Stockton Pass Ranch
Graham County, Arizona

Offered by sale exclusively by:

Headquarters West, Ltd.

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General Description
The Stockton Pass Ranch is located along Highway 266 approximately 35 miles north of Willcox and 25 miles south of Safford, Arizona. The Ranch lies in a beautiful mountainous area known as Stockton Pass. The topography consists of rolling hills separated by broad valleys in some of the most spectacular scenery of southeastern Arizona.

Land Tenure

<table>
<thead>
<tr>
<th>Approximate Acres</th>
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<tbody>
<tr>
<td>Deeded Land</td>
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<tr>
<td>Private Grazing Lease</td>
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<tr>
<td>Forest Grazing Allotment</td>
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<td>Total</td>
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The Forest Grazing Allotment is rated for 145 head annually

Improvements
The Ranch has an older home that is approximately 1,600 square feet in size with three bedrooms and one bathroom. There is a set of corrals, storage building and covered garage at this location.

Elevation & Vegetation
The elevation varies from 4,300' to 6,800' above sea level. The lower elevations consist of desert grassland with grama grasses, lovegrasses, alfileria and mesquite being the primary species. The upper elevations contain Oak-Juniper grasslands with a variety of native grasses and browse species.

Water & Livestock Improvements
The Ranch is well watered with an extensive system of pipelines fed by several natural springs. There are two wells on the Deeded and Private Grazing Lease parcels. The Ranch is cross fenced into several pastures for ease of operation.

Utilities
Electricity may be supplied by generator or solar. Telephone service is provided by cell phone. Propane can be delivered by local suppliers.
Taxes & Grazing Fees
2012 Real Estate Taxes $370.62
2012 Forest Grazing Fees 2,349.00
Total $2,719.62

Remarks
The Stockton Pass Ranch is a unique mountain ranch for southeastern Arizona. There are very few private parcels within the National Forest in this corner of Arizona. This ranch has a very desirable 160 acre parcel completely surrounded by National Forest. The scarcity of such parcels, combined with the beautiful natural scenery surrounding this parcel, creates a tremendous investment opportunity while enjoying all of the benefits of a rural lifestyle.

Price
$975,000
Cattle may be purchased separately.
Photos

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Topography/Tenure Map

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