

96 Ranch

Pinal County, Arizona



(1) Granite boulder outcroppings on the deeded land.

Offered for sale exclusively by:

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96 Ranch Description

Location & Access

The 96 Ranch is centrally located in Pinal County, Arizona between Phoenix and Tucson. Phoenix is approximately 75 driving miles to the northwest and Tucson is approximately 50 driving miles to the southeast of the ranch. Outlying metro areas such as Chandler and Oro Valley are even closer. Florence, the Pinal County seat, is 15 miles to the northwest.

Highway 79 borders the ranch for over eight miles and serves as the western boundary. The deeded land on the 96 Ranch is eight miles east of Highway 79 on 96 Ranch Road, which is a good gravel road. Interior ranch access is provided by numerous dirt roads that are of varying condition.

Description

The 96 Ranch spans over 88 square miles of Sonoran Desert. The west end of the ranch, with the exception of the Middle Mountains, is relatively level. The Ninetysix Hills divide the ranch running from the northern to the southern boundary and consist of rolling to steep areas with boulder outcroppings. The east end of the ranch is higher in elevation than the west end and is more level to rolling. The west end produces mainly annual feed, while the higher elevations in the hills and on the east end of the ranch produce more perennial feed. Grasses on the ranch consist of gramas, lovegrasses, sand dropseed, threeawns and annuals such as filaree and indian wheat. Trees and browse throughout the ranch include mesquite, catclaw, palo verde, jojoba and creosote. Saguaro, yucca, cholla and prickly pear cacti are also found throughout the ranch. Wildlife found in the area include quail, mule deer, a few whitetail deer, javelina, coyotes, coatimundi and mountain lion.

The deeded land on the 96 Ranch is roughly in the center of the state lease and is nearly the highest point on the ranch. The Ninetysix Hills provide an enchanting setting for the deeded land with granite boulder outcroppings and saguaro cacti. Views are exceptional in every direction on the deeded land, from the Picacho Mountains and the towns of Coolidge and Florence to the west to the Tortilla and Galiuro Mountains to the east, and from the Superstition Mountains to the north to Black Mountain and the Santa Catalina Mountains to the south.

Acreage

642.093± Deeded Acres
56,284.46± State Grazing Lease Acres
56,926.55± Total Acres, or 88.95 sections

Carrying Capacity, Corrals & Fencing

The state grazing lease is for 529.8 AU yearlong. Including the deeded land, total yearlong capacity is estimated to be 535 AU. During wet years, the west end of the ranch produces tremendous amounts of annual feed allowing for considerable excess seasonal grazing.

The ranch is perimeter fenced and has eight pastures and two smaller traps. Nearly every water has a set of corrals used to handle small sets of cattle. The sucker rod shipping pens are located on the state lease near the west end of the deeded land. Some of the fences and corrals need some work as some maintenance has been deferred over the last decade.

Water

The ranch is watered via 17 earthen tanks and drinkers distributed via pipelines from wells. The earthen tanks are reliant on surface runoff to fill. The wells are not equipped and the pipelines do need work. The deeded land is located in both the Pinal and Tucson AMA's.

Weather, Precipitation & Elevation

Weather records from Florence show the average minimum and maximum temperatures in January are 37.3° and 66.4°. Average minimum and maximum temperatures in July are 74.9° and 105.5°. Yearly average of precipitation at Florence is 10". Florence is 15 miles away and is located at 1,500' but is the closest weather station to the ranch.

The ranch ranges in elevation from 2,000' at the west end of the grazing lease to 3,800' in the Ninetysix Hills near the deeded land. The deeded land ranges in elevation from 2,790' on the west end to 3,480' on the east end.

Building Improvements

The building improvements are minimal and uninhabitable at the headquarters. The building improvements consist of a 1,650 s.f. adobe house built in 1936, a 960 s.f. barn with a set of sucker rod corrals and pens for horses and other various outbuildings. The wells and water cistern are not operable and the condition of the septic tank on the residence is unknown.

Utilities

There are no utilities to the ranch. Historically, a generator and solar system has provided electricity, however, the generator and solar systems are no longer operating. The two wells on the deeded land are powered via electric submersibles. Sewer is by septic, propane is by private carrier, and telephone is by cellular. Electric and telephone lines parallel Highway 79.

Taxes & Grazing Fees

2006 property taxes were \$965.74. 2007 State Grazing Lease Fees were \$16,223.98, or \$2.40 per AUM. Total property taxes and grazing fees were \$16,986.89.

Zoning & Flood Plain

The deeded land on the 96 Ranch is currently zoned GR by Pinal County, 1.25 acre minimum lot size.

