Eureka Springs West
Graham County, Arizona

Offered for sale exclusively by:

Walter Lane
Headquarters West, Ltd.
4582 N 1st Avenue
Tucson, AZ 85718
Telephone (520) 792-2652; Fax (520) 792-2629
www.headquarterswest.com/esw
info@headquarterswest.com

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Location

The Ranch is located approximately 45 miles Northwest of Willcox and 45 miles Southwest of Safford.

Land Tenure

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Approximate Acres</th>
<th>Animal Units</th>
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</thead>
<tbody>
<tr>
<td>Headquarters Deeded</td>
<td>272</td>
<td>10</td>
</tr>
<tr>
<td>State Grazing Lease</td>
<td>20,790</td>
<td>482</td>
</tr>
<tr>
<td>Forest Grazing Allotments</td>
<td>13,068</td>
<td>148</td>
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<tr>
<td>Private Lease</td>
<td>7,600</td>
<td>120</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>41,730</strong></td>
<td><strong>760</strong></td>
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The Forest Grazing Allotments are Winter Allotments that carry 355 head for five months (November - March). There is an additional 1,169 approximate acres of vacant deeded land (209 acres of which was irrigated in the past) that may be purchased.

Headquarters Improvements

- Original Home - constructed of adobe and built in a U shape around a courtyard (started in the 1880's). Includes office, 2 kitchens, 2 family rooms, 4 bedrooms and 2 baths.
- Owners Home - 2 story with 5 bedrooms and baths, living room and Arizona Room. Beautiful decorative tile throughout dating from the 1930's.
- Guest House - 2 bedrooms and baths, kitchen, living room and Arizona Room. Also has decorative tile.
- Cowboy House - 1 bedroom and bath.
- Barns and Corrals - Steel repair shop, steel hay barn, steel barn with tack room and steel corrals.

General Description

The Eureka Springs West Ranch is located in the scenic Aravaipa Valley of Southeastern Arizona. The Ranch has a colorful history that dates back to the 1870's when it was a line camp for John Chisum. The Leitch Brothers acquired it in 1880 to supply beef to the neighboring San Carlos Apache Reservation and constructed the original home at that time. The Headquarters springs have long been a recognized stopping place for Native Americans and early explorers, including a possible visit by the Coronado Expedition in the 1500's. This is truly one of the very historic ranches of Arizona.

Sale Options

- Headquarters and Grazing Leases - $1,600,000
- Grazing Leases Only - $600,000
- 209 acres Vacant Deeded Land (previously irrigated) - $475,000
- 960 acres Vacant Deeded Rangeland - $450,000
- Any combination of the above
Pictures

Owner's Home

Arizona room in the owner's home
View S towards 960 acre parcel

Oak creek on Forest Allotment
Location