

## **Taylor/Fairchild Ranch Cochise County, Arizona**



*Offered for sale exclusively by:*

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Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.*

## Location

The ranch is located approximately 25 miles northeast of Douglas, Arizona on the Geronimo Trail. The ranch is also approximately 150 miles from Tucson, Arizona and 185 miles from Las Cruces, New Mexico

## Area Description

The ranch lies in the rolling San Bernardino Valley between the Chiricahua and Peloncillo mountain ranges. The area remains little changed from the last century and is occupied by ranching families that have lived there for generations. The valley is rich in history. Geronimo's last surrender site is in the area. Tales of buried treasure and outlaw ambushes center around famous Skeleton Canyon. The Ranches are adjacent to the Malpai Borderlands Group area, a nonprofit group dedicated to the continuation of ranching and open space.

## Land Tenure

Acres	Tenure
4,185	Deeded
16,605	State Grazing Lease
2,887	USFS Allotment
560	BLM Grazing
24,237	Total

## Carrying Capacity

The total carrying capacity is approximately 440 head per year. The State Grazing Leases are for 298 head annually; the Forest Grazing Allotments are 47 head annually; the BLM Grazing Allotment is for 9 head annually.

## Climate & Vegetation

The area has a mild climate with summer highs in the low 90's and winter daytime highs in the low 60's. Rainfall is variable but averages 15" annually. The lower elevations consist of open grasslands with predominant grasses being Tobosa, Grama and Winter Rye. The upper elevations are Oak-Juniper woodlands with Sycamore trees in the riparian areas.

## Improvements

The Fairchild Ranch contains two older houses that need extensive renovation. The Taylor Ranch also contains an old house that needs work.

## Water & Pastures

The ranch is well watered with wells, dirt tanks and pipeline. The ranch is cross-fenced and contain enough corrals for ease of operation.

## Utilities

Electricity requires a generator or solar power. Telephone is via cell phone.

## Taxes & Fees

Tax	\$
2004 Real Estate Taxes	2,050.72
2005 Grazing Fees	8,510.88
2005 Forest Grazing Fees	1,009.56
2005 BLM Grazing Fees	193.32
Total	11,764.48

## Remarks

The San Bernardino Valley has a long history of productive livestock production. There may be an opportunity to sell a conservation easement on the deeded land and still maintain a viable and enjoyable livestock operation. This Ranch provides a great place to enjoy the history and the natural beauty of the great Southwest.

## Price

\$2,000,000

## Pictures



[2] Cottonwood Canyon on Taylor Ranch



[3] View SW on Fairchild Ranch

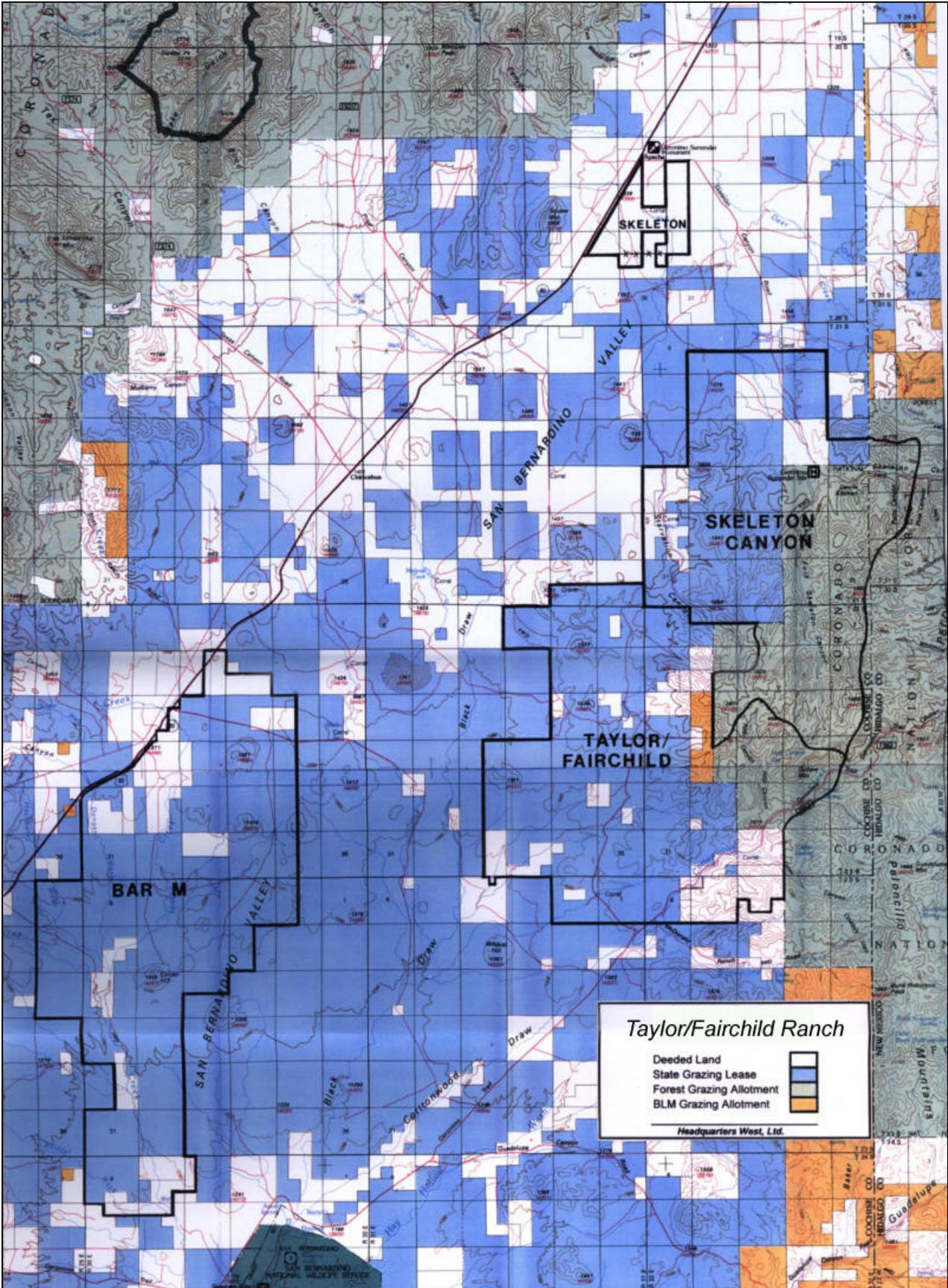


[4] Fairchild Ranch Headquarters area

# Location map



# Tenure map



# Satellite Image

Source: Landsat Enhanced Thematic Mapper Plus, false color composite - 1999  
The ranch boundaries are approximate in this map.

