

Casner Park/Kelly Seep Allotment Coconino County, Arizona



Offered for sale exclusively by:

Paul Groseta

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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.

Location

The Casner Park/Kelly Seep Allotment is located six miles south of Flagstaff, and runs south of Mountainaire and Kachina Village to east of Munds Park in Coconino County, Arizona. Interstate 17 runs through the north portion of the ranch and portions of the northwest end border Highway 89A.

Description

The ranch is a 100% leasehold interest in the Casner Park/Kelly Seep Allotment on the Coconino National Forest. The ranch is fenced exteriorly and interiorly into 13 rotational pastures and traps. Topography is mostly level to rolling with a few steeper areas around Coulter Mountain, Kelly Canyon, James Canyon and Pumphouse Wash. Elevation ranges from 6,600' to 7,200'. The dominant vegetation types on the allotment are ponderosa pine, Arizona fescue, mountain muhly and blue grama; vegetation types vary from open grassland meadows to denser treed areas.

Carrying Capacity & Acreage

No deeded land is included with the allotment, the ranch consists 100% of the Casner Park/Kelly Seep Allotment on the Coconino National Forest. The total acreage of the ranch is 28,047± acres, the term permit is for 395 head (1,391 AUM) of yearlings from June 1st through October 31st (five months).

Water

Water on the ranch is provided by earthen tanks, springs, seeps and some seasonal water. Water from wells on private land in the area may be available for use on the allotment.

Corrals

There is one set of corrals on the allotment.

Grazing Fees

Grazing fees for 2012 are \$1.35/AUM (1,391 AUM).

Comments

The Casner Park/Kelly Seep allotment is on the Mormon Lake Ranger District of the Coconino National Forest. A prospective buyer would need to own a minimum of 10 acres of private (deeded) land located in the area (subject to USFS approval) to be used as the base/commensurate property. The owner and broker disclose that there is pending litigation regarding this allotment, along with other allotments, with the USFS.

This is a good yearling forest grazing allotment that is easily accessible from I-17 and 89A. The allotment has been in the same ownership for 30 years. This is an attractive stocker operation priced at \$760 per unit, beef prices are at all time highs currently and tremendous rates of gain are achievable with yearlings in this strong country.

Price

\$300,000, cash, submit all offers.

Angus yearlings may be available by private treaty.

Contact

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Photographs



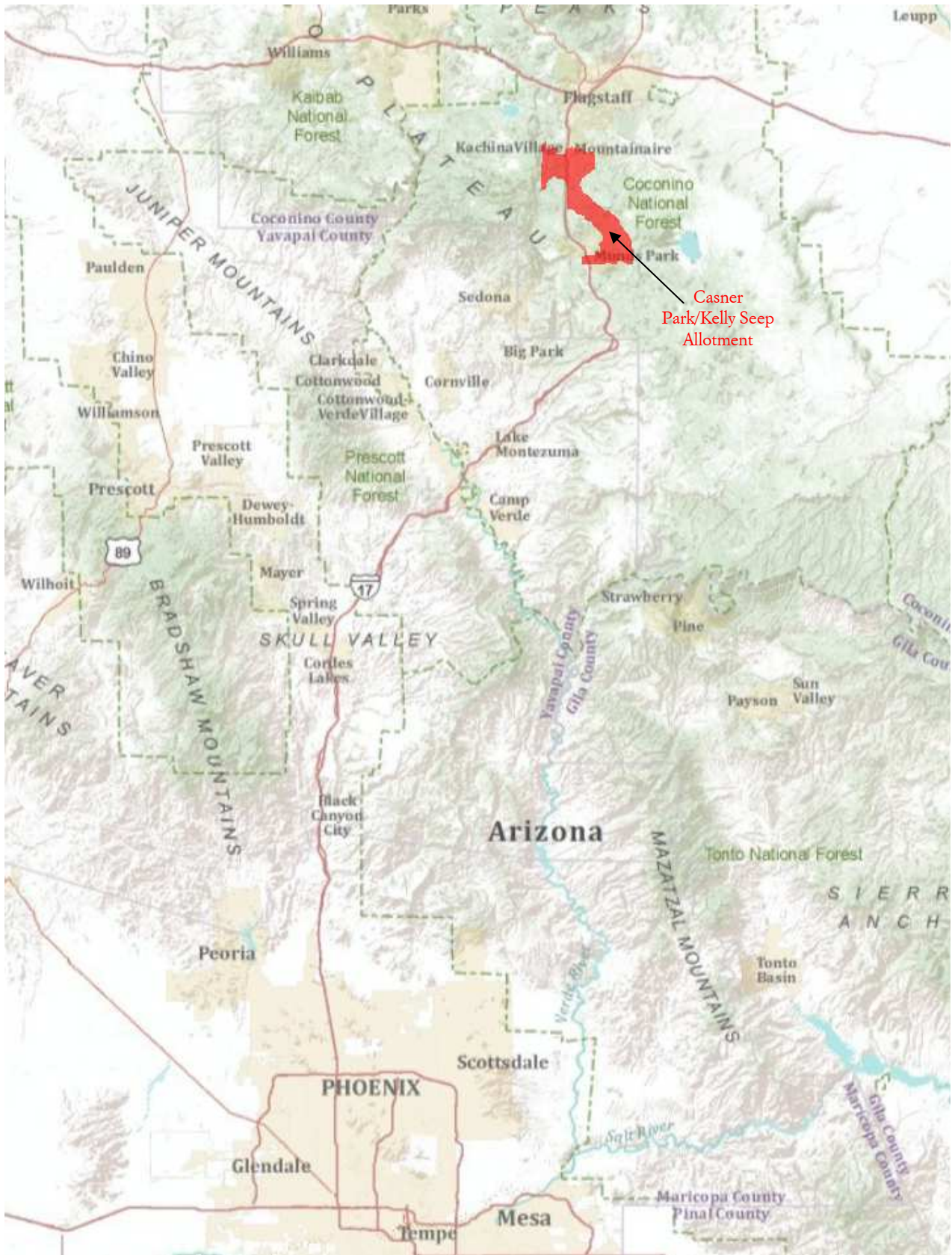
Typical rangeland on the allotment.



