

51 Ranch
Yavapai County, Arizona



Offered Exclusively By:

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Location

The 51 Ranch is located in the Tonto National Forest approximately 10 miles north the Seven Springs Camp area north of Carefree. The headquarters is situated along Lime Creek southeast of West Cedar Mountain. The Forest Permits is north of Cave Creek and run from the eastern slopes of the New River Mountains to Cook Mesa then to the southwestern slopes of West Cedar Mountain. The area is known for its rich history in ranching and mining and currently for all types of outdoor recreation including hunting, bird watching, star gazing, and hiking.

The 51 Ranch is located approximately 23 miles north of Carefree, on Cave Creek/Seven Springs Road. Phoenix the State Capital is approximately 51 miles southwest of the Ranch.

Topography

The high desert elevation ranges from approximately 2,100' in the southeast corner near New River to above 5,900' at Squaw Mountain in the central portion of the ranch. The headquarters is at approximately 3,500'. This provides for a mild climate and a wide variety of vegetation.

Vegetation

The 51 Ranch is in the upper desert grassland and desert shrub forage type. Predominant grasses are Gramma, Tobosa, Curly Mesquite, Galleta and Bush Muhly. Annuals such as Indian Wheat and Alfilaria occur in years with adequate late winter and early spring precipitation. Browse includes Guajilla, Mesquite, and Bursage.

Climate

This area has a mild year-round climate. Rainfall averages approximately twelve to fourteen inches annually. The average temperature from mid-June until early September is in the 90's, varying from the middle 70's at daybreak to the low 100's in the afternoon. Temperatures do reach 100° during some mid-summer days but typically cool down in the evenings. Winter temperatures range from the 40's at night to the low to mid to upper 60's in the afternoon.

Utilities

There are no public utilities at the headquarters. Electricity is provided by private generator.

Improvements

The improvements on the deeded land consist of a large set of shipping corrals with a squeeze chute loading chute and a five ton scale. There are also several working pens located on the Forest Permits.

The building improvements consist of a historic stone cabin, a double wide mobile home, hay barn and misc. storage and out buildings.

Tenure

The location, total size and carrying capacity makes this ranch appealing to a wide group of potential buyers. The 51 is big enough to provide income yet located close enough to Phoenix to be attractive for many potential users.

Acreage	68.96±	acres Deeded
	70,463±	Acres Forest Permit New River Allotment
	<u>20,223±</u>	acres Forest Permit Black Jack Allotment
	90,754.96±	acres total

Carrying Capacity	Blackjack Allotment	460 AUs year long with a 322 yearling carryover.
	New River Allotment	400 AUs year long

Total 860 animal units yearlong with a 322 yearling carryover*

****Due to past drought and range conditions, after the Cave Creek Complex Fire, the Ranch has not been at full carrying capacity for many years. Potential Buyers must verify grazing plans and potential carrying capacity with the Tonto National Forest.***

Livestock

There are no livestock include in the offering.

Price

\$1,250,000 cash

Comments

This well improved ranch allows for a rural lifestyle but with all the amenities that a large city has to offer within a 1.5 hour drive.

Contact

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Photos



Blackjack Forest Permit.



Working Corrals on Blackjack Allotment



Lower Desert on New River Allotment

Photos (continued)



Overview of the Deeded Land and
Private Lease (Headquarters)

