

# ***PERKINS RANCH***

***Yavapai County  
Perkinsville, Arizona  
Since 1900***

***"The Crown Jewel of the Verde River"***

*Offered for sale exclusively by:*

ANDY GROSETA

Headquarters West, Ltd.

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Cottonwood, AZ 86326

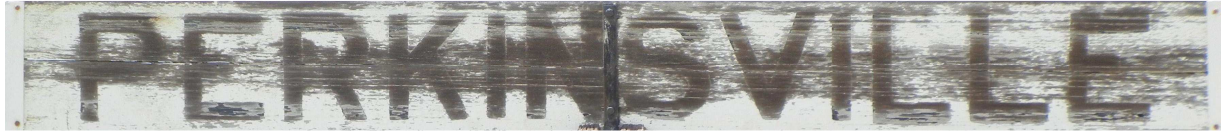
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**Location:**

The historic Perkins Ranch is located in Perkinsville, Arizona. Perkinsville is located 16 miles northwest of Jerome; 20 miles east of Chino Valley; and 33 miles south of Williams. It is located approximately 48 miles northeast of Prescott; and 23 miles northwest of Cottonwood.



*The iconic train depot, Perkinsville sign and historic main residence at the headquarters.*

**Acres & Carrying Capacity:**

The ranch consists of 214.39 acres of deeded land and 51,265 acres on the Perkinsville Grazing Allotment in the Prescott National Forest (No. 91051) for 266 Animal Units from 10/15 to 6/15, for a total of approximately 51,479.39 acres or 80.436 sections.

**Description:**

Deeded Land:

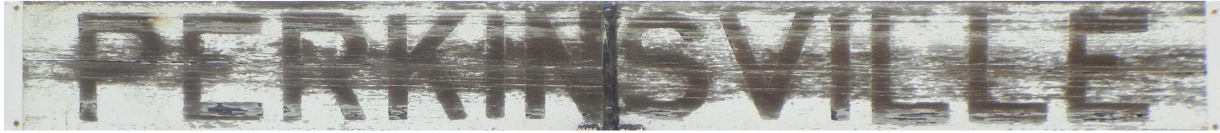
The ranch headquarters is located on the Verde River. The Verde runs year-round and bisects the deeded land with approximately 3,400 linear feet of river frontage. There are 214.39 acres of deeded land of which, according to the owner, approximately 45 acres are historically irrigated; approximately 60 acres of riparian lands; with the balance in native rangeland, including a ranch residence and modular home, barn, and corrals. The irrigated land is fenced into four (4) pastures.

Forest Grazing Allotment:

The Perkinsville Grazing Allotment has a carrying capacity of 266 Animal Units for seven (7) months (mid-October to mid-June). The term permit states: "variable numbers not to exceed a total of 3,192 cow/calf animal months within the period of October 15 – June 15". The allotment runs from Woodchute Mountain north to the ranch headquarters on the Verde River and northeast to Sycamore Canyon. Elevation ranges from 3,848' at the headquarters to approximately 7,600' on Woodchute Mountain. The allotment is fenced and cross-fenced into 17 pastures and traps; cattle are grazed on a rotational schedule. Approximately 1,000 acres on the south end of the allotment are within the Woodchute Wilderness, and approximately 22,000 acres on the north and east end are within the Sycamore Canyon Wilderness.

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**Improvements:**

On the north side of the Verde River immediately south of the railroad tracks is the historic main residence and the iconic depot. The Perkins own the residence and depot although they are located on BNSF land. A nominal ground rent to BNSF is paid annually. The main residence (approximately 1,150 sf) was originally built in 1926 and tastefully remodeled in 2003. It is a three (3) bedroom, 1 bath, wood frame construction residence with a 180 sf cellar. The iconic old Depot is a wood frame constructed building that is currently used for storage. It is located west of the ranch residence along the railroad tracks.



*Historic main residence built in 1926.*

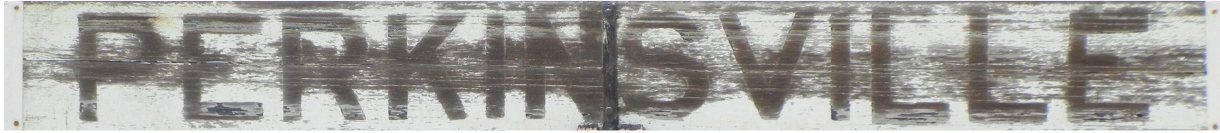
Improvements on the south side of the Verde River consist as follows: a 2006 Cavco double wide modular home, approximately 1,920 sf (32'x60') with three (3) bedrooms and two (2) bathrooms complete with a/c unit. A hay barn with corrals consists of metal frame construction with corrugated tin roof. The horse corrals at the barn consist of round pens constructed with cedar pickets and a main corral constructed with railroad ties and wood timbers. The old Perkins homestead is also located south of the Verde River. It is in disrepair and is believed to be partially located on Prescott National Forest. There are branding and working corrals located throughout the forest allotment. In addition, there is a large set of picket corrals (cedar) located on forest allotment just west of the deeded land by the Perkinsville Bridge south of the Verde River.