Driving yearlings across the allotment.

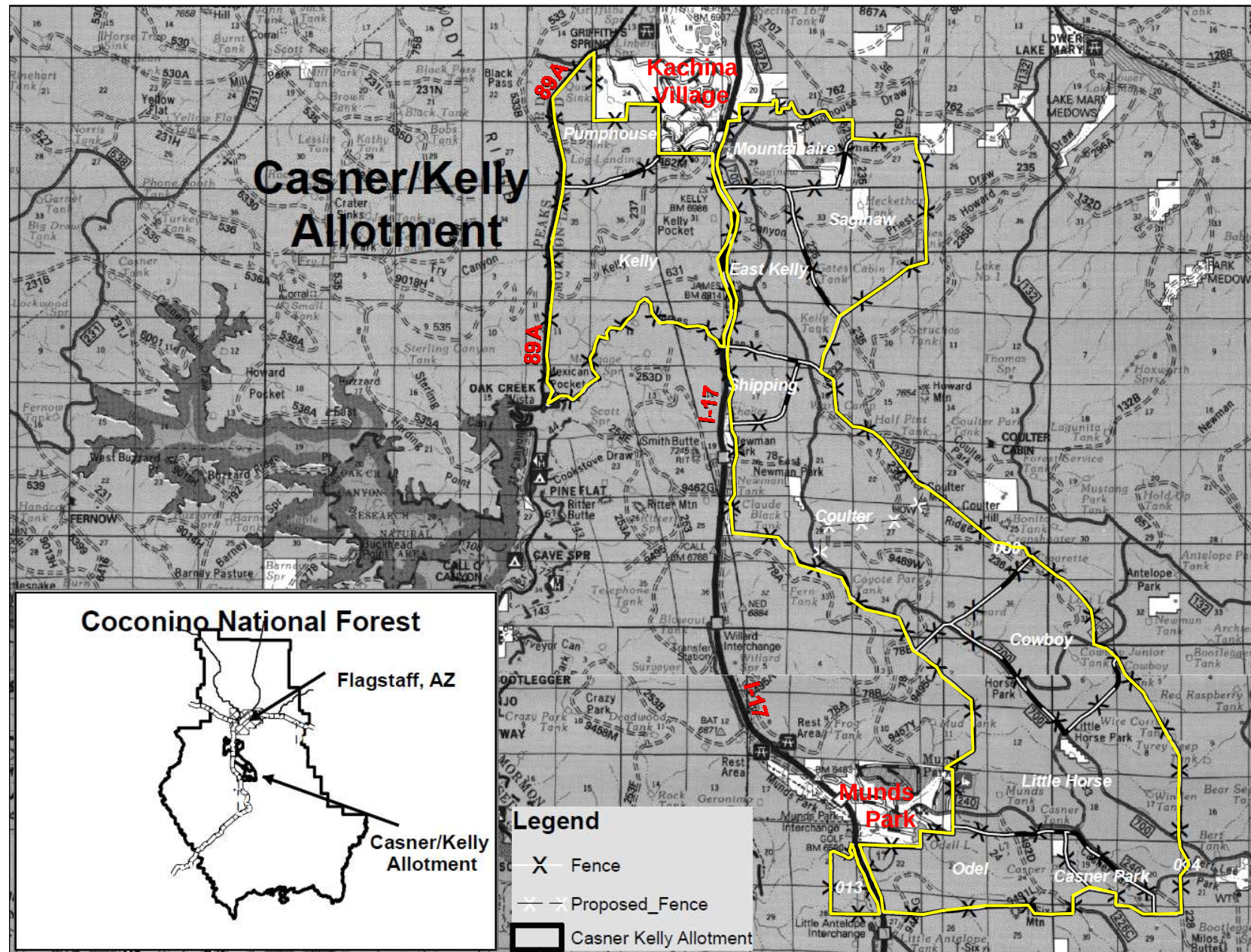
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Location Map



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Allotment Map



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