

**Red Top Ranch
Cochise County, Arizona**



Offered for sale exclusively by:

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General Description

The Red Top Ranch is located on the eastern side of the Chiricahua Mountains in the San Simon Valley of Cochise County, Arizona. Access is via the Portal Road south from the San Simon exit on Interstate 10. The property is located approximately 8 miles north of the small community of Portal.

The Chiricahua Mountains and the San Simon Valley have a colorful history. The Chirichaua Mountains were named for the Chirichaua Apache tribe that frequented the area. The Valley was later the site of several large cattle ranches. Along with the cattle ranches came many infamous rustlers who lived in the neighboring town of Paradise and Rustler's Park in the Chiricahuas Mountains. The Red Top Ranch has a long history and is named for the red roof of the original homestead house.

Today the area is a quiet rural community that consists of cattle ranches and farming land. The neighboring town of Portal is an internationally known birding area and is also known for the high quality of its night sky by astronomers.

Land Tenure

The Red Top Ranch consists of approximately 3,802 acres of deeded land. The property will carry approximately 45 head of cattle on an annual basis. It is very unusual to find a cattle ranch in Arizona that consists entirely of deeded land and not any additional State or Federal grazing leases.

Climate, Elevation and Vegetation

The Red Top Ranch has a mild climate with Summer highs in the mid 90's and Winter lows in the mid 30's. Precipitation averages 9 inches per year. The elevation ranges from 4,100 on the east side to 4,500 feet above sea level on the west side. The vegetation consists of Chihuahua Desert with Creosote and Mesquite being the prominent shrubs and Tobosa the predominant perennial grass. There is a broad floodplain bisecting the Ranch that seasonally floods large stands of Sacaton grasses.

Water

Water is provided by a well (350 feet in depth) on the west end that is equipped with a windmill and pump jack. This well provides water by pipeline to the corrals with a large steel storage tank.

Improvements

The Ranch is fenced and cross fenced into several pastures. There are no building improvements except the old Red Top house, which is a very interesting ruin. The house consisted of two separate buildings that were connected by a breezeway. Local stories relate this was done so that each separate dwelling could file upon a separate homestead claim and acquire twice as much land as only one dwelling.

Utilities

There is electricity and natural gas adjacent to the eastern boundary of the Red Top Ranch.

Taxes & Fees

2010 Real Estate Taxes \$454.00

Remarks

The Red Top Ranch provides an excellent opportunity to own a deeded land ranch in a very scenic area of Arizona. There are several irrigated farms adjacent to the eastern boundary of the Ranch and portions of the eastern side could be developed into farmland in the future.

