

Lazy EH Vicksburg Ranch La Paz County, Arizona



[1] Spring feed

Offered for sale exclusively by:

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Location

Located in La Paz County in western Arizona at Vicksburg, 100 miles west of Phoenix and 50 miles east of Blythe, California. The La Paz County Seat is in 49 miles northeast of the Ranch Headquarters. The Ranch lies on both sides of Interstate 10 with the Headquarters on State Route 72, 6 miles north of I-10 Exit 45. The interior of the Ranch is accessible by dirt roads from SR 72, U.S. 60, I-10, and paved and gravel County roads.

General Description

The Lazy EH Vicksburg Ranch lies on the Ranegras Plain between the Palmosa Mountains on the west, the Granite Wash and Harquahala Mountains on the east, and the Little Horn Mountains on the south. Bouse Wash flows from Southeast to Northwest the length of the Ranch. The elevation on the Plain ranges from 1,000 feet at the north end to 1,450 at the south end.

Land Tenure

Tenure	Acres
Deeded	122.54
Arizona State Grazing Leases	24,076
BLM	274,000

Carrying Capacity

The BLM Crowder-Weisser/Calhoun allotments are Grazing Preference Allotments with a total authorized use of 1,643 cattle for 18,062 AUM. Of this, 500 cattle are permitted yearlong. Additional ephemeral grazing can be available in winter/spring depending on precipitation.

Water

Water is provided by 18 wells, 4 pumps on the CAP Canal, and numerous dirt tanks. 15 of the wells have submersible pumps and 3 have pump jacks

Improvements

Headquarters

- Main House - 1,248 sq ft, 6 rooms, 1 bath, front porch, carport, wood frame/wood exterior, corrugated metal/foam roof.
- House - 840 sq ft, 4 rooms, 1 bath, wood frame/wood exterior, corrugated metal/foam roof.
- Other improvements include a shop, tac/feed shed, storage shed, and horse corral.

Corrals

There is a corral at each well and major dirt tank. The majority include a loading chute and several have a squeeze chute. The McLain Well corral has a hydraulic squeeze chute and metal working chute.

Vegetation

Vegetation is typical of the lower Sonoran Desert. Primary vegetation consists of Palo Verde, Ironwood, and mesquite trees, catclaw acacia, and creosote. Perennial grasses are Galleta and Bush Muhly. Annuals include Indian Wheat, filaree, six weeks grass, and various weeds. This is a classic western Arizona ephemeral range that supports the base herd yearlong plus the opportunity for significant stocking rates in the winter/spring depending on precipitation.

