

# ARIZONA RANCH REAL ESTATE

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## Split Rock Ranch



*Specializing in Ranch, Farm, Acreage, and Commercial Properties*

# Split Rock Ranch

**Location-** Near I10 and the NM Border. More specifically, near and around Paradise and Hilltop AZ on the North-east slopes of the Chiricahua Mountains and east into the farm valley below.

**Zoning – Mixed**

Jurisdiction – Cochise County

**Acreage-**

Deeded: 6053 Acres (+/-)

State: 7840 Acres (+/-)

BLM: Under 1 Section

Forest: 18 Sections (+/-)

**Carrying Capacity –**

Deeded : 80 Head Year Long

State: 92 Head Year Long

BLM: Nominal

Forest: 91 Head for Winter 2010 and increasing in 2011

Total Range Carrying Capacity (not including irrigated lands, BLM or adverse lands):  
202 head year long for 2010 and possibly increasing in 2011.

**Elevation/Terrain –** This ranch ranges in elevation from 4200' in the low country to over 7200' on the forest peaks. The headquarters is located along a county road near the center of the ranch at a little over 5000' elevation. The terrain is diverse with farm flat ground on the northeast end of the ranch, rolling hills and gramma grass valley's in the central areas. Then the ranch rises to forest peaks on the west end of the ranch.

**Vegetation –** The ranch is very productive related to feed growth. Round Valley has a strong browse and grass undergrowth, the Turkey Creek Valley and Jhus Canyon are plentiful in Gramma grasses, Oaks, and Junipers. The forest yields a lot of Gramma grasses, Juniper, Oaks and Pine Trees.

**Water -** Split Rock Ranch is well watered with good water distribution for ease of grazing.

4 -Livestock and Domestic Wells

3-Irrigation Wells

Multiple Dirt Tanks

Multiple Springs in various levels of production

Miles of Pipeline with Drinkers

**Cattle –** No cattle are included with the sale of the ranch but the cattle are available by private treaty.

**Fees/Taxes -**

Deeded: \$2051.64 (Taxes 2010)  
State: \$2472.62 (2009-2010 Grazing)  
BLM: \$226.80 (2009-2010 Grazing)  
Forest: \$484.65 (Winter 2010-2011)

**Water and Fence-** The ranch is fenced and cross fenced, with many wells, developed springs, pipelines and drinkers.

**Corrals-** There are two shipping corrals and a set of pens at the house.

+The Savage corrals, located in Round Valley, have water and boast brand new steel welded corrals with giant Hackberry trees shading the end of the corrals.

+The Stockade corrals, located near the forest allotment and the base of Split Rock, have water and are recently reinforced.

+The pens at the house are recently reworked, have water, turnout into the horse pastures, and function well for horses or a few calves.

**Housing-** The house is an older liveable site built ranch home near the middle of the ranch. The home has water, electric, telephone and is easily accessed by a county maintained road.

**Fallow Farm Ground-** There is a massive irrigation well with historic production of 3000 GPM (+/-) on State land. Plus there is another irrigation well on deeded. They were both farmed in the past.

