

**Hook Open A Ranch**  
**Cochise and Graham Counties, Arizona**



*Offered for sale exclusively by:*

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## **Hook Open A Ranch**

### **General Description**

The Hook Open A Ranch is located approximately ten miles north of Willcox, Arizona on the Circle I Road. The Ranch has easy access to Tucson via Interstate 10 and Willcox has an airport with a 6,000 foot paved runway.

The Ranch is located in the Sulphur Springs Valley of southeastern Arizona. This region is known as some of the finest cattle country in the State. The vicinity has a colorful past with Geronimo and Cochise, two famous Apache warriors, calling this area home. There are several old homesteads on the Ranch that add to its historical character.

### **Land Tenure**

	<u>Acres</u>
Deeded Land	600
State Grazing Lease (05-1630)	15,085
Forest Grazing Allotment	<u>5,170</u>
Total	20,855

The State Grazing Lease is rated for 235 head per year. The Forest Grazing Allotment is for 240 Cow/Calf from November 1 through March 31 of each year. The total carrying capacity is approximately 350 head annually.

### **Improvements**

The Owner's home is approximately 2,600 square feet with three bedrooms, two baths, two enclosed porches (Arizona rooms) with lots of wood paneling/ceilings throughout. The Guest home has two bedrooms, one bathroom, kitchen and living room. The other Headquarter improvements consist of a Shop, Hay Barn with tack room/storage room, corrals with livestock scale and roping arena.

### **Elevation &Vegetation**

The elevation varies from 4,200' to 7,000' above sea level. The lower elevations consist of desert grassland with grama grasses, lovegrasses, tobosa grasses, alfileria, Indian wheat and Mesquite being the primary species. The upper elevations contain Oak-Juniper grasslands with a variety of native grasses and browse species.

### **Water & Livestock Improvements**

The Ranch is well watered with two wells at the Headquarters, five livestock wells, over five miles of pipeline, numerous dirt stock tanks and several natural springs and trick tanks on the Forest. The Ranch is cross fenced into eleven pastures for ease of operation and the ability for rest/rotation management.

**Taxes & Grazing Fees**

2009 Real Estate Taxes	\$3,653.24
2010 State Grazing Fees	6,421.39
2010 Forest Grazing Fees	<u>1,620.00</u>
Total	\$11,694.63

**Remarks**

The Hook Open A Ranch is one of the nicest ranches in southeastern Arizona. The Ranch is easy to operate in an excellent location. The Ranch has a good combination of upper and lower country which provides a lot of flexibility in management. There are few ranches on the market today that provide the excellent value at this price.

