

Stockton Hill Ranch
Mohave County, Arizona
6315 N. Stockton Hill Rd., Kingman, AZ 86409



Offered for sale exclusively by:

Paul Groseta

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Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

LOCATION & ACCESS

The ranch is seven miles north of Kingman with an address of 6315 N. Stockton Hill Rd., Kingman, AZ 86409. The headquarters sits approximately 1.5 miles west of Stockton Hill Road near the ghost town of Stockton on BLM Road #7013 (turn off is approximately half mile after MM #8). Access to the north is from Quail Crest Road to Coyote Run Road which turns into a BLM road.

DESCRIPTION

This cattle ranch runs on over five sections on top of the Cerbat Mountains. At its widest point north to south the ranch runs approximately five miles, east to west is approximately one and a half miles. Vegetation consists of native Mohave desert scrub, chaparral and intermixed pinyon/juniper. Topography is rolling to steep with overall elevations ranging from 4,200' on the east end to 6,200' on the north end. The headquarters is set on a five acres near the southeast end of the ranch, it is fully surrounded by BLM land.

CARRYING CAPACITY AND ACREAGE

Deeded APN #330-08-001:	5 acres	n/a
ASLD #23-115500-05	472.28 acres	3 AU
BLM Stockton Hill #00066:	<u>2,912 acres</u>	<u>37 AU</u>

Total Subject: 5.3 sections or 3,389.28 acres 40 animal units – year long. Although, the term grazing permit with the BLM is for 42 head of cattle with 88% public land.

BUILDING IMPROVEMENTS & UTILITIES

The headquarters has an 1,887 s.f. 3 bed/1 bath home, 960 s.f. enclosed shop, horse pens with shade and the shipping corrals. A new solar system was installed in 2014 and a propane backup generator. The ranch is boundary fenced and a small trap at the headquarters.



WATER

- Headquarters Well T22N R17W Section 10 SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ (Base Water) Windmill ADWR #[55-629782](#) on the private land 330-08-001.
- Mullen Wash Well T22N R17W Section 10 NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ solar/submersible ADWR #[55-640826](#) on BLM piped to HQ. See also ADWR #[4A-3005](#) (certificate #1759).
- Black and Tan Well T22N R17W Section 9 NE $\frac{1}{4}$ SW $\frac{1}{4}$ windmill on BLM ADWR #[55-640830](#).
- Rock Cabin Windmill T22N R17W Section 16 SE $\frac{1}{4}$ SW $\frac{1}{4}$ windmill on BLM ADWR #[55-642243](#).
- IXL Windmill T23N R17W Section 33 SE $\frac{1}{4}$ SE $\frac{1}{4}$ (Base Water) windmill on BLM ADWR #[55-640827](#) & [55-642242](#) (BLM).
- COD Water T23N R17W Section 28 NW $\frac{1}{4}$ SW $\frac{1}{4}$ BLM Spring (Base Water) ADWR #n/a.
- COD Canyon (North Cottonwood Spring) T23N R17W Section 33 NE NE ADWR #[4A-2882](#) (certificate #1618).
- IXL Canyon T23N R17W Section 33 SE SE ADWR #[4A-2881](#) (certificate #1617).
- Cabin Spring T23N R17W Section 4 NW SE ADWR #[4A-2877](#) (certificate #1614).
- Fountain Head Water T22N R17W Section 4 W2 on adverse private.
- Upper Gold Water T23N R17W Section 32 E2 on adverse private.
- Flag Spring T22N R17W Section 17 E2 on adverse private.

TAXES & GRAZING FEES

2021 property taxes for parcel 330-08-001 are \$700.78, the 2021 BLM grazing fee is \$1.35/AUM (\$599.40 would be full use for 444 AUM) and the ASLD is \$100.00 for a total of \$1,400.18.

COMMENTS

This little ranch is just right for somebody looking for a beautifully private place but is just outside of Kingman. Views from the headquarters in the foothills of the Cerbat Mountains are captivating overlooking the valley below. No need to worry about neighbors as the headquarters are fully surrounded by BLM land and is set behind a locked gate. Little ranches like this are hard to find.