Taxes and Fees

2008 Real estate taxes	\$1,116.88
State Lease	\$1,344.96
BLM	\$1.35 per AUM

Price

\$750,000

Photographs



Late Spring



Summer Feed



Summer Cows



Main House



Cowboy House



McLain Well



Spreaders Well

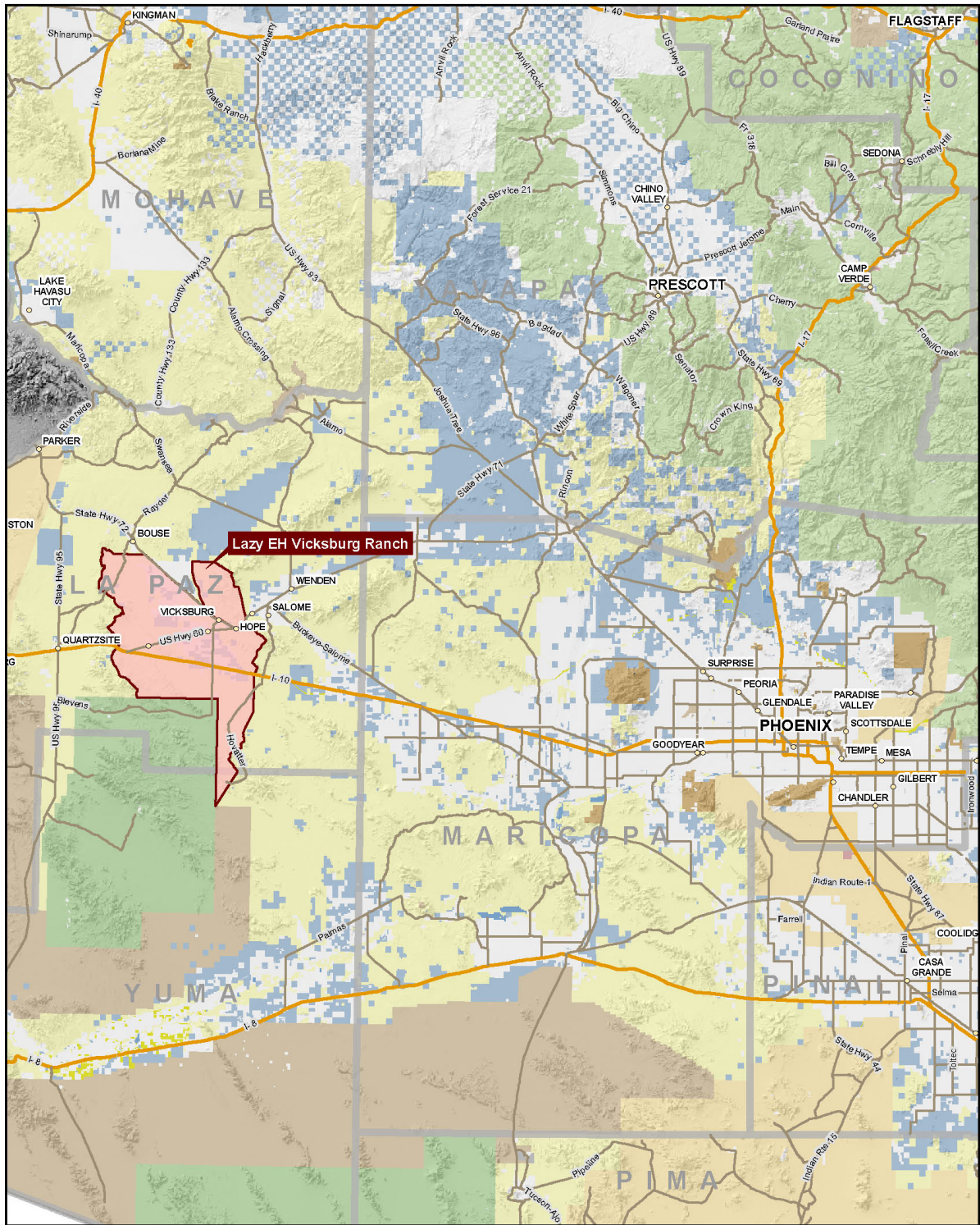


McLain Well Corrals



Trigger Gate

Location Map

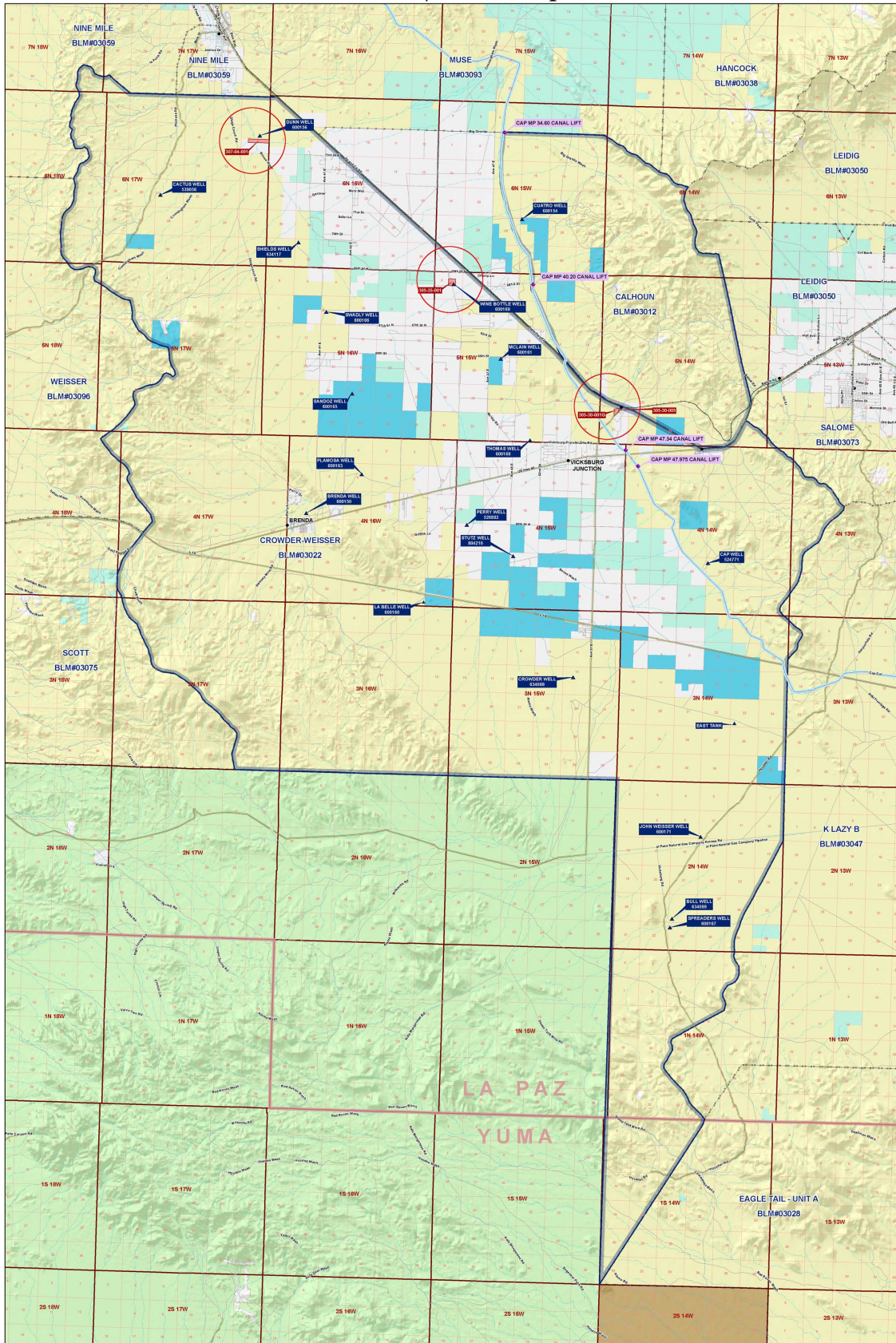


Tenure

 BLM	 Private
 GIL	 State
 Indian Lands	 State Wildlife Area
