



Circle Bar Ranch
Maricopa County,
Arizona



Exclusively Listed For Sale By:

HEADQUARTERS WEST, LTD.
RURAL REAL ESTATE BROKERAGE AND APPRAISALS
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- ❖ The Circle Bar Ranch is located northeast of Fountain Hills on both sides of S.R. 87, north of the Salt River and south of Sunflower, from Four Peaks on the east to the Fort McDowell Reservation to the west.
- ❖ Dos S headquarters - fee simple estate in 22.78 acres, this is a complete private inholding within the Tonto National Forest along Sycamore Creek behind a locked gate just off of S.R. 87/Beeline Hwy. Fountain Hills is 20 miles and Mesa is 30 miles to the south, Payson is 40 miles to the north.
- ❖ Leasehold estate in the Sunflower Grazing Allotment on the Tonto National Forest, Mesa Ranger District - 525 head cow/calf year round on 97,885 acres.



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- ❖ The ranch headquarters known as the “Dos S” is situated in a secluded classic Sonoran desert setting with great views of the surrounding mountains.
- ❖ Physical address is 29806 N Beeline Hwy and is near mile marker 209. There is a deceleration lane and cross over on S.R. 87, the driveway behind locked gate is Forest Road 3542, there is a road access agreement for legal access.
- ❖ Maricopa County APN 219-03-002A, zoning is RU-190. There are no utilities to the Dos S, while it is located on a non-printed flood map, Sycamore Creek bisects portions and flows part of the year. There is a levee in place on the property to protect from flooding hazards from Sycamore Creek.
- ❖ Dos S Spring is onsite (ADWR right #33-96885.0) and flows part of the year, typically it dries in the heat of the summer. The spring fills a pond by the home. There are three submersible wells - one of which has historically been artesian, there is one hand pump well. The Dos S is outside of the Phoenix AMA.
- ❖ Improvements consist of a poured concrete home with patio which was built in 1926, an older pole barn with corrals and a concrete pad. There are two septic tanks at the headquarters. The entire site is mostly usable and level, a small portion is in the creek bottom of Sycamore Creek on the northwest end.



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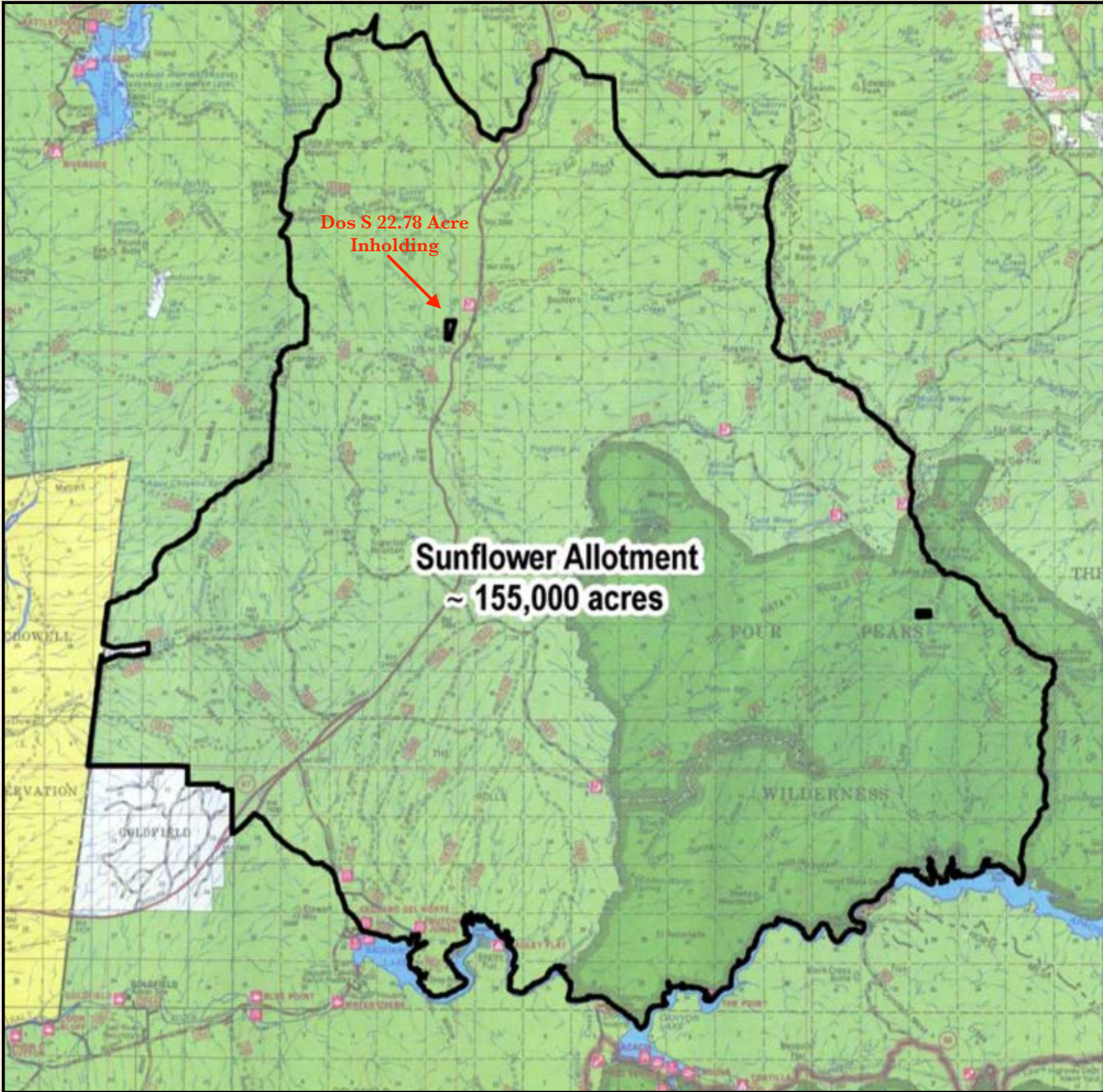
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- ❖ The Sunflower Grazing Allotment is for 525 head cow/calf year long on 97,885 acres. There are four units within the ranch which each are rotationally grazed by separate herds. Elevation of the ranch is 1,540' on the desert to 7,657' at Brown's Peak, the northern most peak of Four Peaks. Vegetation is extremely diverse with Sonoran desert scrub, semi-desert grassland, interior chaparral, pinyon-juniper, some ponderosa pine and riparian. About 60% of the annual moisture occurs from December to March, while most of the balance occurs during the summer monsoon from July to September. At the lower elevations 11" of precipitation is typical, while at the higher elevations 24" plus snow are common. The Heber-Reno sheep driveway bisects the ranch. Also included in the grazing allotment mainly on the south and west end are 56,724 acres of non-use (will not currently be grazed) lands.