*Corrals on the Verde River by the bridge.*

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*A gravity flow surface water diversion ditch from the Verde River.*

**Water:**

The deeded land on the Perkins Ranch is exceptionally well-watered. From the year-round flowing Verde River bisecting the property to a large irrigation well on the deeded land, the Perkins Ranch is an "oasis in the desert." The ranch has some of the oldest, most historic water rights in Arizona. Total surface water and well rights associated with the ranch is over 20,000 acre feet annually. All rights are in the name of the Perkins and are located on both the deeded and forest allotment. There are two (2) domestic wells, and one (1) irrigation well on the deeded land, as well as one (1) spring (Jesus Spring) located on National Forest, immediately north of the deeded land, which provides irrigation water to the deeded land. There is one (1) well (Railroad Draw well) located on the forest allotment together with several dirt tanks and two (2) trick tanks. A detailed list of the water rights may be provided to qualified buyers.

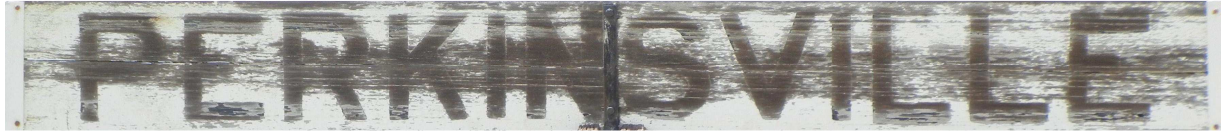


*Jesus Spring*

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**Utilities:**

The ranch has APS electricity; telephone is via cellular; water is from the domestic well; sewer is via septic tank. Propane and television/internet service are provided from private suppliers.

**Taxes & Grazing Fees:**

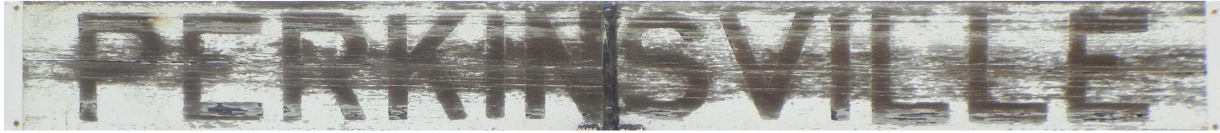
2012 property taxes were \$93.96 for parcel numbers 400-11-001 and 400-11-002. The 2012 USFS (full use) grazing fees were \$1.35 per AUM, or \$4,309.20, for a total tax and grazing fee bill of \$4,403.16.

**History:**

Rarely does a ranch with such steeped western history and tradition come available on the market. We encourage you to read Sharlot Hall Museum's *Ranching Tradition is deep with the Perkins of Perkinsville* by Linda Ludington <http://www.sharlot.org/library-archives/days-past/ranching-tradition-is-deep-with-the-perkins-of-perkinsville/>. Perkinsville hosted the 1951 western film "Santa Fe" starring Randolph Scott. In 1964 Perkinsville played the role of Gold City in "How the West Was Won." And although the Perkins family arrived over 100 years ago, others inhabited the area before that as is evidenced by Indian ruins on the deeded land.



*Perkinsville, aka "Gold City" in the 1964 film "How the West Was Won"*



*Indian ruins on the deeded land.*

**Personal Property:**

No personal property is included in the sale. However, the cattle can be purchased at private treaty.

**Price:**

\$8,575,000 (\$40,000 per deeded acre), including the deeded land with historic buildings and the Perkinsville Grazing Allotment on the Prescott National Forest. The Seller reserves the right to effect an IRS-1031 tax deferred exchange. The ranch is shown by appointment only.