**Notes-**

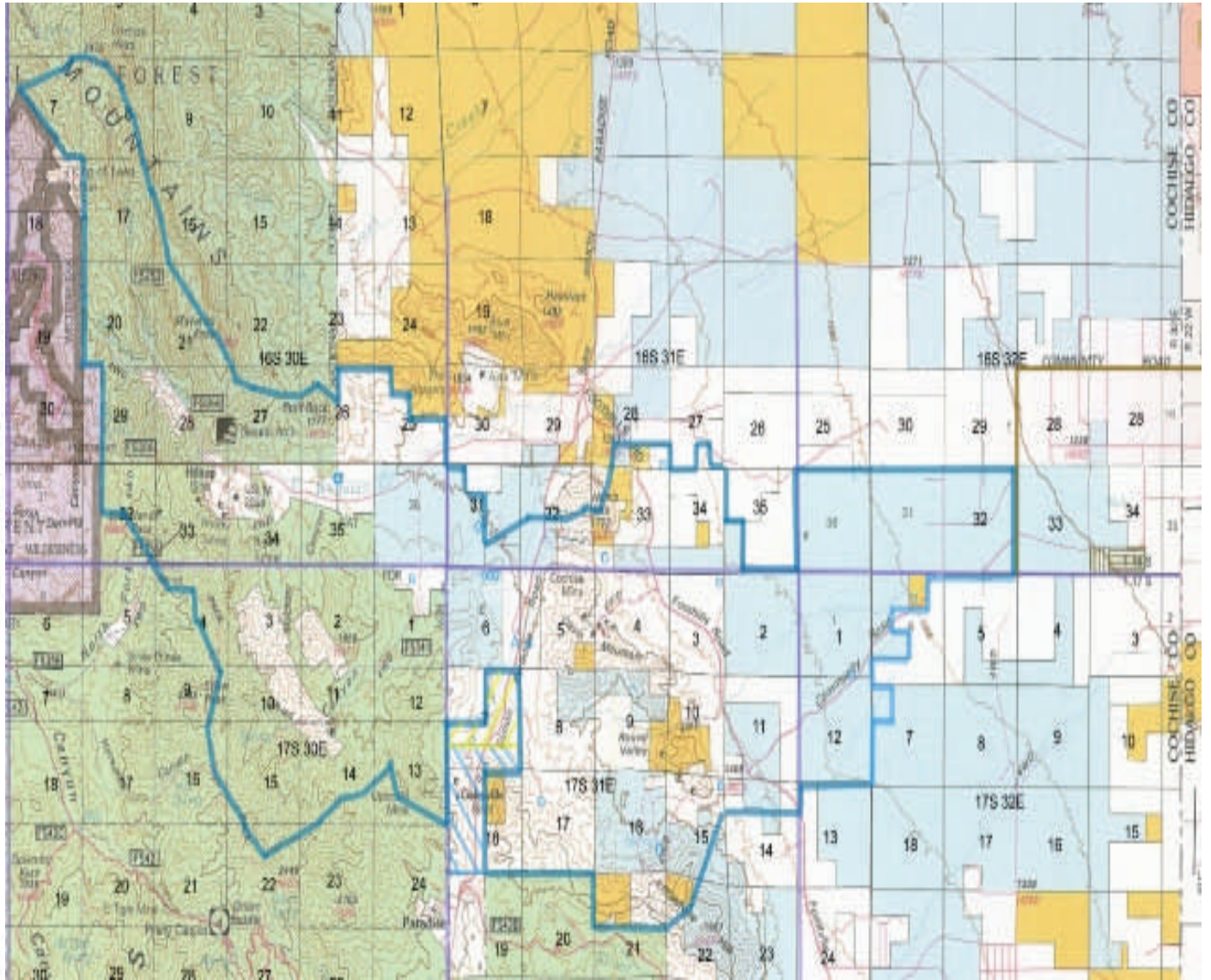
The Split Rock Ranch is presented to you by Scott Thacker of AZ Ranch Real Estate for the first time in 40 years. The ranch boasts over 6000 acres of deeded lands and patented lands, located adjacent to Paradise Arizona in arguably the most beautiful scenery in Arizona. This is a strong working 200 plus head cattle ranch, pregnant with immense unrealized potential. The future of this ranch is bright. Increased AG production could be developed in the irrigated lands. If you have the interest, the potential for real estate, retreats, and/or vineyard development should be explored. *"Buyers may also purchase the East side of the ranch with: 4,000 Deeded, A Ranch House, 7,000 Acres of State, 1,200 Acres of BLM and the Irrigated ground for \$1.6 Million. Ask Scott Thacker for details."*

**Price- \$3,631,800 Cash or Terms Acceptable to the Seller**

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

Information acquired through various sources and while deemed accurate, Arizona Ranch Real Estate makes no guarantees herein and all potential buyers are advised to have any studies buyer deems necessary to achieve buyer's satisfaction. Seller certifies that the information contained on this sheet is true and complete to the best of the Sellers knowledge.

# Map



# Parcel Maps