 Local or State Parks	 USFS
 Military	 USFS NWR
 NPS	



Tenure/Relief Map



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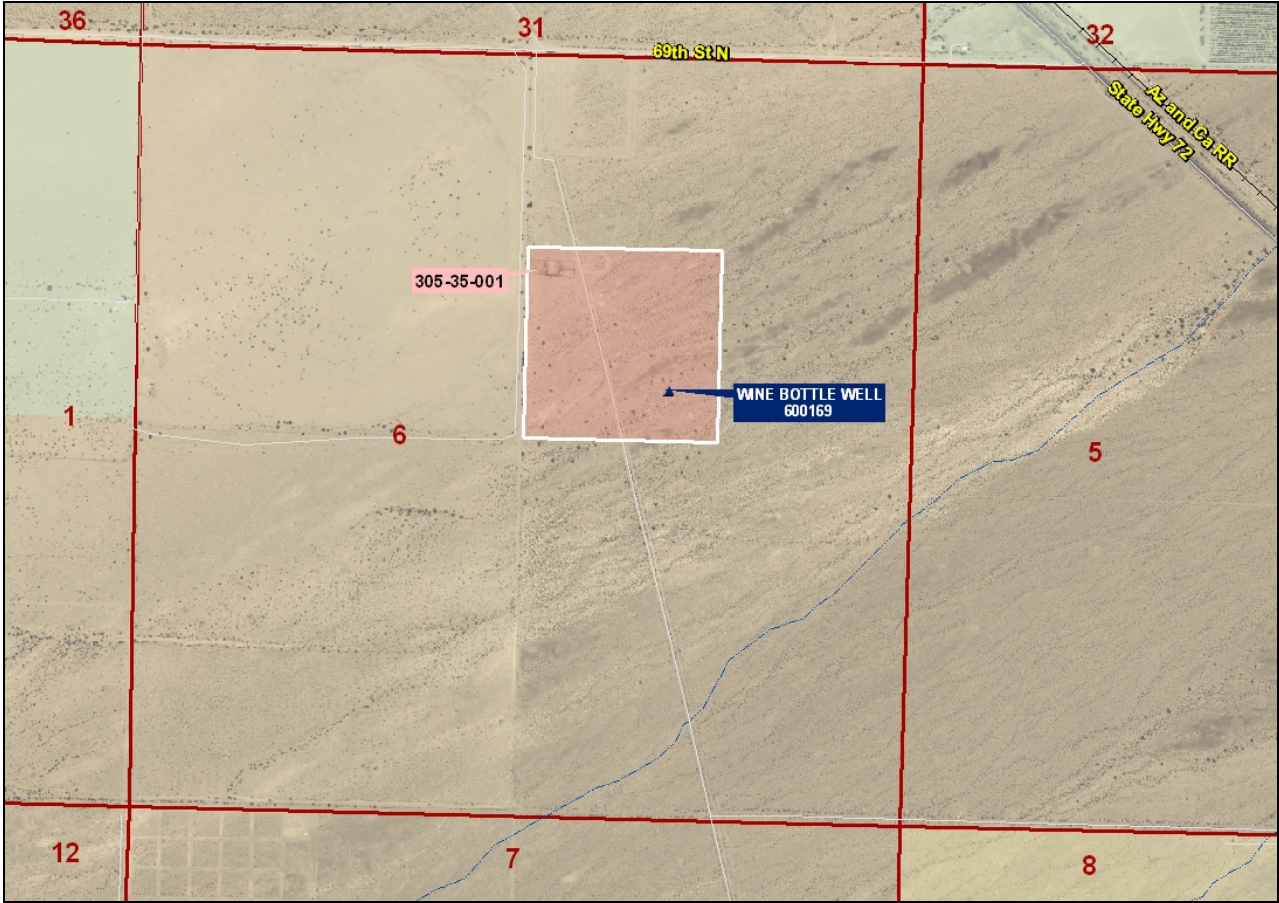
Legend

- BLM Land
- Private Land
- State Land
- Federal Land
- Other Land
- Water
- Wetlands
- Riparian
- Road
- Canal
- CAP Project
- Other CAP Project
- Well
- Well

Aerial 305-30-001G and 005



Aerial 305-35-001



Aerial 307-04-001