**Terms:**

Cash – submit all offers

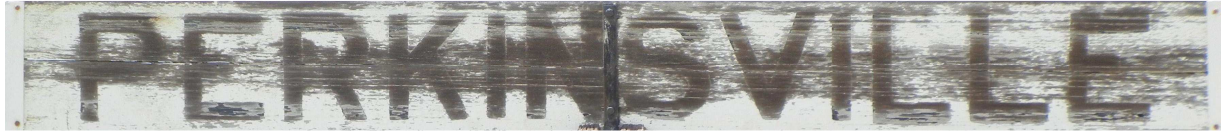
**Comments:**

- The Perkins Ranch is located in one of the most scenic and picturesque areas in Arizona, having views of Sycamore Canyon, Sedona and the Red Rock Country, and the San Francisco Peaks.
- This ranch is one of the premier riparian properties in the southwest. The approximate 3,400' of Verde River bisecting the headquarters has beautiful large stands of cottonwood and willow trees. In addition to the deeded land, the substantial historic water rights truly make this a one of a kind property. The deeded land adjoins Prescott National Forest land to the north, west and south.
- The irrigated pasture on the deeded land, together with the forest allotment, makes this a very attractive offering and an easy ranch to manage.

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**Comments Continued:**

- The Verde Canyon Railroad train makes daily trips from Clarkdale to Perkinsville. Passengers get to see firsthand the stunning vistas along the Verde River along with seeing bald eagles, blue herons, quail, doves, deer, javelina, bobcats, coyotes, and other wildlife.
- It is an excellent investment opportunity located in one of the most beautiful areas in Arizona.
- This ranch has been in the same family for over 110 years. This is the first time that the ranch has become available on the market.

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*For the first time in over 110 years, the historic Perkins Ranch can be yours.*

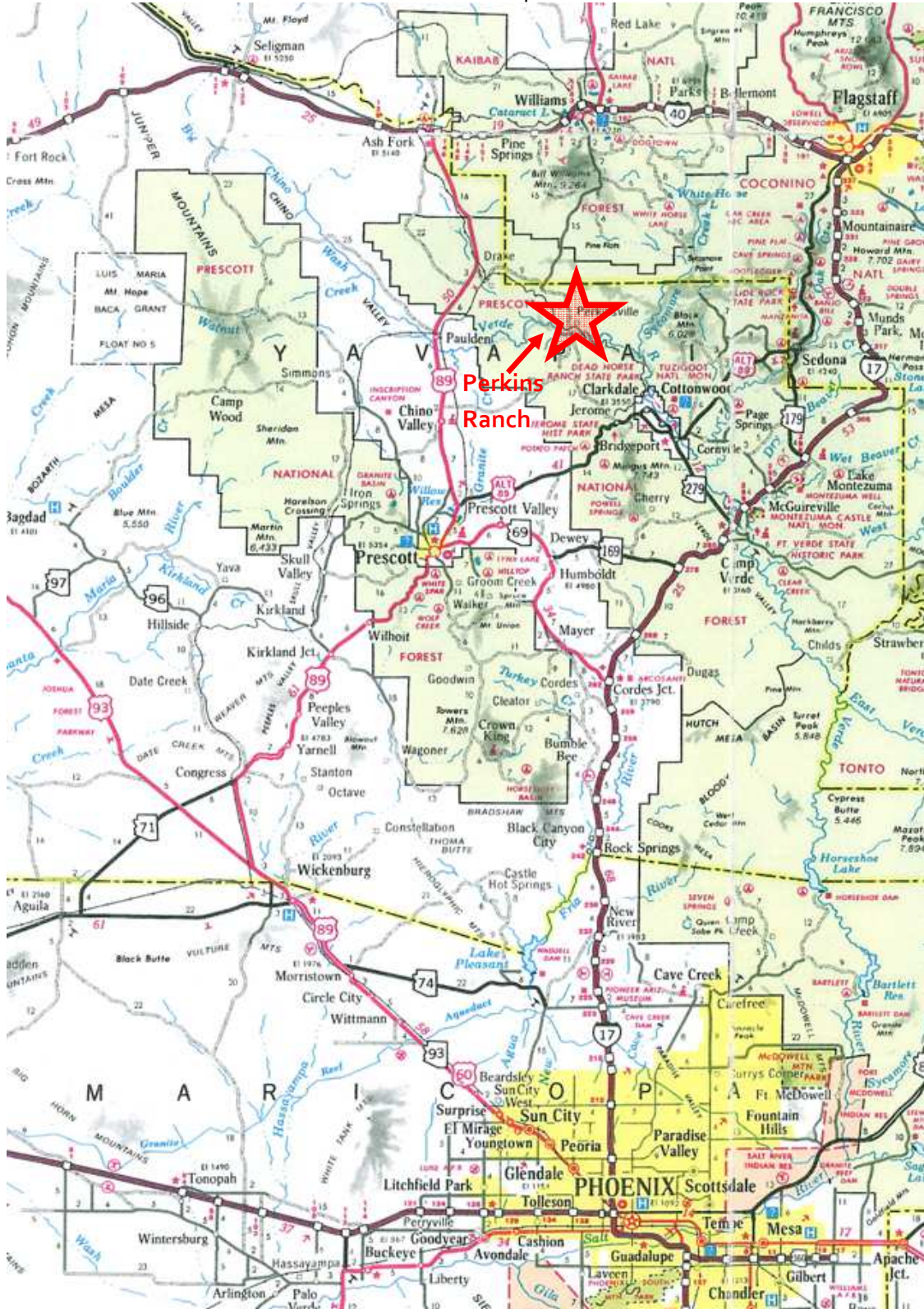
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Location Map

