

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Trout Creek Ranch Mohave County, Arizona



Offered for Sale Exclusively by:

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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.



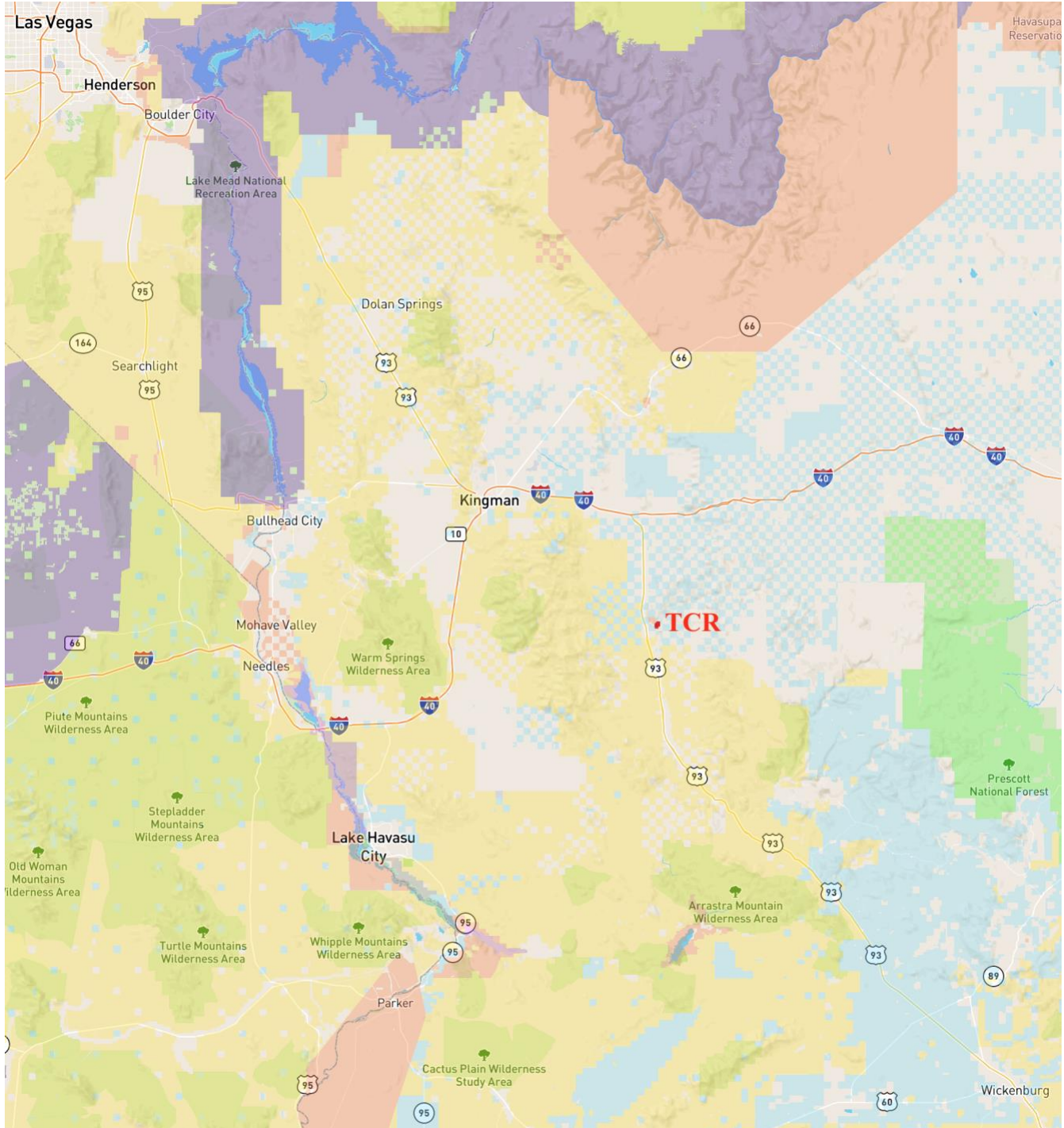
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LOCATION & ACCESS

The Trout Creek Ranch is located 40 miles southeast of Kingman and 15 miles north of Wikieup in Mohave County, Arizona. The headquarters are four miles east of Highway 93 at 9875 Upper Trout Creek Road at the end of a private dirt road.