PRICE

~~\$550,000~~ ~~\$490,000~~ Reduced to \$450,000.

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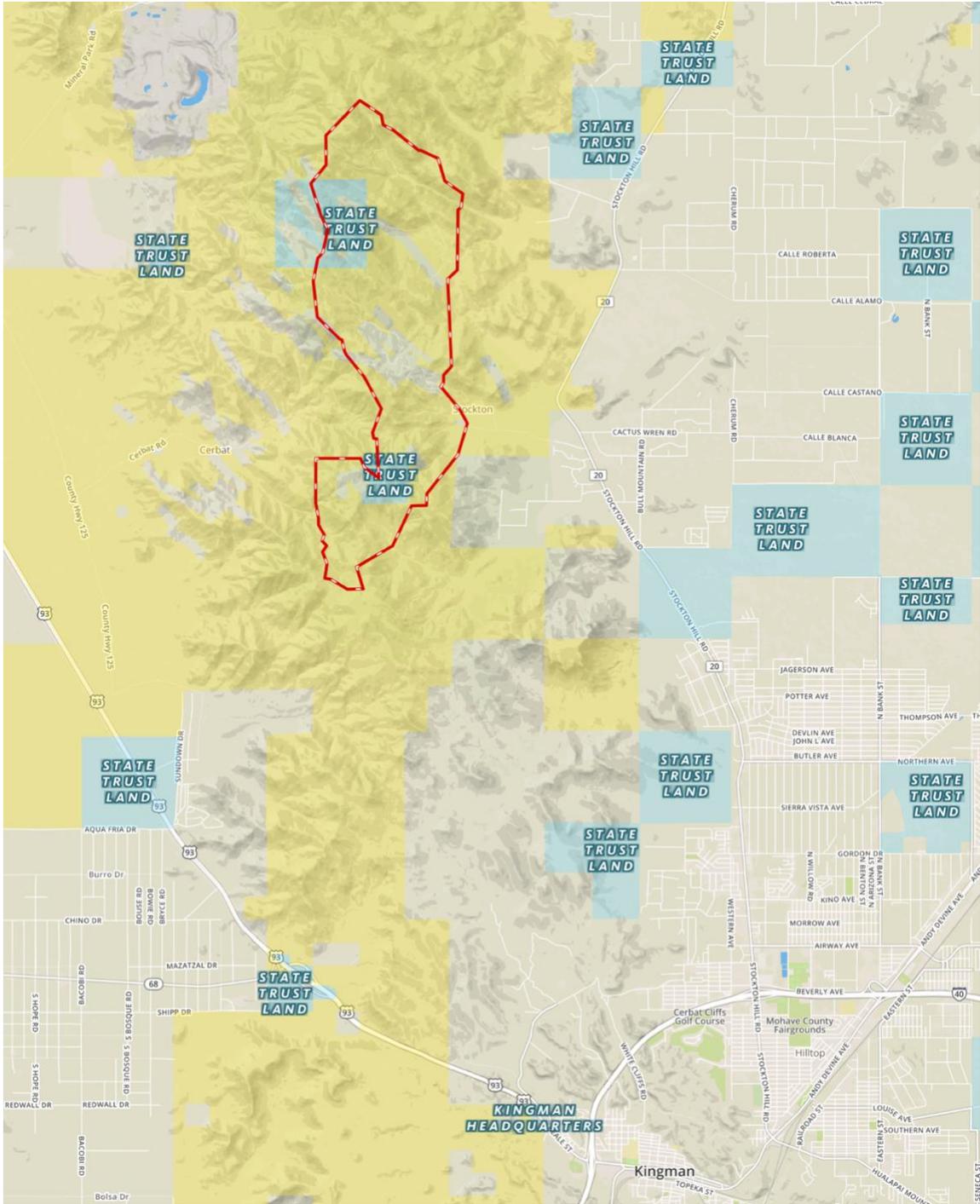