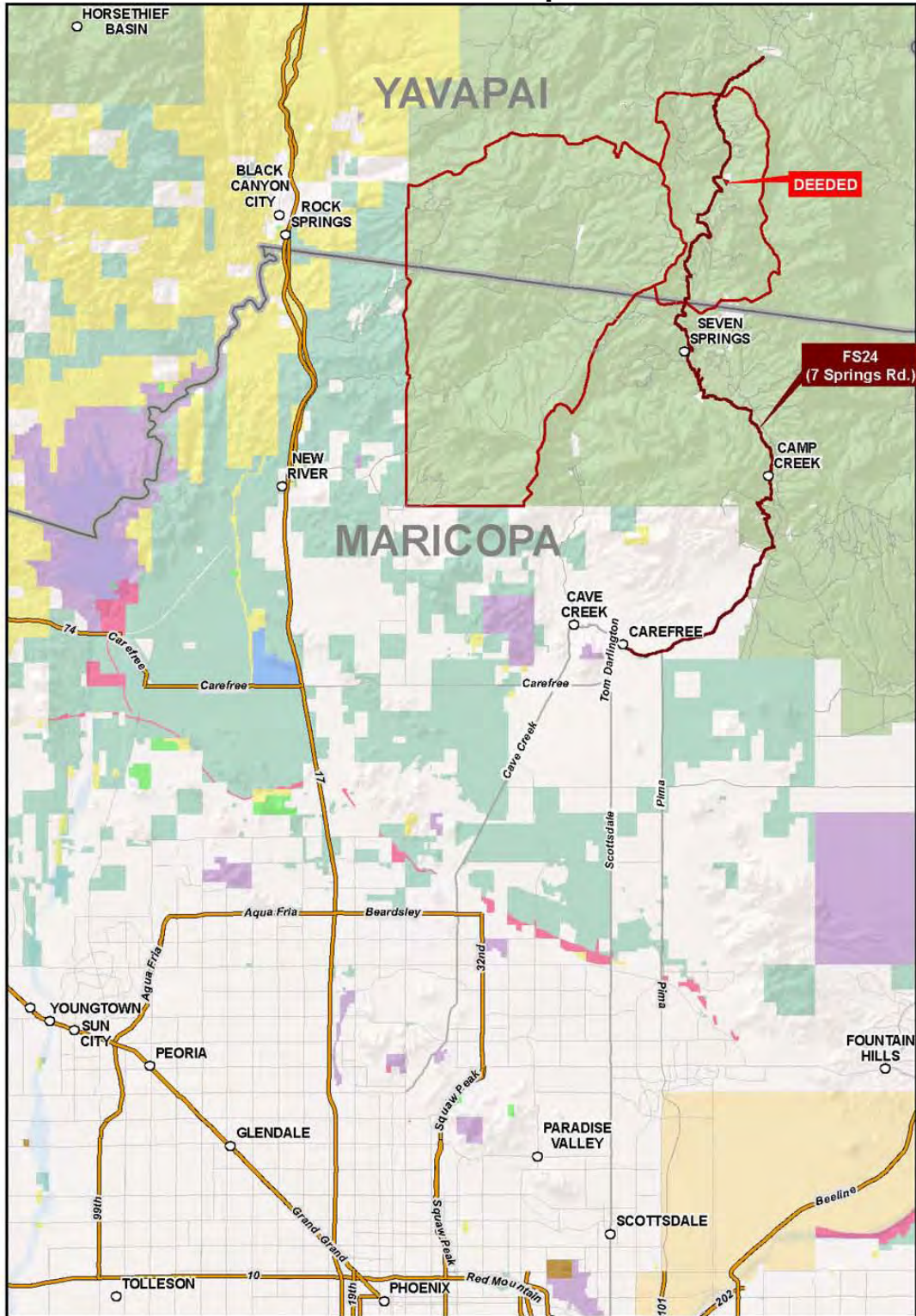


Horse Barn



Historic Cabin

Location Map

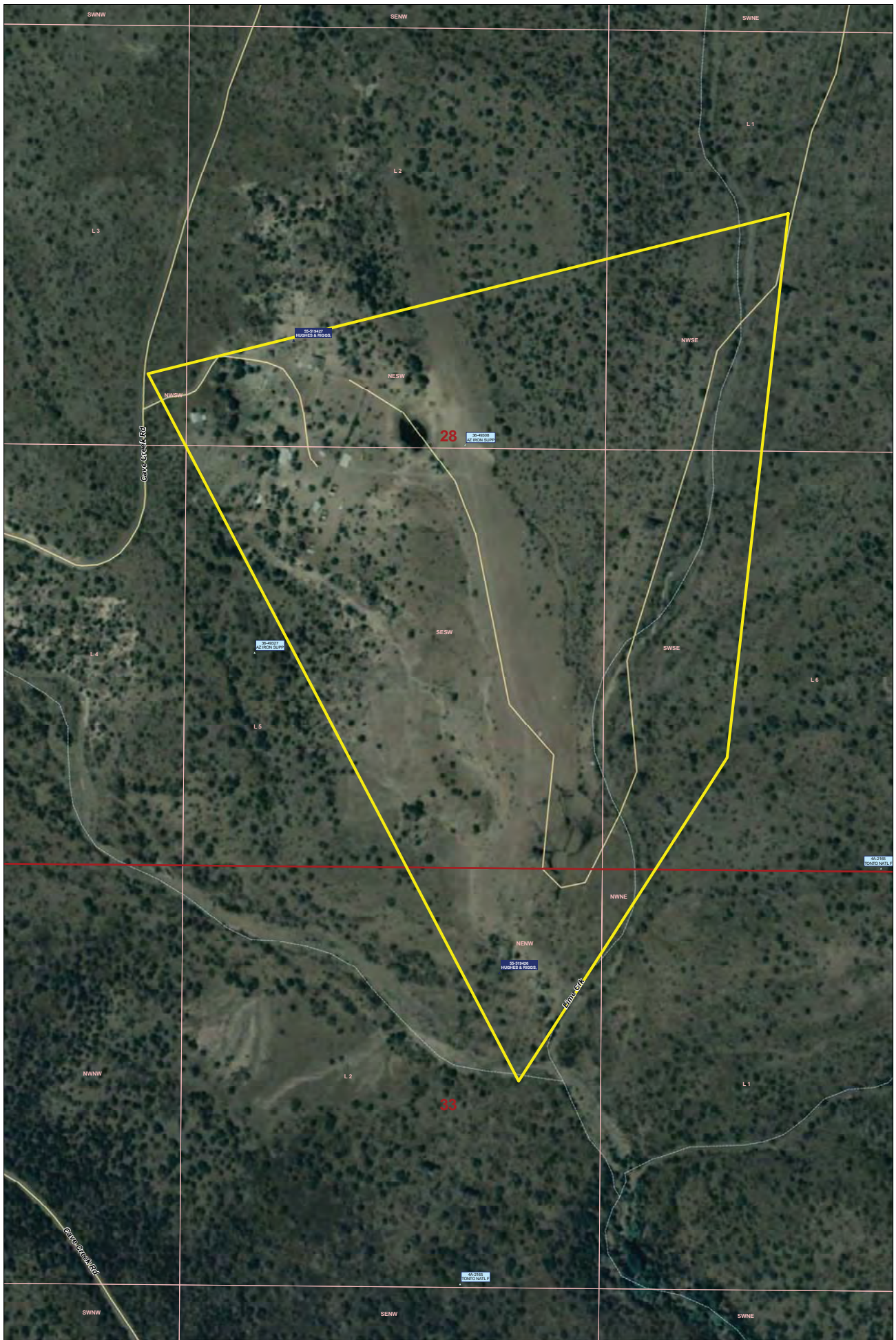


- Legend**
- | | | |
|--|--|--|
| BLM | Military | State Wildlife Area |
| BR | NPS | USFS |
| County | Other | USFWS |
| Indian Lands | Private | State |