**Price**

\$1,500,000

## Pictures



Lower Country



Owner's home



Gillman Homestead Ruins





Hay Barn/Tack Room

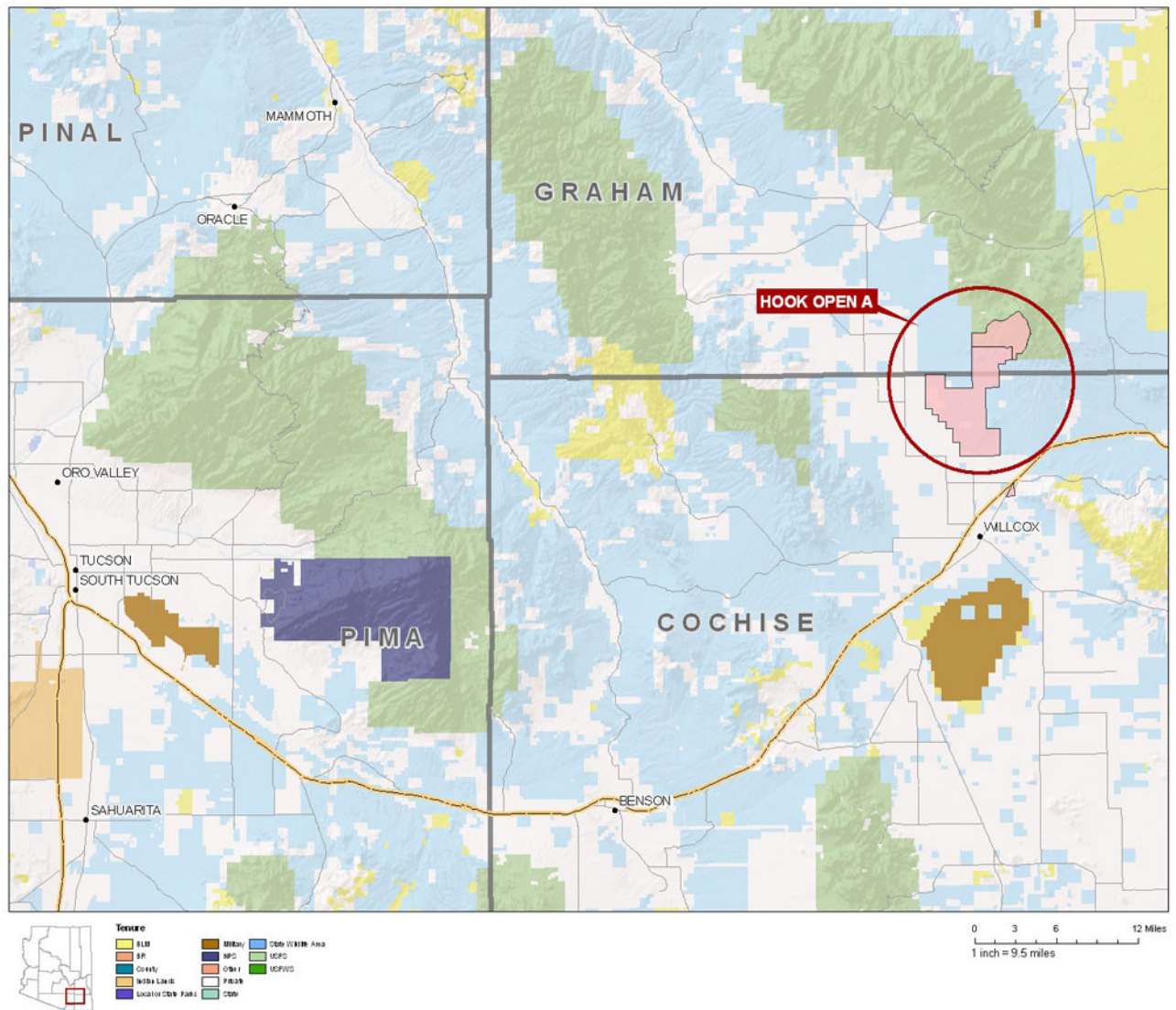


Apache Canyon



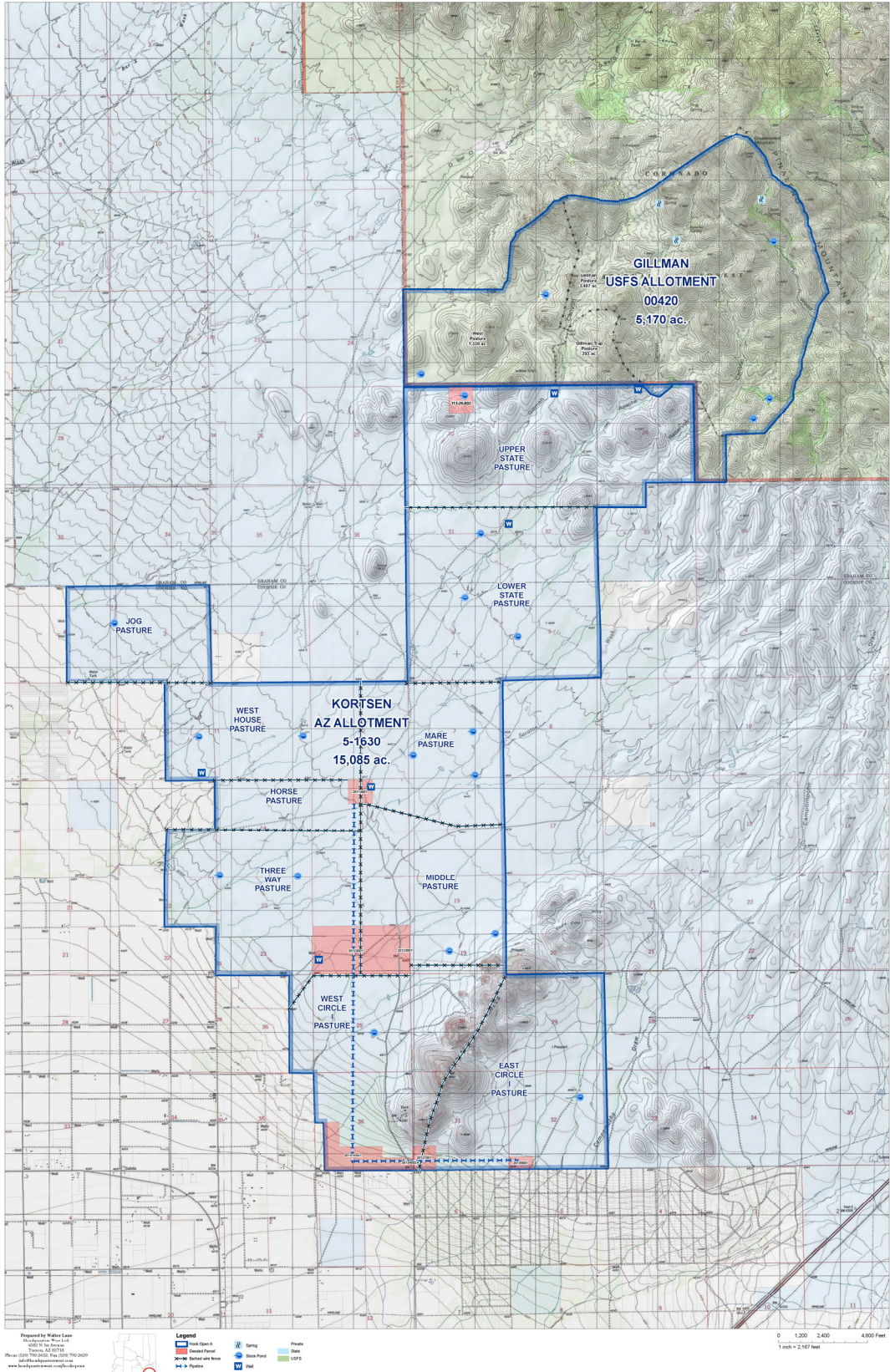
Gillman Canyon

## Location Map





# Topography Map





## Aerial Map

