Offered For Sale

BROKEN L BADLANDS RANCH
Apache County, Arizona

Exclusively Listed By:

Traegen Knight
Headquarters West, Ltd.
P.O. Box 1980
St. Johns, Arizona 85936
Ph. 928 524-3740
Fx. 928 563-7004
Broken L Badlands Ranch  
Apache County, Arizona

Location and Access:  
Located 35 miles north of St. Johns, Arizona and approximately 10 miles west of Witch Wells, or the intersection of US 191 & State 61 in eastern Apache County. The north boundary of the ranch is directly adjacent to the Navajo Reservation (New Lands). Access is provided by US 191 to County Road 7230, then west 10 miles to the ranch boundary. There is a locked gate providing access directly off of #7230 into the ranch. Numerous private dirt ranch roads provide access throughout the interior of the ranch.

Property Description:  
Broken Badlands Ranch is approximately 3-4 miles from north to south and five miles from east to west. The ranch is in a checkerboard fashion with alternating private and state/federal lease lands. There is nearly 5.5 sections Arizona State lease, 2.5 sections BLM lease and 6 sections open range grazing in addition to the 1,760 deeded acres owned. The ranch is very well improved for livestock use. There are four wells equipped with solar pumps each with newer poly storage tanks and numerous drinkers. Two of the wells supply nearly five miles of pipeline. There is a large dirt tank near the center of the ranch for additional water. The ranch is fenced and cross fenced into three main pastures and two smaller holding traps. The fencing is in new or newly repaired condition. There are three range corrals located on the property where cattle can be gathered for doctoring, branding or loading.

Carrying Capacity:  
- 19.25 animal units deeded  
- 43.75 animal units state lease  
- 14.00 animal units BLM lease  
- 43.50 animal units open range  
- 120.50 animal units yearlong*  
*Carrying Capacity is based on the State and BLM recommended stocking rate of 7 animal units per section.

Land Tenure:  
- 1,760 acres deeded  
- 4,001 acres state lease  
- 1,300 acres BLM lease  
- 3,979 acres open range  
- 11,040 acres total or 17 sections

Legal Description:  
Deeded  
Township 18 North, Range 27 East  
Sections 21, 23, 25, 33 & 35: portions thereof  
Gila and Salt River Base Line & Meridian  
Township 18 North, Range 28 East  
Section 30: NW1/4  
Gila and Salt River Base Line & Meridian
Property Taxes for 2012

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<th>APN</th>
<th>Acres</th>
<th>Full Cash Value</th>
<th>Taxes</th>
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Grazing Fees:
Federal rate is $1.35 per animal unit month for the year 2013
State rate is $2.60 per animal unit month for the year 2013

Utilities:
There are no public utilities available to the ranch or in the area. Cellular service is available on the ranch.

Water:
Livestock water is provided by four wells each equipped with solar submersible pumps producing between 1.5 to 2.5 gallons per minute. Each well is equipped with new poly storage tanks with total storage capacity over 100,000 gallons in seven different locations. There are nearly five miles of pipeline with numerous livestock and wildlife drinkers scattered throughout the ranch.

Price: $700,000 – Cash

Contact:
Headquarters West, LTD.
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St. Johns, Arizona 85936
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Fax: 928-563-7004
Cell: 602-228-3494
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.
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Livestock well with solar pump & storage tank

Livestock well with solar pump & storage tank
Livestock well with solar pump & storage tank

Storage tanks on the pipeline
Livestock well with solar pump & storage tank

Range corral with drinker
Range drinker from pipeline

Dirt tank.
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