

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Goodman Ranch - Grant County, New Mexico



Offered for sale exclusively by:

Sam Hubbell

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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.

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Location

9 miles east of Duncan AZ, across the New Mexico State Line, and 7 miles north of Virden NM, the entire Ranch is located in New Mexico. It is a short 45 minute drive west to the Town of Safford AZ for all your urban needs.

Size

640 deeded acres

320 NM State Grazing Lease # GM-0869

1,800 Bureau of Land Management Grazing Lease #01021

2,760 total

Water

The Goodman Ranch is well watered with 4 solar wells, storage tank and pipelines to drinkers. There is also 4 reliable dirt tanks that have been cleaned in the last 4 years.

Carrying Capacity

The Ranch has a carrying capacity of 50 head of mother cows yearlong.

Climate, Elevation, Vegetation

The Ranch has a mild climate with summer highs in the 90's and winter lows in the 30's. Precipitation averages 14 inches per year. The elevations range from 3,000 to 5,700 feet above sea level. The vegetation consists of grama grasses, love grasses, and other perennials, with oak brush and mesquite.

Remarks

The Goodman Ranch is highly improved, with fencing, and water, there are 3 pastures for the ease of operation. The ranch has easy access off of Carlisle road, an all-weather, county maintained gravel road. It has a good balance of upper and Lower County for diverse livestock use. This is one of the BEST small Ranches in the area.

