

**Horse Track & Cochran Allotment
Town of Florence, Pinal county, Arizona**

Offered for sale exclusively by

Con Englehorn or Charles Havranek

Headquarters West, Ltd.
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Location

The Ranch is located in the rural area of northern Pinal County, approximately 2 to 14 miles northeast of the Town of Florence, Arizona.

Site Data

The Ranch is an irregular shaped parcel, averaging three to six miles deep north to south, by eleven miles wide east to west, and embraces 29,330.75± acres of land. This gross acreage is comprised of the following land uses:

- * Parcel 1 - Deeded Lands: 40± acres, located at Twin Tanks off of Hwy 79.
- * Parcel 2 - State Leased Lands: 15,118.04± acres of AZ State Grazing Leasehold
- * Parcel 3: - 12,570.86± acres of BLM grazing leasehold, embracing two separate leases that are approximately 1/2 mile apart.
- * Parcel 4: - Private water access: 120 acres with a drinker at Bridgeport on the Gila River, and 120 acres with a well and drinker at C Camp on the Gila River.

Parcel 1 has a dirt stock tank and a set of shipping pens. Tract 1 is bisected by a wash and has some minor flood hazards. Tract 3 (C Camp) has a well and electric utilities, and the well has a pipeline running north to a set of pens and drinker on the State lease.

Parcel 2, the State lands, are rated at a carrying capacity of 118.1± head annually. Parcel 3, the BLM lands, are rated at a carrying capacity of 116± head annually. Parcels 1,2 and 3 will give a total AUYL of 234.1.

The BLM and State have determined these adult cattle stocking rates. There is some additional grazing on ephemeral feed when weather and water permits. But these numbers vary from year to year in the length of the ephemeral grazing period and the numbers of cattle stocked.

The main body of the Ranch has elevations varying from a high of approximately 1,500 to 1,700 feet along the west boundary of the ranch along AZ 79, to 2,500 and 3,000 feet on the mountains at the east end of the ranch. The Cochran allotment portion of the Ranch is located at the old Cochran siding on the Southern Pacific Railroad. There is one spring on this portion of the ranch, which is 1/2 mile distant from the southeast corner of the main body of the ranch. Elevations vary from a low of 1,625 feet at the Railroad, to a high of 2,454 feet on a small mountain. This portion of the ranch is 3 miles wide east to west by 1/2 to 2 miles deep north to south. This portion of the property is not an economically sized ranch unit on its own, but is close enough to the balance of the ranch that it is operated as a separate pasture.

The Ranch is located in the desert-intermountain region of the state, and the land forms are generalized as ranging from gently sloping to rolling to very rugged. The native range forages consists primarily of black, blue and side oats grama grasses, big galleta, sacaton, tobosa, needle grass, squirreltail, Arizona cotton-top, cane beardgrass, three awn, panic grass, sprangle top and spike dropseed; forbs consist of alfalfa, and Indian Wheat; shrubs consist of guajilla, palo verde, bush muhly, range ratany and mesquite. Non-forage plants consist of ocotillo, saguaro, cholla, ironwood and creosote.

The main body of the ranch is fenced into two traps and one large pasture, plus the Cochran Allotment as a separate pasture. Ranch exterior fences are five strand barbed wire on metal and wood posts and are in fair condition. Interior ranch fences are primarily four strand, and vary from fair to poor condition. There are holding/sorting or shipping pens on the leases and deeded lands, varying from fair to poor condition.

Livestock waters are reported to adequately serve the livestock, except in drought years, or when there are large numbers of steers. There are three large stock ponds on the west side of the ranch. There are three working wells on the leases, all working wells have drinkers. There are two registered springs, and live water is occasionally found in Box Canyon on the east end of the ranch for portions of the year. Water storage at the well sites consists of metal tanks. There may be the need to haul water when stocker steer numbers are large.

Flood Hazards

Per the F.E.M.A. Flood Insurance Rate Map #040077, Panel #05250, Dated 8/15/83, portions of Parcel 1 are impacted by flood hazards by the wash that feeds the large Twin Tanks, and this hazard is not fully delineated. The Broker estimates that the area impacted by the Flood Zone A hazard on Tract 1 is probably 10 acres of the Tracts 40 acres, or 25%.