The deeded land is located on FEMA flood map 040077 1000C, with an effective date of August 15, 1983. A small portion of the west end of the deeded land is located in Zone A, areas of 100 year flood. The remaining portion of the deeded land is located in Zone C, areas of minimal flooding.

Comments

Less than a quarter of Pinal County is private property and the proximity of the expanding Phoenix and Tucson metropolitan areas make the 96 Ranch a close escape with the potential for appreciation. Though the ranching improvements do need some work, the 96 offers a blank canvas for your own touches. The 96 would make an excellent guest ranch, retreat or rural residence that offers the best of both worlds—peace and escape from the fast pace of city life but close proximity to the conveniences and amenities a city has to offer.

Price

The 96 Ranch is offered for sale “as is” at \$4,500,000, or approximately \$7,088 per deeded acre.

Terms

Cash, please submit all offers.

Contact

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96 Ranch Photographs



(2) Uniquely placed boulder in the granite outcroppings on the deeded land.



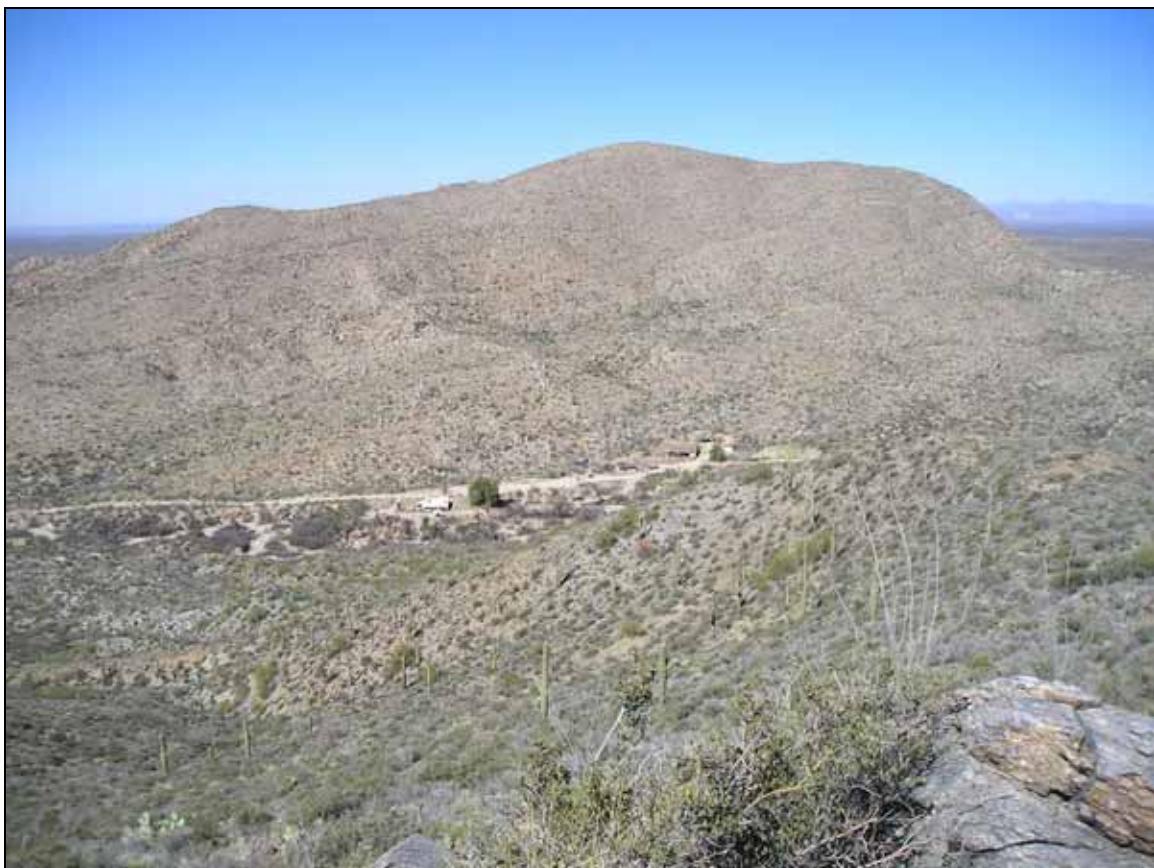
(3) More granite boulder outcroppings and saguaro cactus on the deeded land.

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96 Ranch Photographs



(4) View overlooking the west end of the ranch from the highest point on the deeded land.



(5) View of the headquarters below from the highest point on the deeded land.

96 Ranch Photographs



(6) Looking southwest near the northern boundary of the deeded land.