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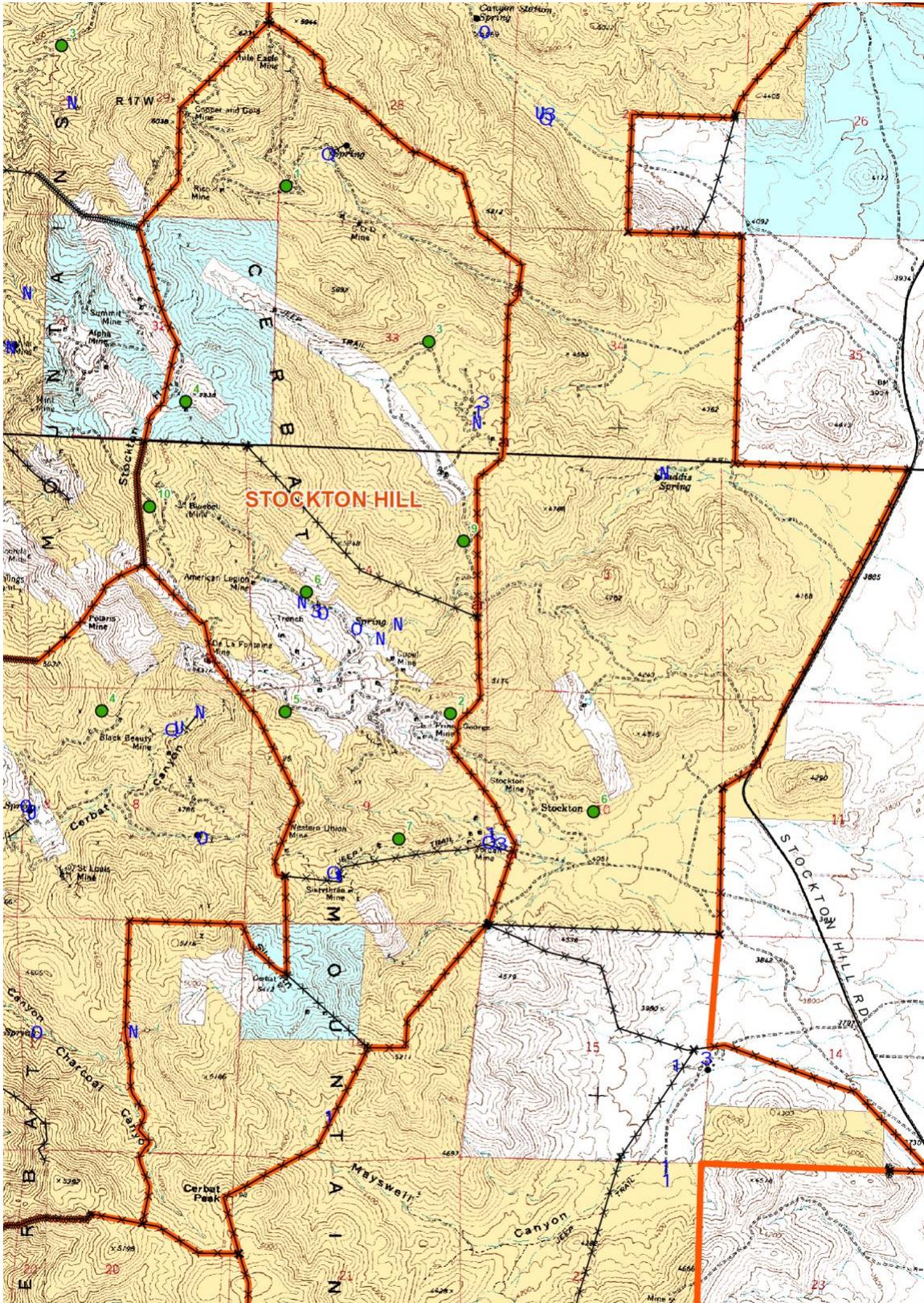
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