Offered for sale exclusively by:

Sam Hubbell

Headquarters West, Ltd.
PO BOX 1039
Sonoita, AZ 85637
Phone (520) 609-2546
Fax (520) 455-5018
info@headquarterswest.com
www.headquarterswest.com

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.
Goodman Ranch - Grant County, New Mexico

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

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.
Photographs

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.
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.
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.
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.
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.
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.
Goodman Ranch - Grant County, New Mexico

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.
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.
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.
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.