NI Ranch
Cochise County, Arizona

Offered by sale exclusively by:

Headquarters West, Ltd.

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- and -

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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.
Location
The NI Ranch is located approximately 15 miles east of Tombstone, Arizona along Davis Road. Tombstone, “The Town Too Tough To Die”, is considered the most authentic Western Town left in the US. OK Corral, Boothill Graveyard, and the Bird Cage Theater are just a few of the legendary attractions. The ranch is approximately 85 miles southeast of Tucson and has excellent paved access to the ranch headquarters.

Land Tenure
Deeded Land- approximately 6,555 acres
State Lease Grazing allotment #1851 - 7,197 acres

Carrying Capacity
129 Head Deeded Land
121 Head State Lease
250 Total

Climate, Elevation, and Vegetation
The NI Ranch has a mild climate with summer highs in the mid 90's, and winter lows in the mid 20's. The elevation of the ranch is 4300' on the valley floor. Rainfall is approximately 14 inches annually. The ranch consists of upper desert grasslands, with mesquite chaparral, perennials, and annuals, along with grama grasses in the foothills.

Water
The ranch is very well-watered with 8 wells, 12 stock tanks, and approximately 9 miles of pipeline. The ranch is located in a very productive farm area and existing irrigation wells could be utilized if interested in farming part of the ranch.

Corrals and Fencing
Very well maintained corrals and fences, with some new fencing. Livestock scale in corrals.

Taxes and Fees
2012 Real Estate Taxes-$1611.58
2012 State Grazing Fees-$2.41 per AUM

Utilities
Electricity-Generator or Solar
Propane is available from local suppliers.

Comments
The NI Ranch is one of the last working cattle ranches in the state with the majority of the land being deeded land. The ranch is very easy to work with no rough country. Sand and gravel are available on the ranch for additional income. Access to the ranch from Davis Road is excellent and it is an easy drive to Tucson. Rarely does a ranch with this amount of deeded land cosme on the market.

Price
$3,150,000.00-Cash or Submit Terms
Cattle and equipment may be purchased separately
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