| Local or State Parks | | |

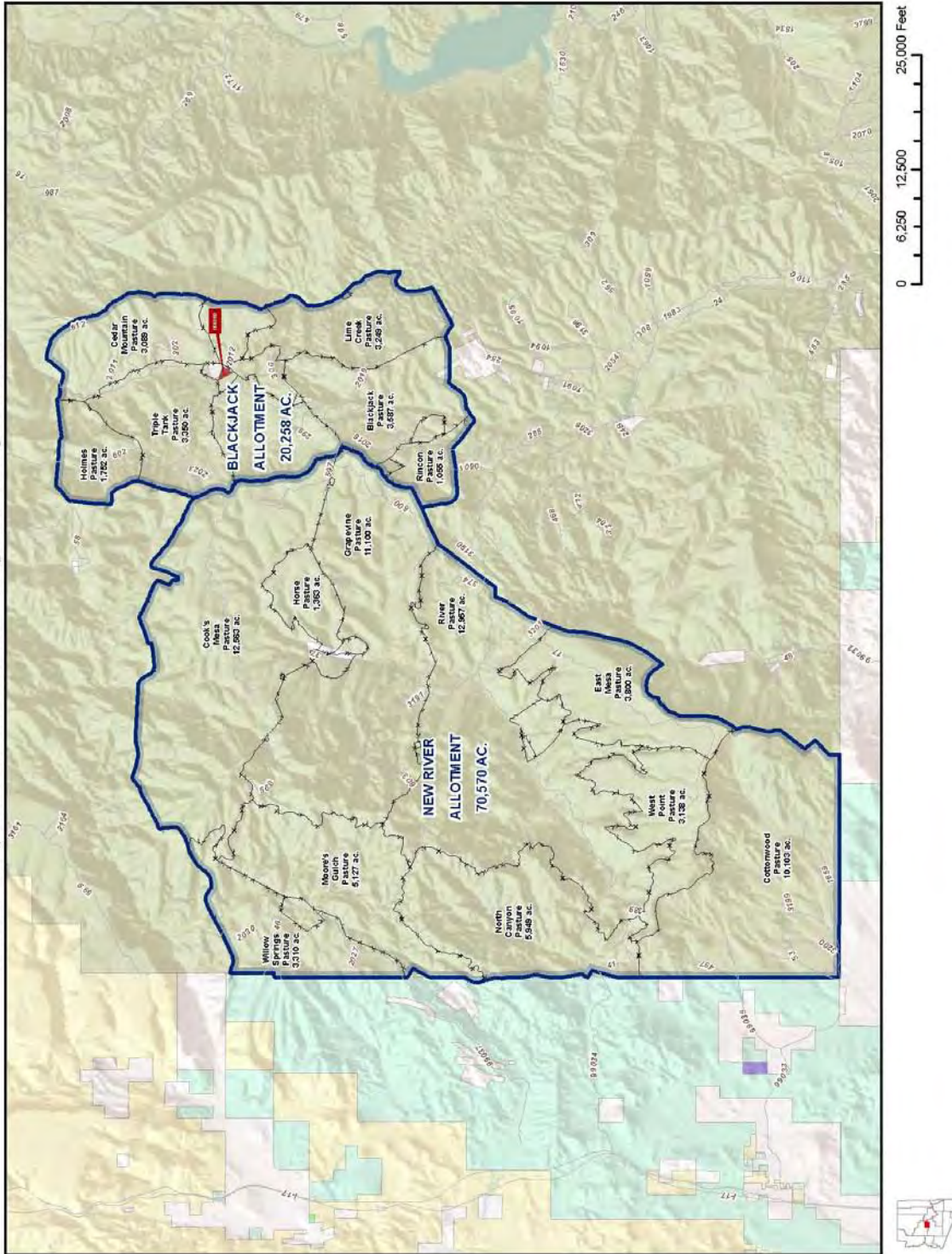


Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Deeded Aerial Map



51 Ranch - Blackjack and New River Allotments - Yavapai and Maricopa Counties, Arizona



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