Offered For Sale

Udall Ranch - Hunt Valley
Apache County, Arizona

Exclusively Listed By:

Traegen Knight
Headquarters West, Ltd.
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Hunt Valley Ranch
Apache County, Arizona

Location & Access: The property is located near the intersection of US Highway 180 and 180A in the Hunt Valley along the Little Colorado River in Apache County approximately 18 miles northwest of St. Johns and 10 miles north of Concho, Arizona. Access is provided by paved US Highway 180 with nearly one mile of frontage. County Road #5392 and #5152 provide additional access through the ranch.

Land Tenure: 1,700 deeded acres

Legal Description:
- Township 14 North Range 25 East
  Gila and Salt River Baseline and Meridian
  Portion of Sections 2, 12 & 13
- Township 14 North Range 26 East
  Gila and Salt River Baseline and Meridian
  Portion of Section 18

Apache County Assessor parcel numbers 204-01-012 & 204-10-002

Property Description: The ranch is located in two non-contiguous parcels approximately ¾ mile apart. Both parcels have access to the county roads and include the Little Colorado River running through portions of the property. One parcel also includes over one mile of the Zuni River running through the property. The property consists of primarily vacant land with rolling hills and nearly level meadowland adjacent to the Little Colorado River. There is a house on the property near the eastern most boundary and directly off county road #5152. The house is not in livable condition and was originally built over fifty years ago. The boundary includes nearly one mile of highway frontage along US Highway 180 and over a half mile of river frontage. Elevation on the ranch varies from 5,400 to 5,470 feet.

Vegetation: Vegetation includes plains and desert grassland with scattered juniper trees on the rolling hill portion. The low land near the river is nearly level open grassland with chamisa and sage. The low land was cleared for farming many years ago, but has mostly been grown in with native vegetation.
Water: There is one well on the property originally drilled over fifty years ago. Area wells vary from 100 feet to 500 feet deep with maximum pumping capacities of 1,000 to 1,800 gpm. The surrounding area has been farming for many years with irrigation water supplied by wells. The ranch well has historically been used for livestock and domestic purposes only although some irrigation would be possible. The ranch has not had any active farming on the property for over fifty years. The Little Colorado River has a seasonal flow and typically only runs during the summer monsoon months.

Utilities: Public telephone and electricity is available to the property boundary but is not currently in use or hooked up to the property. Frontier Communications is the telephone provider and Navopache Electric Cooperative is the electric provider.

Flood Zone Flood Zone C: areas of minimal flood hazard and Flood Zone A: areas of 100-year flood hazard. Please see flood map.

Price: $1,000,000 – Cash

Contact: Headquarters West, LTD.  
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The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.
View looking north across the Little Colorado River

Northeast boundary of the property
Rangeland along US Highway 180

Little Colorado River
Fallow farm field

Irrigation well
Fallow farm field