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Dos S
22.78 Acres
Surrounded
By
Tonto
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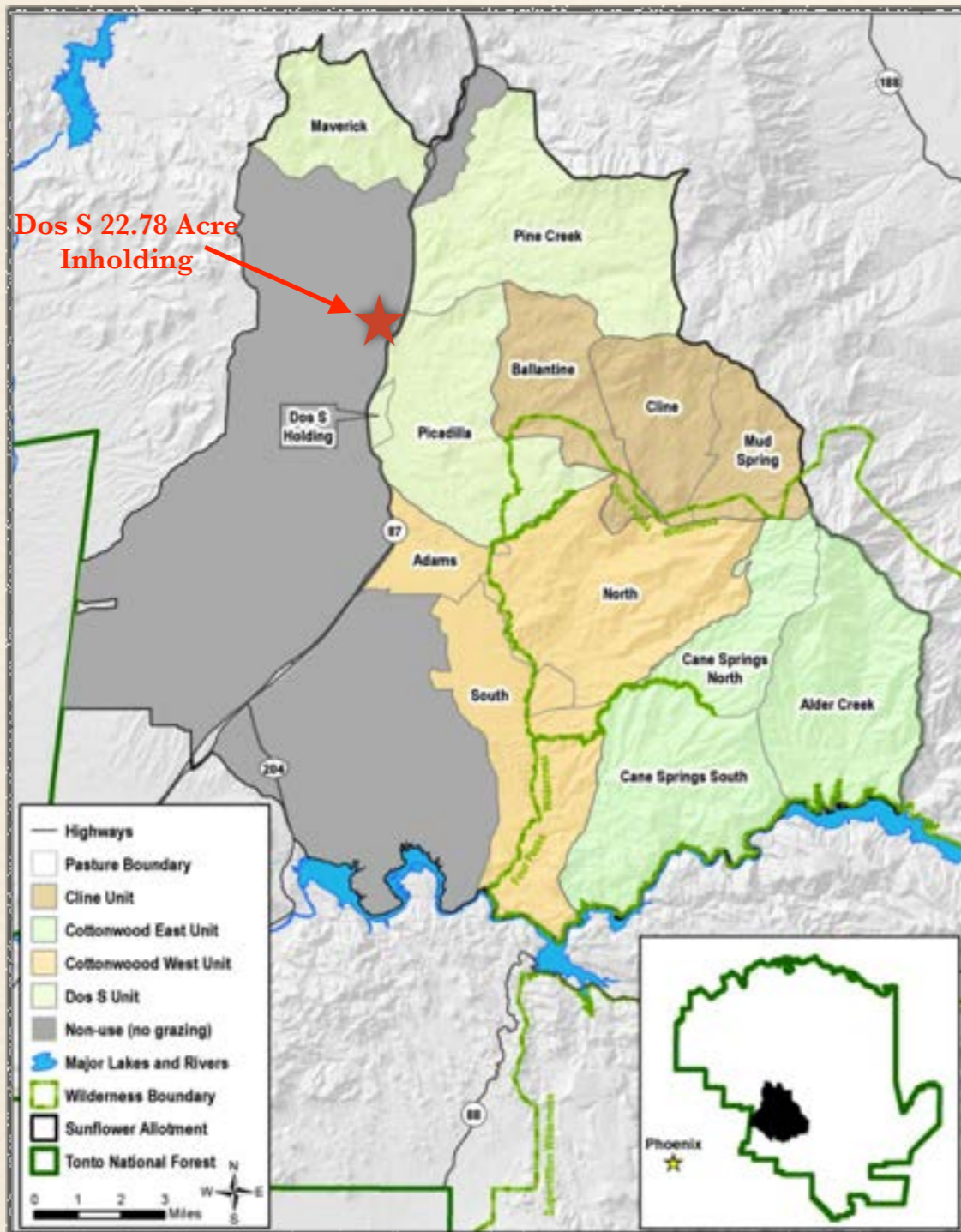
- ❖ The Sunflower allotment has not been grazed since 2000, and for the last several years has been going through NEPA which was completed in late 2015. Initial stocking rates will be lower, with annual monitoring between the permittee and the USFS the capacity will be built up. There is a tremendous amount of feed on the ranch. Below are the estimated initial stocking capacity and subsequent maximum stocking capacity permitted by the USFS. The field on the right notes capacity numbers based on 2014 production data from monitoring.