Price

Reduced to \$480,000 from \$540,000

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Photographs



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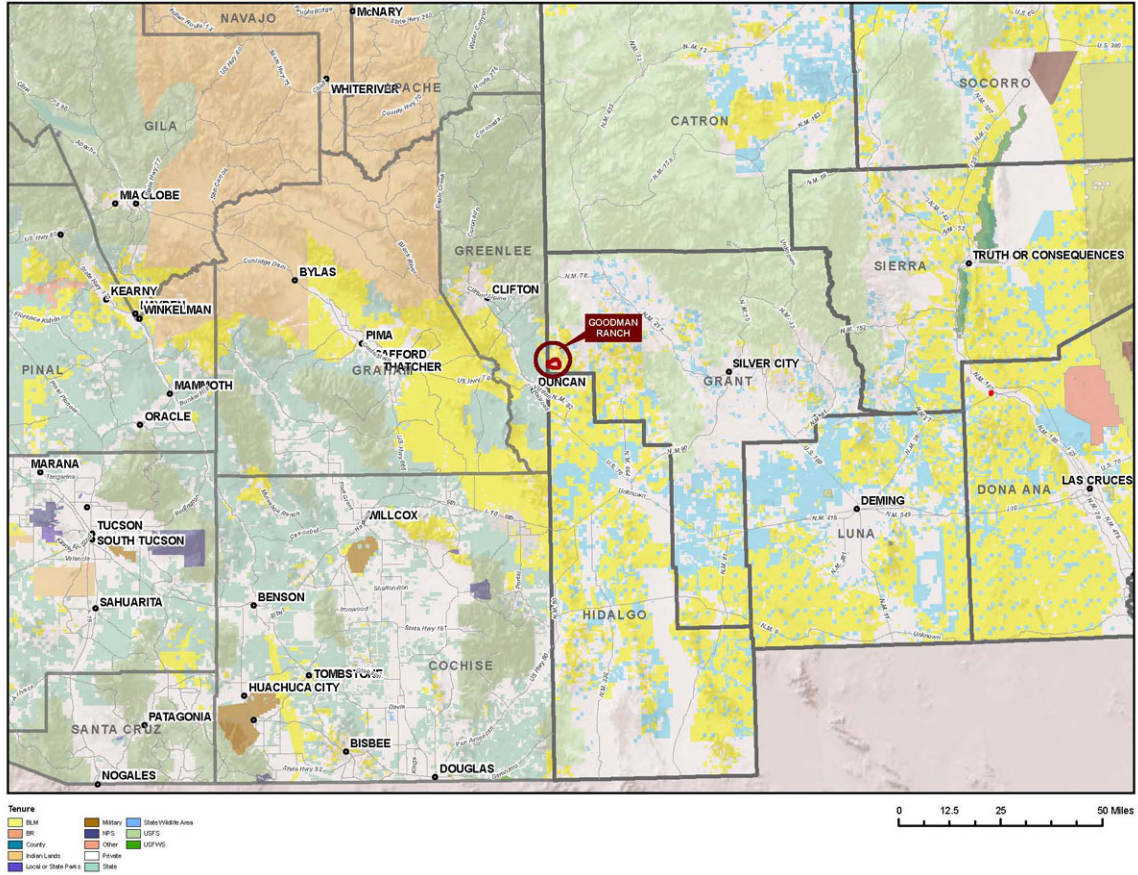
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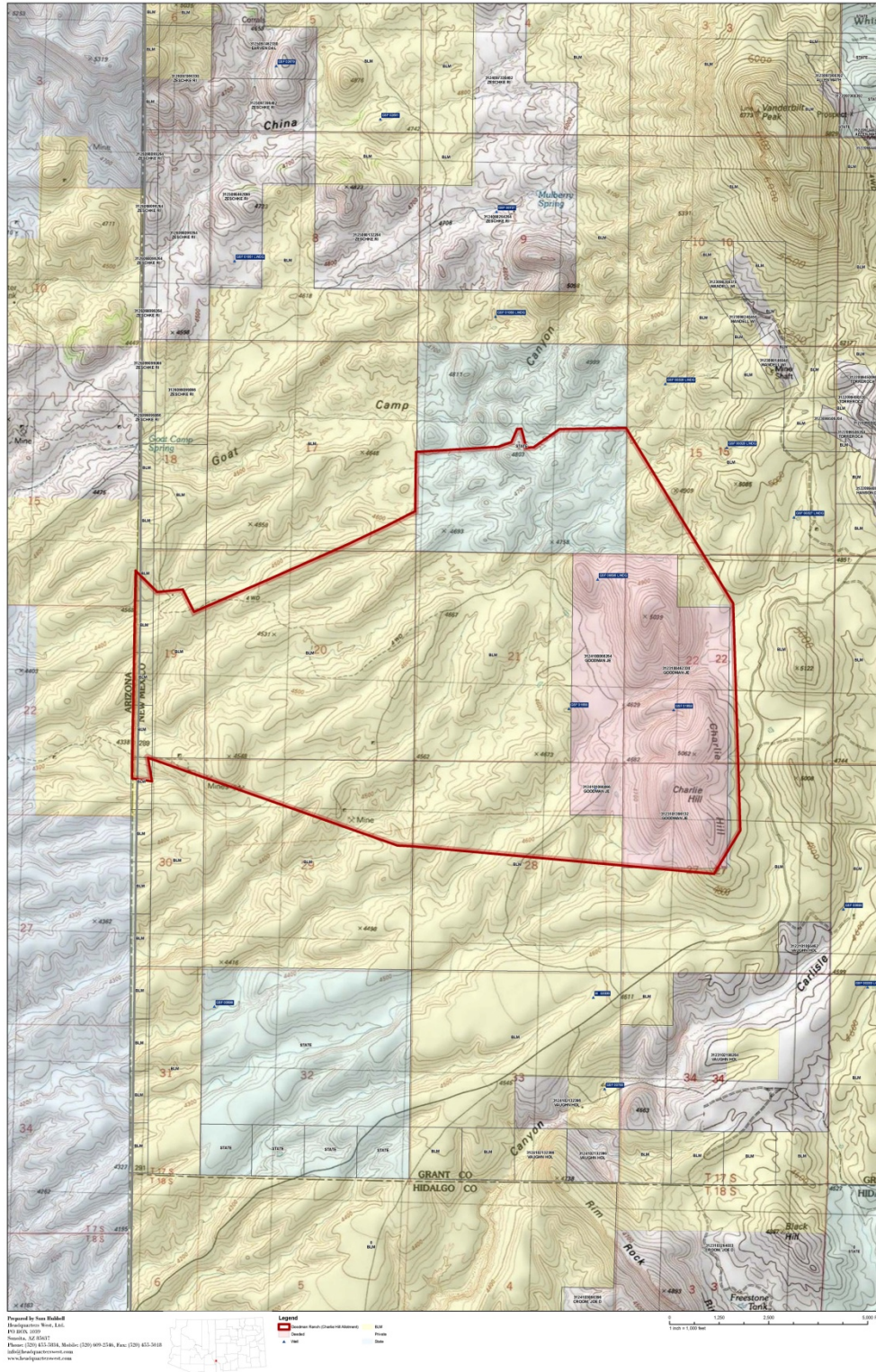
Location Map