Zoning

The Ranch is located in the unincorporated rural areas of Pinal County. Zoning in such areas is controlled by the county. Per the Pinal County Planning and Zoning Department, the Ranch's zoning is described as follows. Subject Parcel No. 1 is held in fee simple, and legal and permitted uses are those uses permitted by zoning. Current zoning of Parcel 1 is GR, General Rural, which permits for the construction of one single family residence and agricultural uses on a minimum site of 1.25 acres. Parcel 1 is also adjacent to the Arizona National Guard Gunnery Range, and gunnery practice is conducted on the State lands at different times of the year. The grazing leaseholds are public lands and are considered to be un-zoned by the State and Federal agencies that administer those lands.

Improvements

There are no building improvements on the Ranch parcels, but there are livestock waters, shipping and holding pens, and fencing for the grazing uses.

Price

\$480,000. * This new price reflects the owner's recent addition of a new set of pens on the deeded lands, and the intention of adding a new livestock well on the deeded land, and bringing in power from SR 79.

Terms

Cash

Contact

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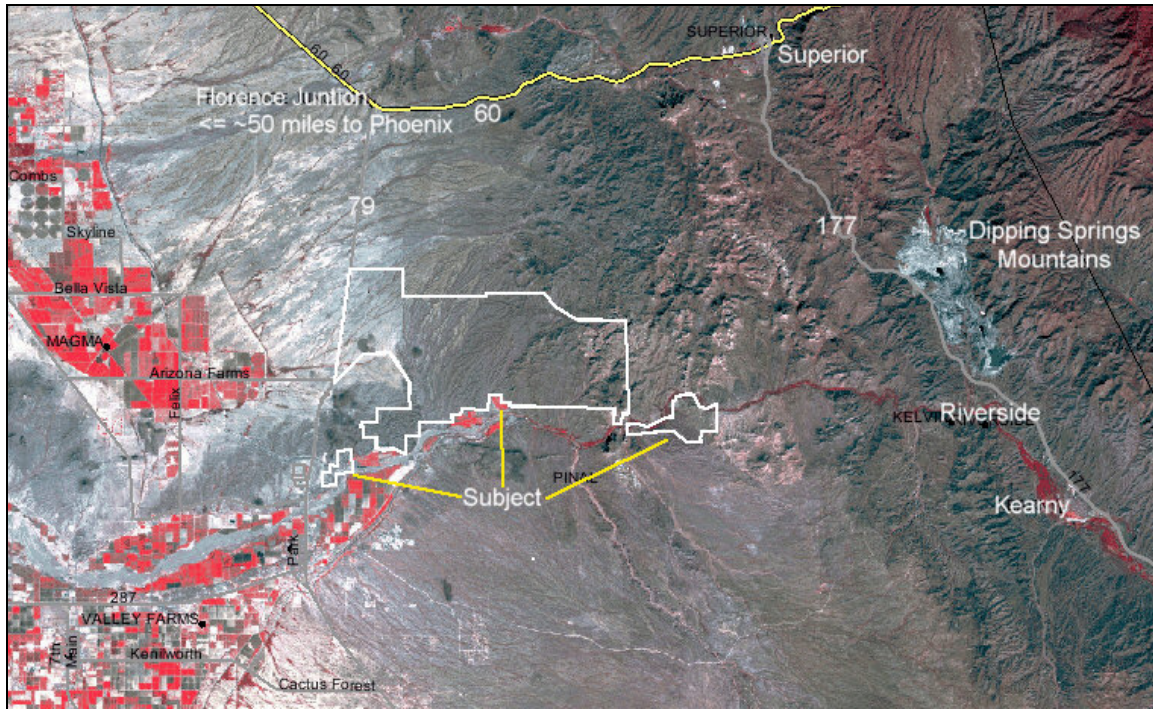
See also

We've also listed the Nichols ranch just to the North; please see

<http://www.headquarterswest.com/listings/nichols/index.htm>

Horse Track & Cochran Allotment Satellite Image

Source: Landsat Enhanced Thematic Mapper Plus, false color composite - 1999 The ranch boundaries are approximate in this map.



Horse Track & Cochran Allotment Tenure map