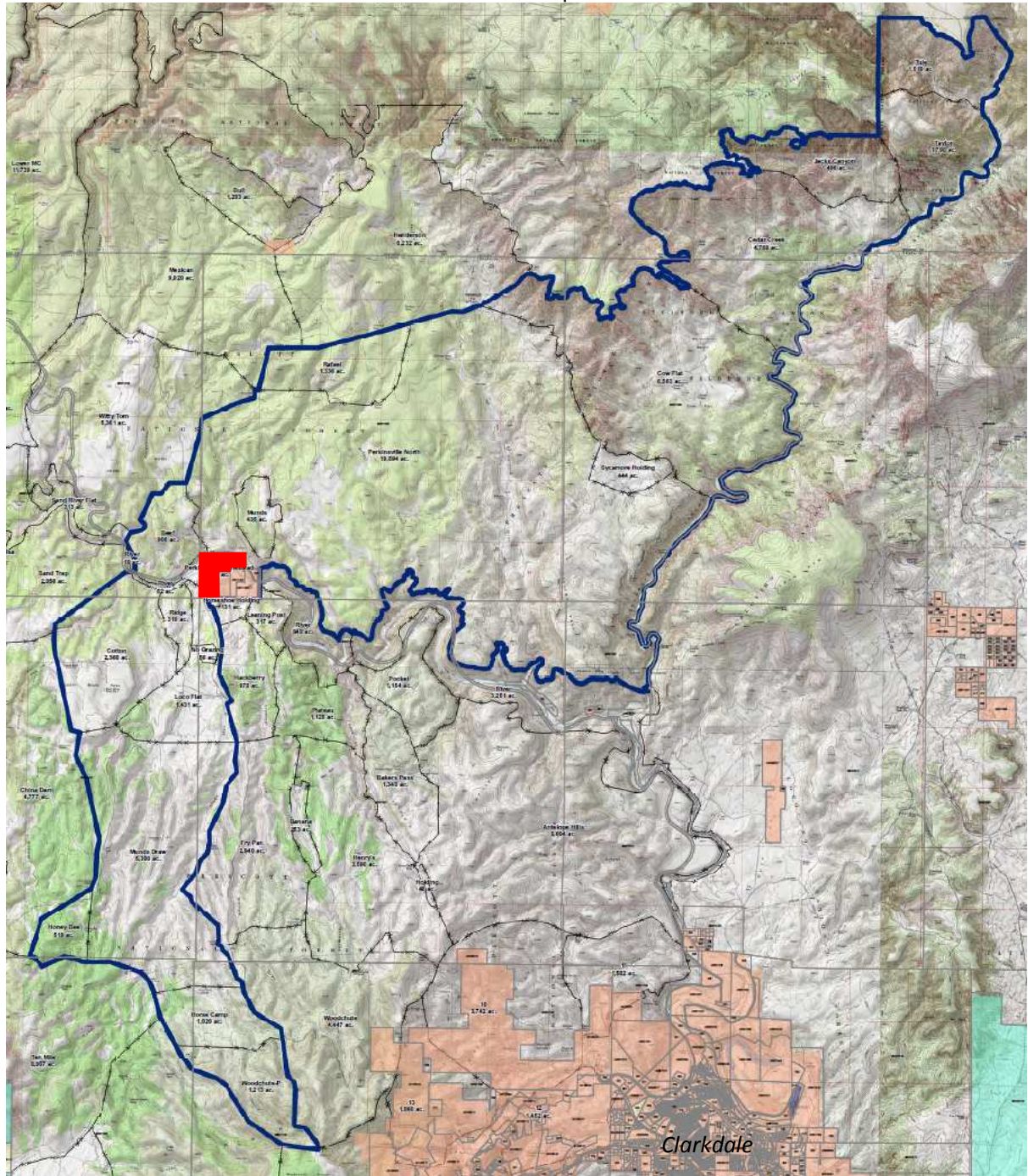


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## Ranch Map



Deeded Land: 

