P Lazy P Ranch
Cochise County, Arizona

Offered for sale exclusively by:

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General Description
The P Lazy P Ranch is located approximately 100 miles east of Tucson, Arizona in Cochise County. Access is via Apache Pass Road from the Bowie exit on Interstate 10. Apache Pass Road provides paved access to the ranch.

The Ranch lies on the eastern side of the Dos Cabezas Mountains. This area has a fascinating history. Just to the south lies the famous Apache Pass where early travelers and the Butterfield Overland Mail crossed the mountains. There were many battles fought with Chiricahua Apaches in this Pass. After Geronimo made his final surrender in 1886, the Army escorted him and his tribe through this Ranch to board the train for their journey out of Arizona. There are still signs of long Native American habitation throughout the Ranch.

Land Tenure

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Deeded Land</td>
<td>2,633</td>
</tr>
<tr>
<td>State Grazing Lease</td>
<td>453</td>
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<tr>
<td>BLM Grazing Allotment</td>
<td>4,034</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>7,120</strong></td>
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The BLM Allotment specifies an annual carrying capacity of 74 cattle for the entire Ranch.

Climate, Elevation and Vegetation
The Ranch has a mild climate with Summer highs in the mid 90’s and Winter lows in the mid 30’s. Precipitation averages 10 inches per year. The elevation ranges from 4,000 to 6,580 feet above sea level at Government Peak. The lower elevations consist of Chihuahua Desert with Creosote, Mesquite and perennial grasses. The upper elevations transition into Desert Grassland with Juniper, Oak and perennial grasses.

Water
The P Lazy P Ranch has two wells, one with a windmill (Sheep Canyon) and one with a submersible pump (adjacent to Apache Pass Road). There are several dirt stock tanks and a seasonal spring in Sheep Canyon.

Improvements
The Ranch is fenced and cross fenced into several pastures. There are a couple of small corrals in Sheep Canyon and the lower elevations.

Utilities
The Ranch has electricity and telephone service in some areas adjacent to Apache Pass Road.

Remarks
The P Lazy P Ranch has a nice deeded land base in a desirable area of southeastern Arizona. It has easy access to Interstate 10 via paved road. It also has a good balance of upper and lower elevations for diverse livestock use. This is one of the best small ranches in the area.

Price
Reduced to $790,000 from $1,000,000