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DESCRIPTION

The Trout Creek Ranch's 164.74 surveyed acres (163.01 tax roll acres) sits in a scenic pastoral setting at the end of the road. The name of the ranch comes from Trout Creek which runs through the ranch and has supplied surface water to it for over 120 years. The ranch diverts water to the north where it is put into a ditch that winds down roughly one mile from the dam to the ponds on the ranch. The ponds supply irrigation water to approximately 35 acres which are irrigated with alfalfa valves. Bermuda, alfalfa, oats and teff have been grown on it in the past. Elevations on the property are 2,460' to 2,800' with the level irrigated land being on the east end along Trout Creek. The west end has elevated views overlooking the Trout Creek Ranch and surrounding Big Sandy Range viewshed.

WATER

The Trout Creek Ranch's surface water rights are reported to be the oldest, recorded, registered water rights to Trout Creek for the "Old Tom Brown place" as set forth in Docket No. 38 at page 24, Official Records of Mohave County, Arizona. This claim was made by Frank H. Imus and was originally filed and recorded on May 8, 1911 in Book 2, Water Rights and Mill Sites, Page 52. The ranch is not in an irrigation district and it has registered with the Arizona Department of Water Resources the following surface water registrations:

Statement of Claim of Right to Use Public Waters of the State of Arizona #36-10857 & 36-30235: 100 Miner's Inches Total and/or 1,814.6 Acre Feet Annually for domestic, irrigation and livestock uses with a pre-statehood priority date.

Surface water from Trout Creek is diverted with a diversion dam and ditch about 5,100' above the ranch. The dam and ditch are located on state lands and other private lands off the property. The 1911 claim by Imus states in addition to the water right he claimed, a right of way for the delivery ditch was also made. This historical information is shown on the Government Land Office Survey completed in 1912. To this day, the ditch continues to fill ponds where water is then transported in buried pipe with an alfalfa valve in each border. The entire delivery and irrigation system is gravity fed, all maintenance is by TCR. At times, during the heat of the summer before monsoon season, Trout Creek can run an insufficient amount of water to irrigate.

The Trout Creek Ranch is not in a state designated AMA or INA district which limit groundwater pumping use. Wells outside of an AMA/INA are allowed to put groundwater to beneficial use. The ranch has two wells historically used but one sits just off of the property boundary. Both wells have submersible pumps powered by electricity. But it is noted that there are four ADWR well registrations for the ranch: 55-205294, 55-205295, 55-605105, 55-808660.



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IMPROVEMENTS

The old historic ranch house remains standing and there is another site built home, four RV hook ups with water/power/septic, hay barn with attached covered horse stalls, 100' round pen, roping arena, steel corrals with squeeze chute and calf table.

PROPERTY TAXES & LEGAL DESCRIPTION SUMMARY

The deeded land consists of Mohave County APN's 252-05-021 in Section 23, T18N, R13W (108.52 acres) and 252-05-022 in Section 14, T18N, R13W (54.49 acres). The 2019 property taxes were \$967.30.

ZONING, UTILITIES, FLOOD HAZARDS

Mohave County AR/36A with a 36-acre minimum parcel size. Electricity and telephone are to the headquarters. Domestic water is by private wells and sewer is by septic tank. The deeded land has flood hazards from Trout Creek and Knight Creek.

EQUIPMENT

The following items of equipment are included in the asking price: John Deere 310D 4x4 extendahoe, 1998 New Holland 7635 tractor, New Holland Stackliner 1033 bale wagon, Heston 500 Swather, two discs (one large, one small), John Deere hay rake, New Holland Hayliner 283 baler, border disc, broadcast seeder, land leveler/scrapper attachment, Powder River squeeze chute and calf table, drill, diggers, rock rake, rock picker, pasture drag, terracing blade, six horse free flow exerciser, arena panels approximate 100' round pen, portable galvanized panels and gates, three storage containers (Conex boxes).

COMMENTS

The Trout Creek Ranch has all the right ingredients to make it into a legacy ranch. Whether you would want to spend winters at the ranch or for year-round enjoyment, ranches like this with historic water rights are becoming increasingly rare to find in Arizona.

PRICE

\$1,150,000 cash or terms acceptable to the seller, submit all offers.

LISTED EXCLUSIVELY BY

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