Unit	Estimated Initial Stocking (cow/calf pairs)	Maximum Stocking – Upper Limit (cow/calf pairs)	Capacity Numbers Based on 2014 Production Data AUMs/Number
Cottonwood East	50 – 75	100 – 125	3,599/300
Cottonwood West	50 – 75	100 - 125	
Cline	75 – 100	125 - 150	1,841/153
Dos S	50 – 75	100 - 125	2,524/210
Total	225 - 325	425 - 525	7,964/664

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Unit	Pastures	Approximate AUMs [†]	Proposed AUMs/Unit	Acreage
Cline	Ballantine	708	900 – 1,800	6,228
	Cline	714		5,613
	Mud Springs	419		4,307
	Total:	16,148		
Cottonwood Unit West	Adams	283	600 – 1,500	2,426
	North	1159		12,469
	South	550		9,819
	Total:	24,714		
Cottonwood Unit East	Alder Creek	648	600 – 1,500	11,051
	Cane Springs North	388		5,167
	Cane Springs South	571		10,822
	Total:	27,040		
Dos S	Maverick	567	600 – 1,500	5,296
	Picadilla	1089		11,205
	Pine Creek	868		13,482
	Total:	29,983		
Totals		7,964	2,700 – 6,300	97,885*

[†]Based on 2014 Production Data
*This number does not include the acreage associated with the various trams and corrals used for livestock management.

- ❖ Above is the carrying capacity per unit and per pasture along with acreages.
- ❖ To view the Final Environmental Assessment for the Sunflower Allotment click [here](#)
- ❖ To view the signed Decision Notice and Finding of No Significant Impact authorizing grazing for the Sunflower Allotment click [here](#)

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- ❖ Since the ranch hasn't been grazed since 2000 and the Environmental Assessment and Decision Notice completed in 2015 sets a new plan and direction for grazing for the ranch, some work needs to be completed on the ranch infrastructure. Initial stocking will not occur until all existing water developments and all new/existing fences are functional and maintained. Several new areas of fence will be required (for new Ballantine pasture and splitting Cottonwood East/West), while typical maintenance on existing fences will be needed. Corrals throughout the ranch need to be rebuilt and/or maintained. There is a lot of natural barrier boundary within the ranch which will be used for the new grazing system on the ranch, cattle in the four units will need to be ear tagged with different color tags to ensure cattle drift between the units does not occur. Areas of the south and west ends of the ranch have heavy recreational use, the heaviest areas of recreational use are in the non-use area of the ranch. Also within the non-use area is Sonoran Desert tortoise habitat. As of early 2016 the USFS has issued an Allotment Management Plan and the Term Grazing Permit.



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\$1,500,000

The Circle Bar Ranch has been in the same family for over 100 years. The ranch is close to the Phoenix Metro area, while this does bring with it more management oversight than a more rural ranch would, it also provides an owner with quick access to goods and services with most parts of the Phoenix Metro area within an hour drive from the Dos S headquarters. With the diverse vegetation and size of the ranch, this is one of the larger sized ranches that is actually capable of running this amount of livestock. The ranch conveys with 100% of whatever mineral or water rights the seller actually owns. The seller and broker make no representation as to the quantity or quality of any mineral, other sub-surface or water rights appurtenant to the property. The ranch is priced competitively at \$1,500,000 (\$2,857 per animal unit) cash or terms acceptable solely at the discretion of the seller. The information provided herein was obtained from sources deemed 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.

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