Price

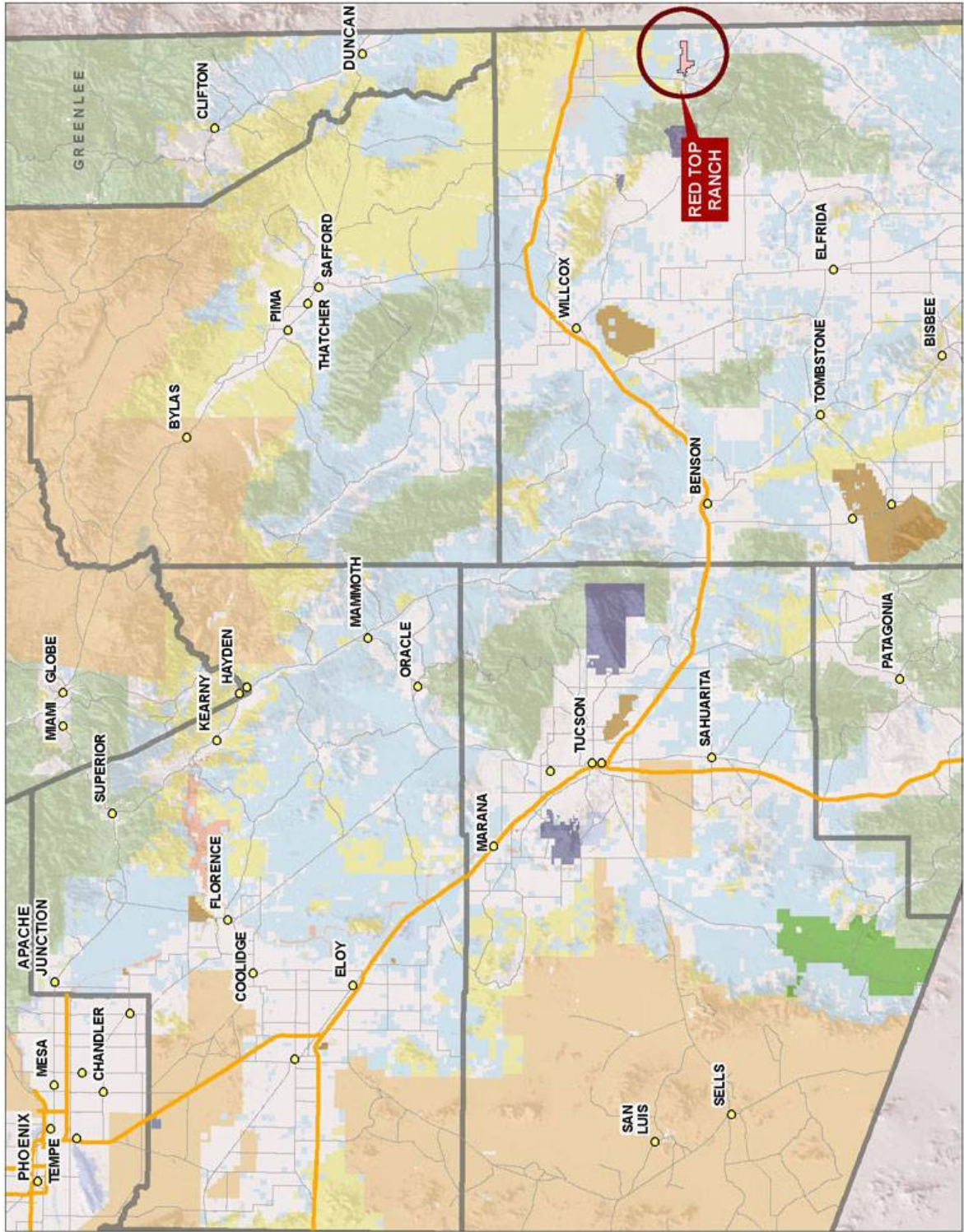
\$750,000; \$197/acre

Photos

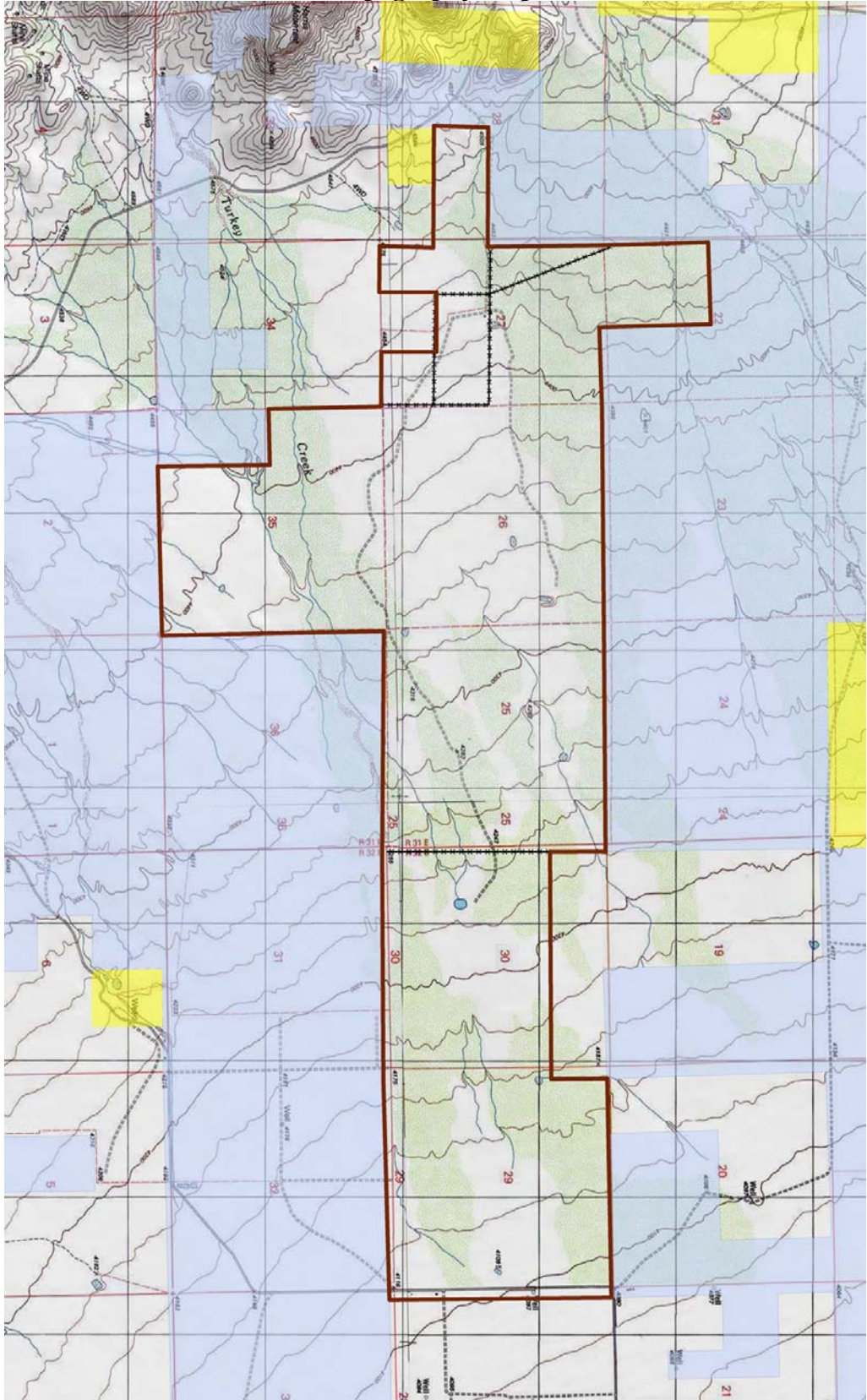




Location Map



Topography Map



Aerial Map