(7) View of the east end of the ranch from the highest point on the deeded land.

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96 Ranch Photographs



(8) Shipping pens near the western boundary of the deeded, looking east towards the deeded land.



(9) View of the barn and other outbuildings at the headquarters on the deeded land.

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96 Ranch Photographs



(10) Hackberry Tank on the east end of the grazing lease.



(11) More granite outcroppings on the grazing lease south of the deeded land near Buck Tank.

96 Ranch Photographs



(12) Rangeland south of the deeded land in the Ninetysix Hills.



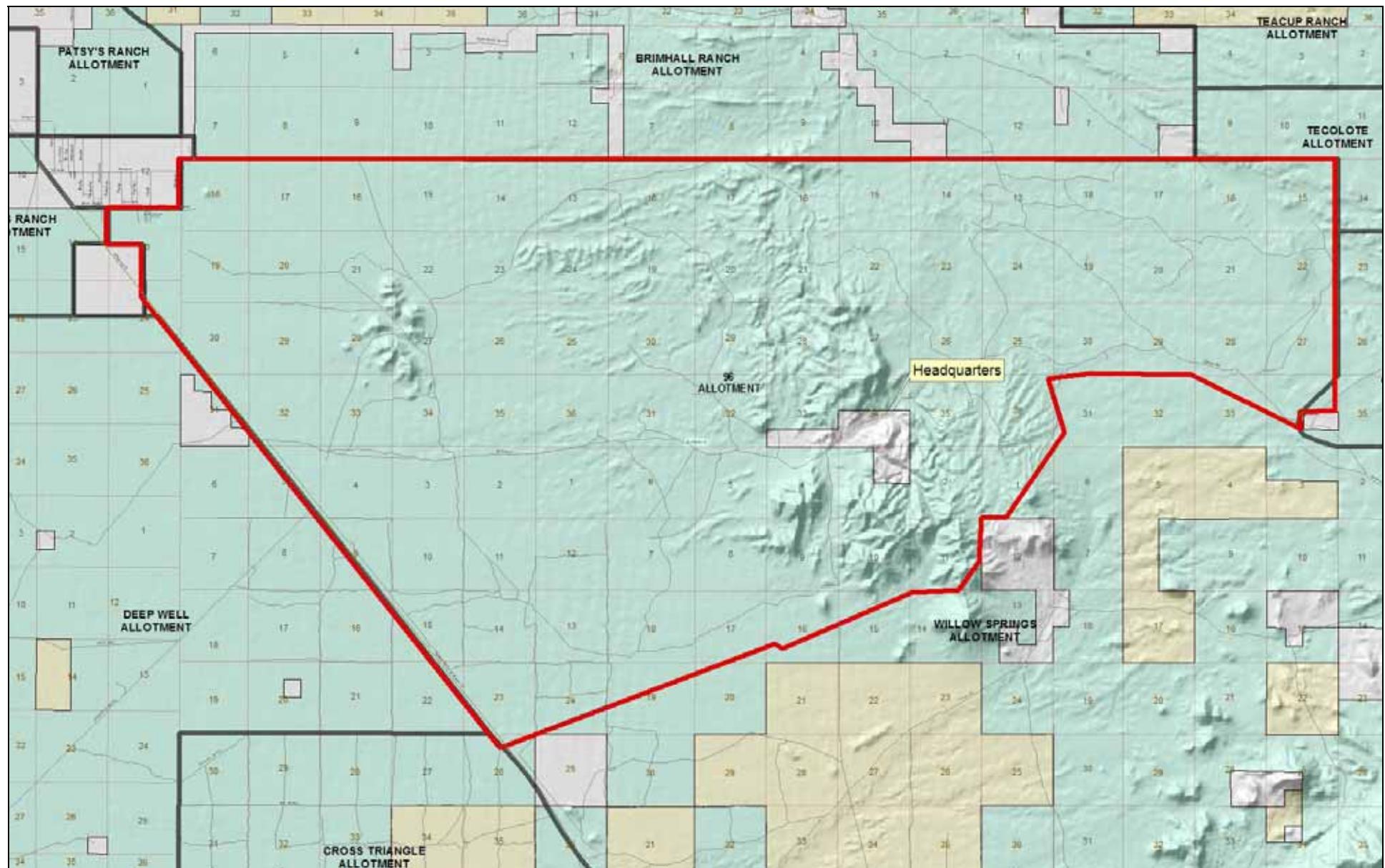
(13) Rangeland with saguaros on the west end of the grazing lease near the Middle Mountains.

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96 Ranch Location Map



96 Ranch Shaded Relief Map



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