

**Prescott Livestock Auction  
Chino Valley, Arizona**



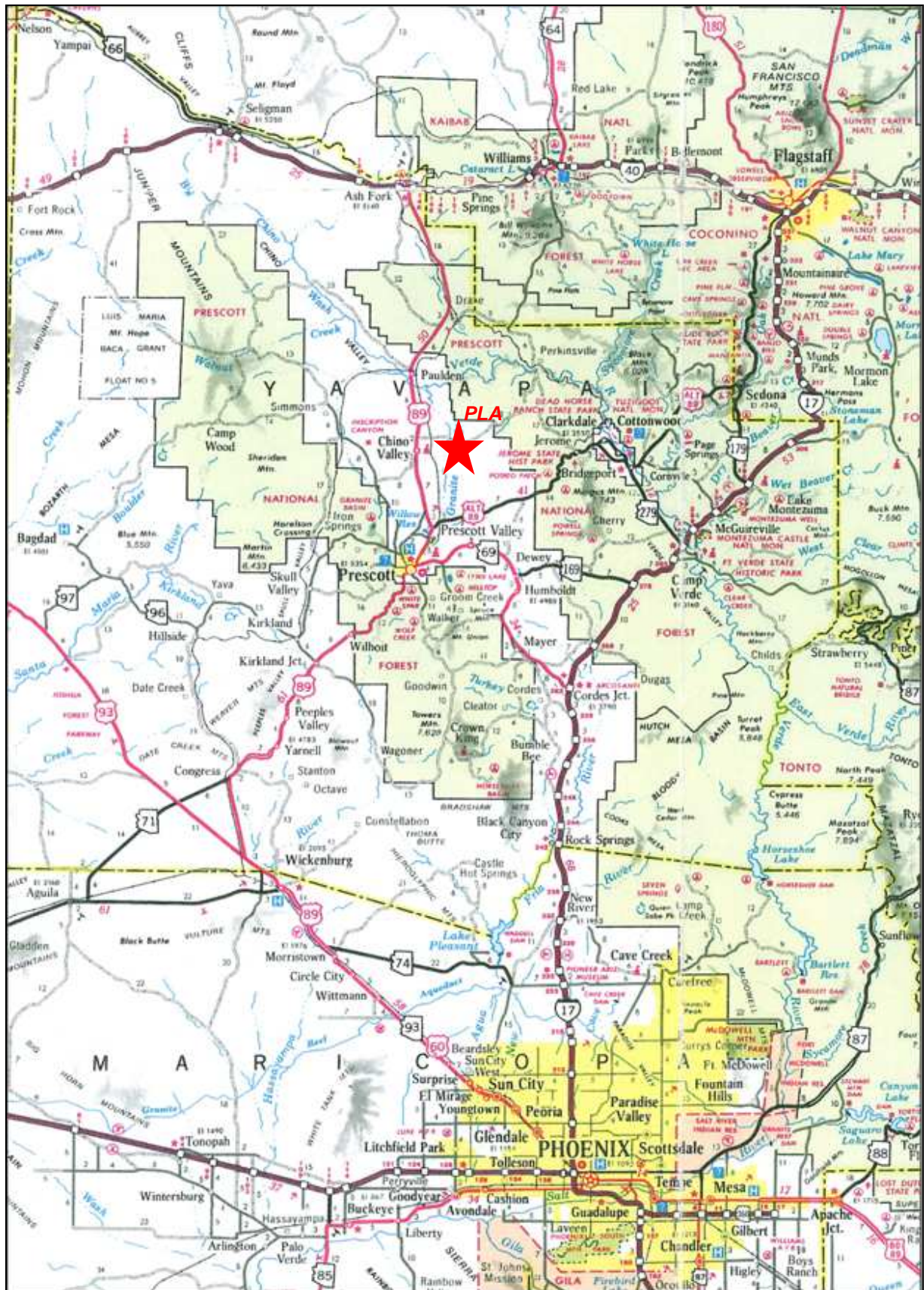
*Offered for sale exclusively by:*

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Location Map



**Location**

Prescott Livestock Auction (PLA) is located in the Town of Chino Valley seven miles north of Prescott. The auction barn is located approximately five miles east of SR 89 off of Perkinsville Road at 855 Auction Drive.

**General Description**

The current owner has operated Prescott Livestock Auction for 24 years. PLA moved to the current site in the spring of 2005 and constructed the facilities. The auction has averaged around 34,600 head of cattle per year over the last 20 years, along with handling horses, sheep and goats. The total acreage of PLA consists of 40.43 acres - APN 306-01-009D.

**Facilities**

Sale Barn/Office: 8,500 sf under roof with 5,516 sf enclosed. Metal structure with metal siding exterior. Contains office and waiting room, sale arena, seating and rest rooms. There is a 20,000 lb scale on entry to the sale ring which weights and head count are displayed on electronic signs. A heat pump heats and cools the office area while the sale ring is cooled with three evaporative coolers and propane heat lamps.

Sale Yard: 10,920 sf shade cover behind the sale barn; pens constructed with 2x12 timbers bolted to railroad ties. There are a total of 104 pens along with a few larger holding pens that have pipe gates, feeders and waters. There are two semi loading ramps along with pickup/trailer loading/unloading areas. The entire pen area is lighted and the sale yard covers 3.76 acres. The entire property is exteriorly fenced with barb wire, and several small barb wire pens for holding cattle are around the sale yard with feeders and waters.

Other Improvements: Roping arena is located east of the sale yard and is approximately 300' x 150' with announcers stand and covered picnic area. There is a cutting arena south of the roping arena which the improvements are not owned by PLA. There are two covered horse stall barns, one with 10 stalls and one with six stalls. An older manufactured home with two bedrooms and two bathrooms as well as a few other outbuildings for storage are on site.

**Utilities**

Water is by private well. The site has telephone, sewer is from septic, and electricity is by two 125 KW generators and one 80 KW generators, two of which are used as a backup system.

**Zoning and Taxes**

The property is zoned by the Town of Chino Valley AR-4 Agriculture/Residential, four acre minimum. 2013 property taxes are \$9,832.82. The auction barn has a 10 year special use permit from Chino Valley.

**Comments**

This is the primary cattle auction barn in northern and central Arizona and one of the leading livestock markets in Arizona. Ranchers from all over northern Arizona consign their cattle to PLA. In addition to its excellent reputation for the weekly livestock sales, it is the site for the annual Cattlemen's Weekend Bull & Horse Sales as well as cutting, team penning and roping events. The owner also provides the stock for many other roping and cutting events throughout the state. This is a relatively new facility which was built in 2005.

**Price**

\$2,000,000 cash, submit all offers.

**Contact**

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Receiving area with loading chute, sale barn in background.



Covered hydraulic squeeze chute.



Typical holding pens with covered shade in background.



Roping arena for horse events.



View over the pens toward the backside of the sale barn.



One of the covered horse stalls.



Generators and fuel tanks.



Well house with storage tanks and loading station.



Sale barn arena and auction booth.



View of the sale ring and seating in sale barn.



Customer parking area.



Entry sign off Perkinsville Rd.



PLA Aerial Map





