

Music Mountain 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.

LOCATION & ACCESS

The ranch is in Mohave County in northwest Arizona. The headquarters are about 45 miles north of Kingman via 18 miles on paved Route 66 and 23 miles on county dirt Antares Road, the headquarters are about four miles north of the county road.

DESCRIPTION

This is a desert to mountain ranch with very little adverse ownership within the ranch. The ranch runs from the Hualapai Valley to on top of the Music Mountains/Grand Wash Cliffs where it borders the Hualapai Reservation as the eastern boundary. Four of the deeded land parcels are complete BLM inholdings. The headquarters are on a 150 acre inholding that is in a scenic and private setting at the base of the mountains. Elevations range from 2,750' in the southwest end near Red Lake to 6,769' on Duncan Mountain, the headquarters are at 4,000' the upper mountain country ranges in elevation from 4,700' to 6,000'. The lower elevation is extremely strong filare country with a mix of desert browses, the upper elevations have Pinon/Juniper and purple sage with perennials such as the typical gramma grasses. The topography on the ranch lends to a lot of natural barrier with the exterior boundary as well as interior pasture boundaries.

CARRYING CAPACITY AND ACREAGE

The term permit for the BLM allotment is for 242 head of adult cattle with additional ephemeral increase in wet years. The ranch has also pastured sheep in previous years.

322.7± gross tax roll acres deeded – in six non-contiguous tracts

44,651.0± acres Upper Music Mountain BLM grazing allotment #00071

~~2,914.0±~~ acres adverse/private land within ranch boundary

47,887.7± total acres or 74.8 sections

BUILDING IMPROVEMENTS & UTILITIES

The headquarters has a tasteful ranch house that was recently re-stuccoed and new metal roof installed. The ranch is off-grid with a recently installed new solar system at the HQ. There is a proposed electrical transmission line slated to run by the headquarters.

WATER

The ranch is watered with six springs, nine dirt tanks, six wells and 25 miles of buried pipeline with numerous drinkers and storage. The pipeline on the mountain country is all gravity flow from a solar well on a tract of deeded, a separate pipeline system in the lower country all gravity flows from the well at the headquarters.

TAXES & GRAZING FEES

2019 property taxes for parcels 318-02-004, -006; 318-03-003; 318-04-007, -033, -034; 341-13-001 are \$559.24, the 2019 grazing fee is \$1.35/AUM (\$3,920.40 would be full use for 242 head).

COMMENTS

This is a scenic ranching operation set in a private location with amazing views of not only the Hualapai Valley and surrounding mountain ranges but also of the Grand Canyon. The desert to mountain country allows for management options, along with the chance for ephemeral increases.

