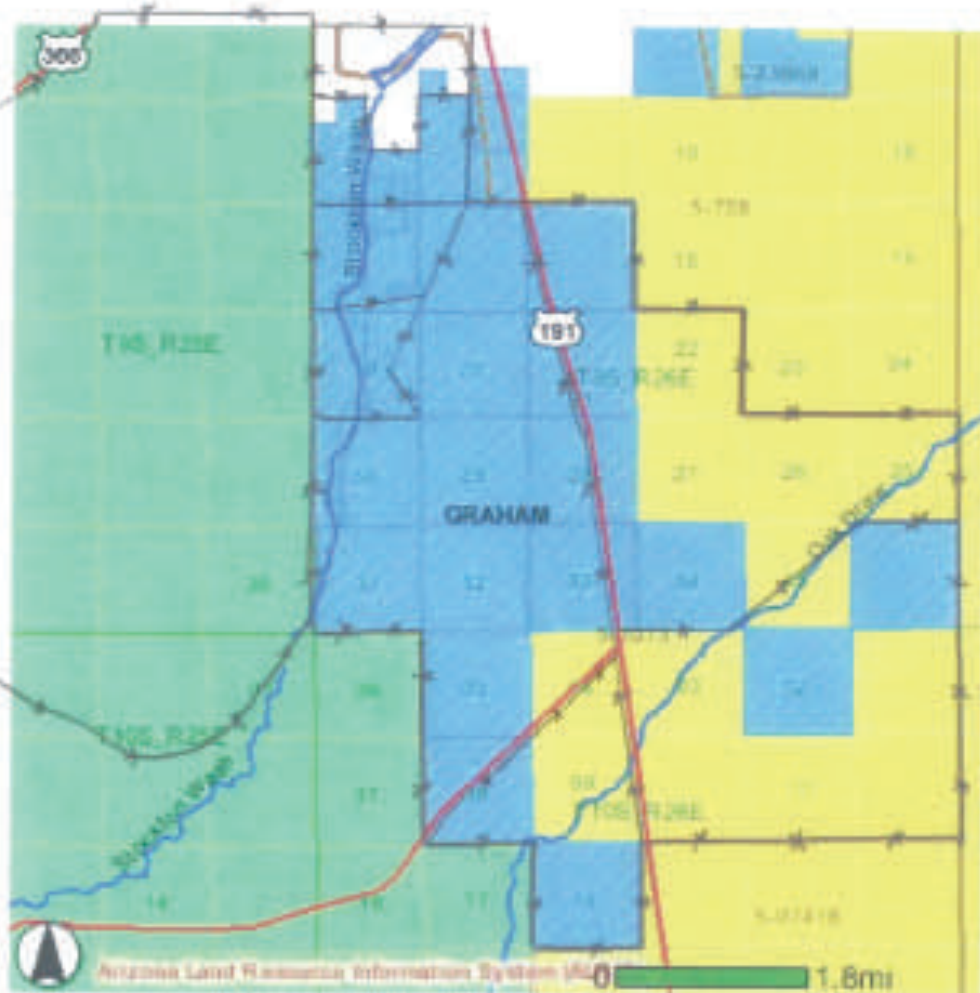
Notes-
This is a nice family sized ranch that runs 235 head year long. The home is on the ranch and in a beautiful spot close to Safford and Willcox with a short drive to Highway 191.

Price- Asking \$885,000 Cash

Contact: Scott Thacker 520-444-7069 or ScottThacker@mail.com

For more info check the ranch out online at: www.azranchrealestate.com or www.swranch.com