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Topography/Tenure Map



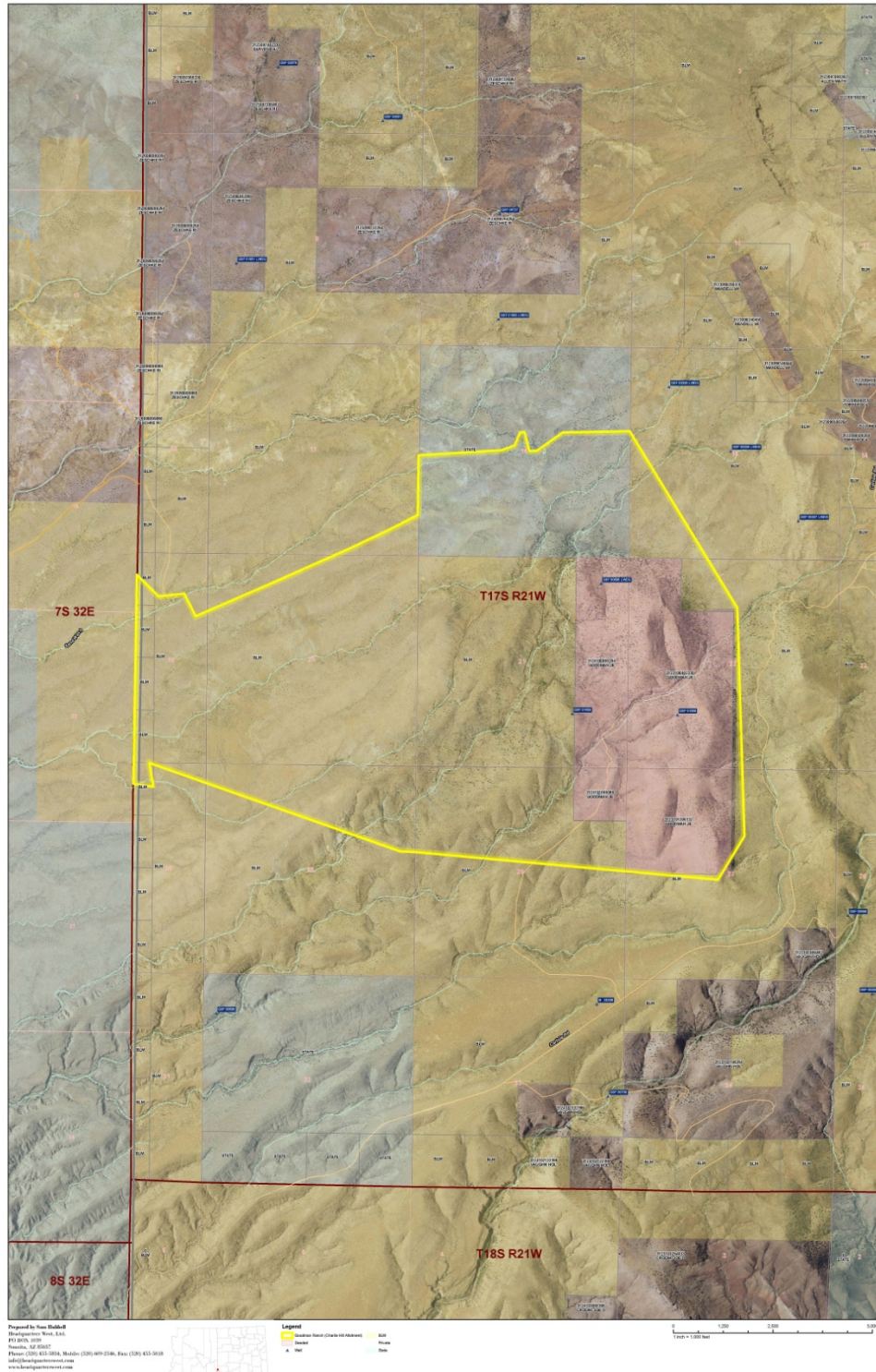
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Aerial Map



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