Grazing Allotment Boundary (Prescott National Forest): 

Other Private Land: 

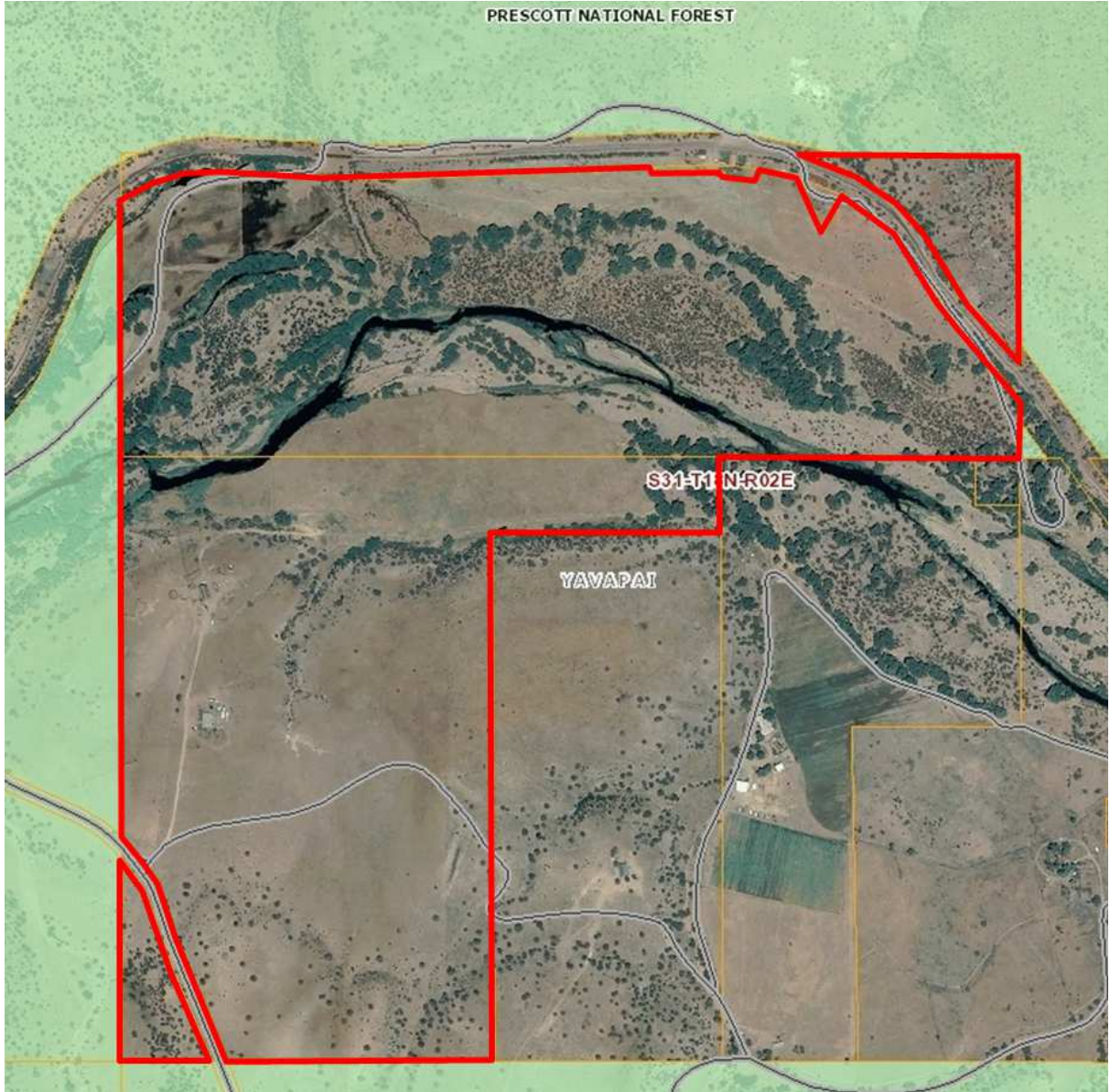
State Land: 

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## Deeded Land Aerial



Deeded Land Boundary: █

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