Veach Allotment

Range Improvements and Monitor Points

Balford Ranger District
Cerro Gordo National Forest



0 0.25 0.5 Miles

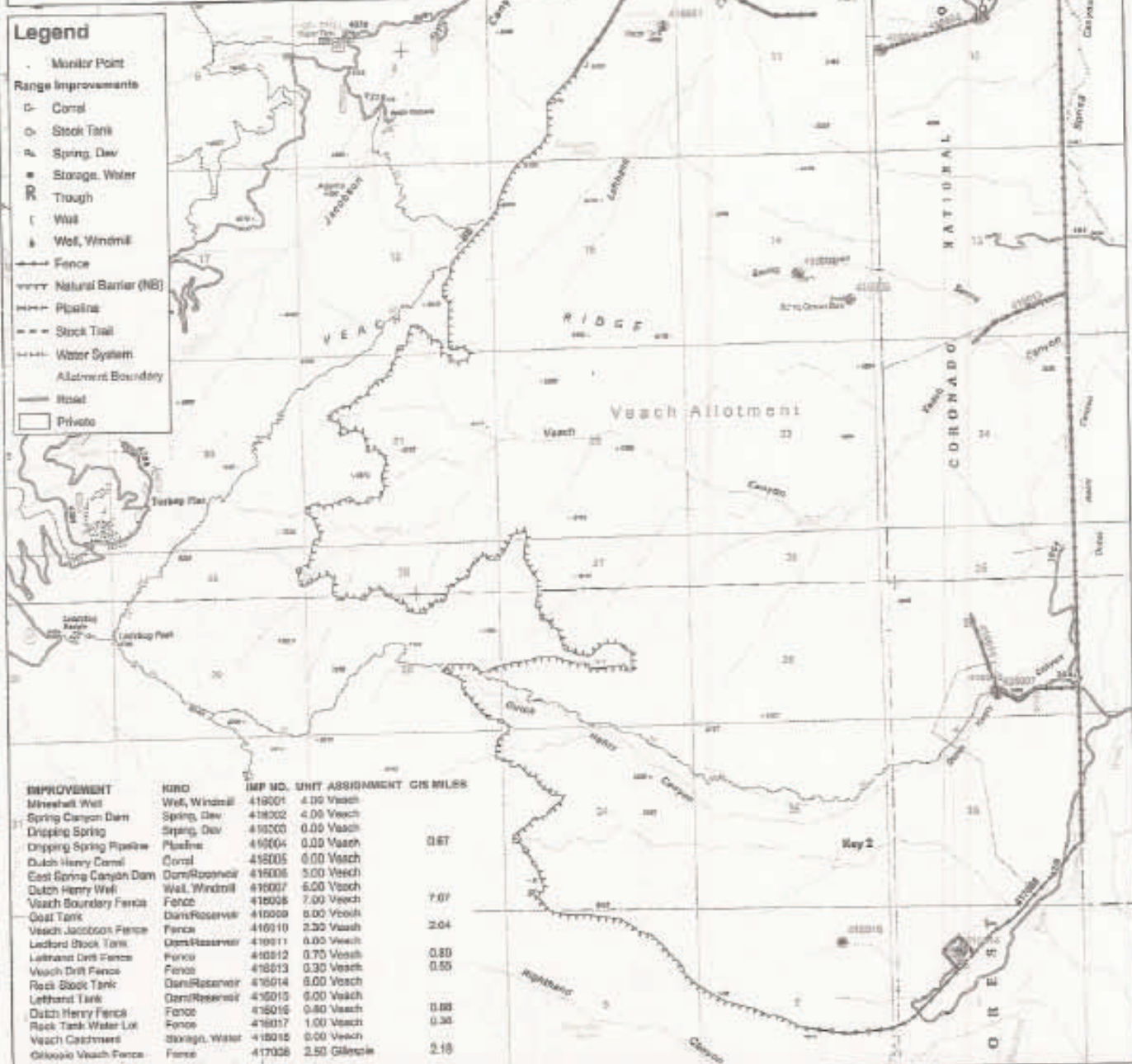
The Description is descriptive for measurements of improvements depicted and is not intended to be construed as a warranty of accuracy or completeness.

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Part of
This map is a part of (drawing Plate No. #)
located in
on
by
and shows the allotment(s) specified in the permit.

The Balford Ranger District is a part of the Balford Ranger District and is not intended to be construed as a warranty of accuracy or completeness. The Balford Ranger District is a part of the Balford Ranger District and is not intended to be construed as a warranty of accuracy or completeness. The Balford Ranger District is a part of the Balford Ranger District and is not intended to be construed as a warranty of accuracy or completeness.

Legend

- Monitor Point
- Range Improvements
- Corral
- Stock Tank
- Spring, Dam
- Storage, Water
- R Trough
- Wall
- ⊕ Well, Windmill
- Fence
- Natural Barrier (NB)
- Pipeline
- Stock Trail
- Water System
- Allotment Boundary
- Road
- Private



IMPROVEMENT	ICRD	IMP NO.	UNIT ASSIGNMENT	CH MILES
Mineshaft Well	Well, Windmill	419001	4.00 Veach	
Spring Canyon Dam	Spring, Dam	419002	4.00 Veach	
Dripping Spring	Spring, Dam	419003	0.00 Veach	
Dripping Spring Pipeline	Pipeline	419004	0.00 Veach	0.67
Dutch Henry Corral	Corral	419005	0.00 Veach	
East Spring Canyon Dam	Dam/Reservoir	419006	5.00 Veach	
Dutch Henry Well	Well, Windmill	419007	6.00 Veach	
Veach Boundary Fence	Fence	419008	7.00 Veach	7.07
East Tank	Dam/Reservoir	419009	0.00 Veach	
Veach Jacobson Fence	Fence	419010	2.30 Veach	2.04
Leflord Stock Tank	Dam/Reservoir	419011	0.00 Veach	
Leflord Well Fence	Fence	419012	0.70 Veach	0.80
Veach Well Fence	Fence	419013	0.30 Veach	0.55
Rock Stock Tank	Dam/Reservoir	419014	0.00 Veach	
Leflord Tank	Dam/Reservoir	419015	0.00 Veach	
Dutch Henry Fence	Fence	419016	0.80 Veach	0.88
Rock Tank Water Lot	Fence	419017	1.00 Veach	0.36
Veach Catchment	Storage, Water	419018	0.00 Veach	
Gillette Veach Fence	Fence	417026	2.50 Gillette	2.18