PRICE

\$975,000

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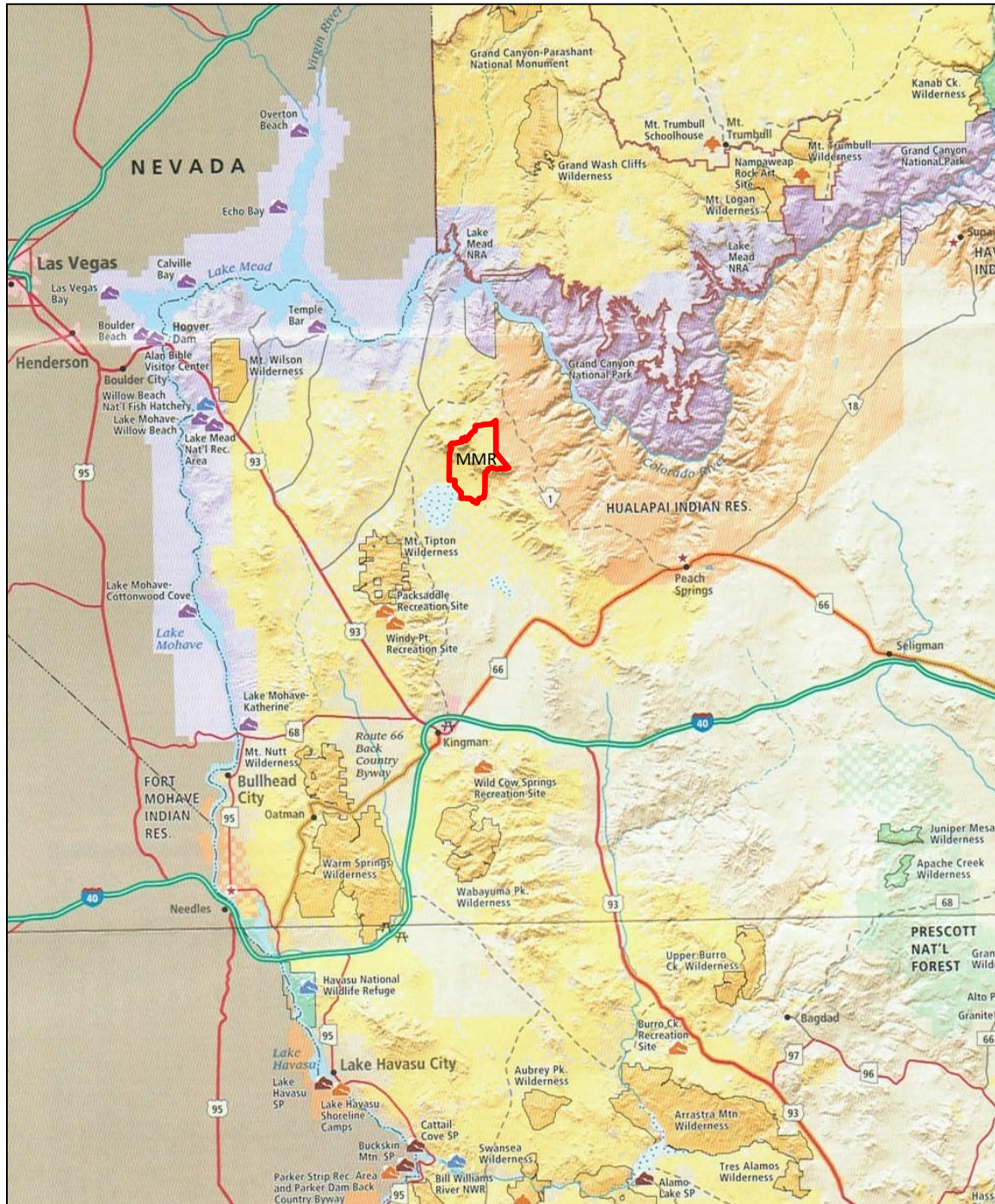
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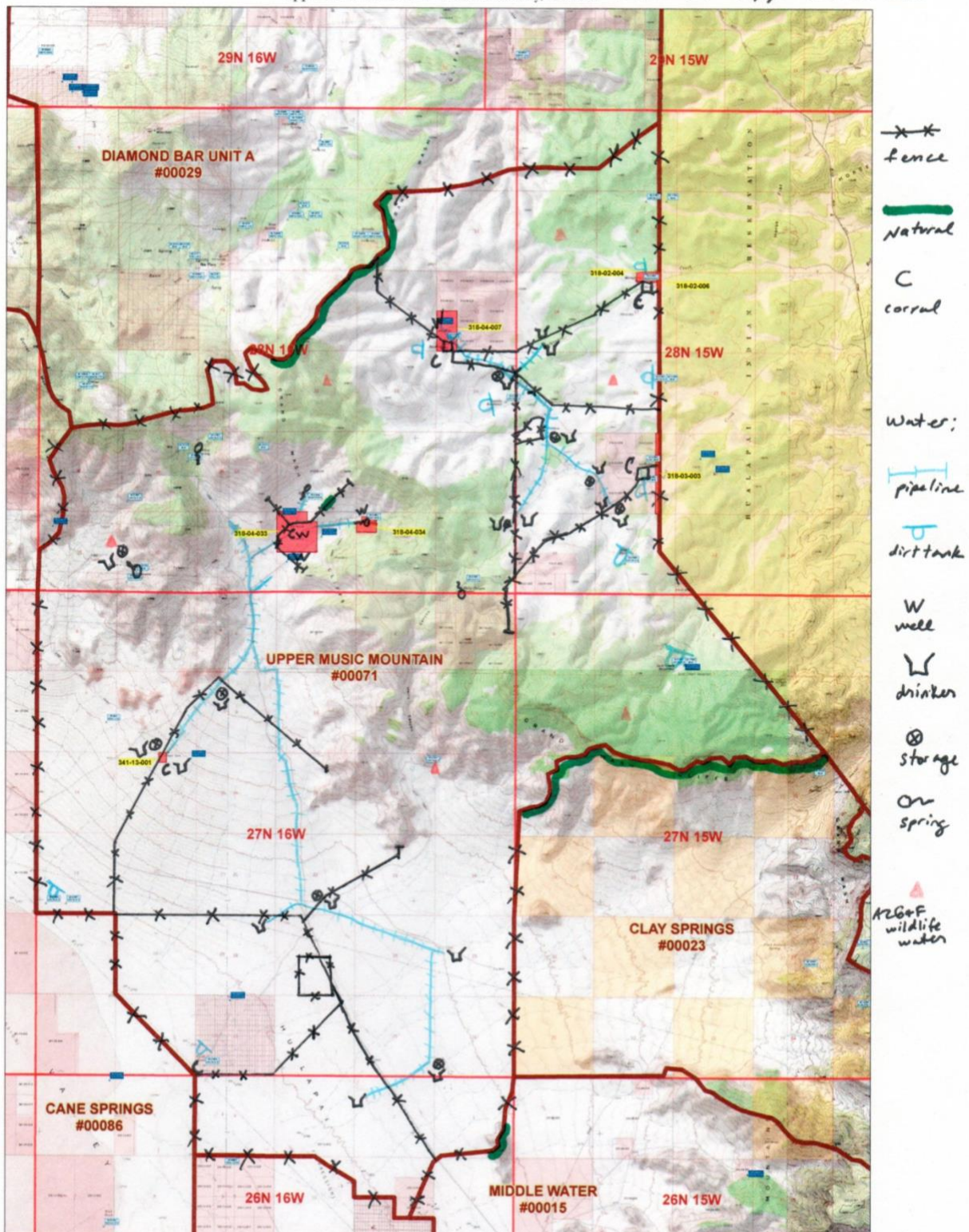
Music Mountain Ranch Area Location Map



Ranch Topography Map

Upper Music Mountain - Mohave County, Arizona

FENCES - Approx. locations



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Photographs







