

# Y Bar D Ranch

## Perkinsville, Arizona



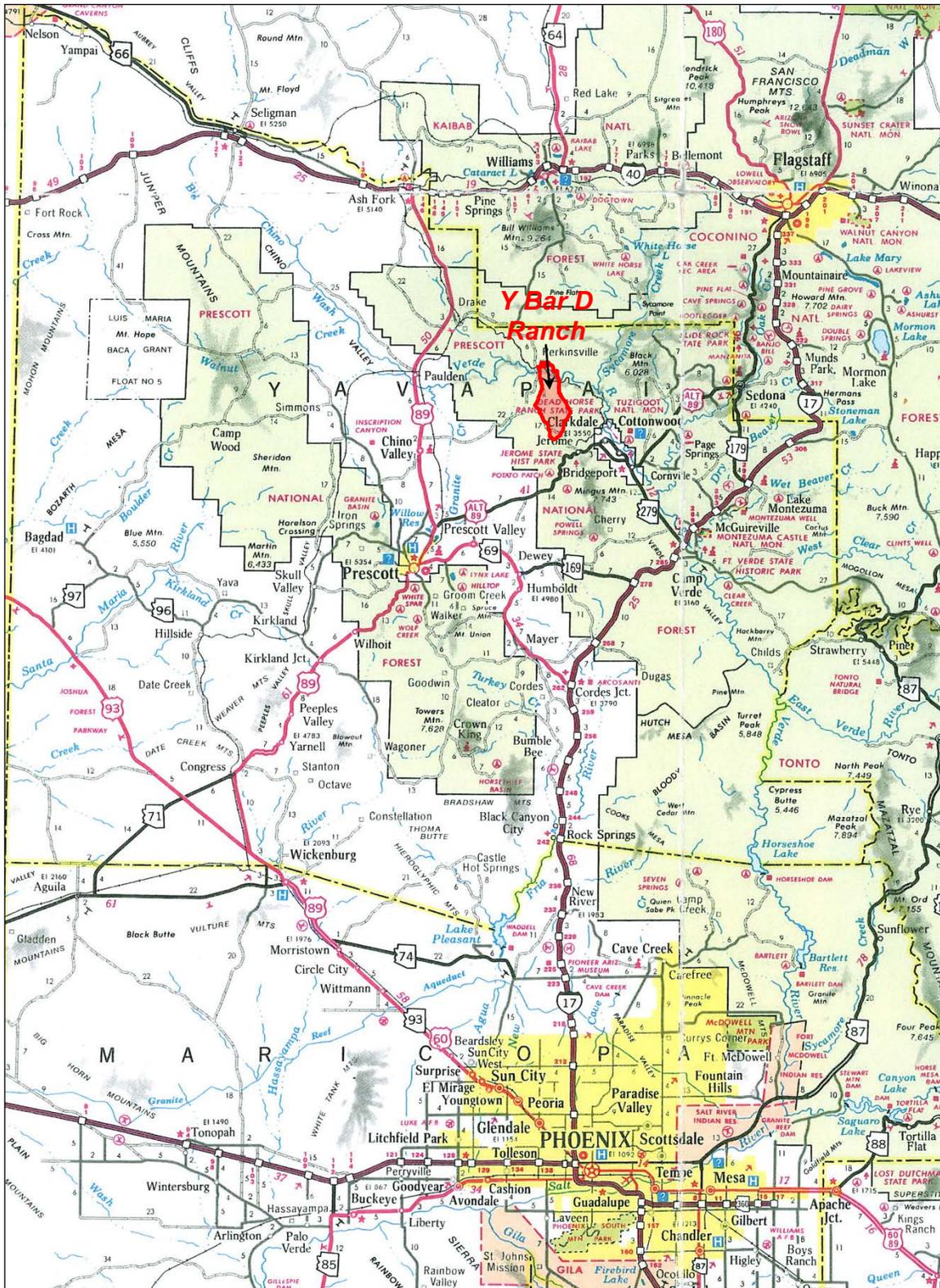
*Offered for sale exclusively by:*

**Andy Groseta**

Headquarters West Ltd.  
51 Verde Heights Drive, Suite A  
P.O. Box 1840  
Cottonwood, AZ 86326  
Phone: (928) 634-8110; Fax (928) 634-2113  
Email: [info@headquarterswest.com](mailto:info@headquarterswest.com)  
Web: [www.headquarterswest.com/listings/ybard](http://www.headquarterswest.com/listings/ybard)

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Location Map



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## Location

The Y Bar D Ranch is located in Perkinsville, Arizona. Perkinsville is located 16 miles northwest of Jerome; 20 miles east of Chino Valley; and 33 miles south of Williams. It is located approximately 48 miles northeast of Prescott; and 23 miles northwest of Cottonwood.

## Acreage & Carrying Capacity

The Ranch consists of 56 acres of deeded land and 14,437 acres on the Horseshoe Grazing Allotment in the Prescott National Forest (No. 91055 for 190 Animal Units year-round) for a total of 14,493 acres or 22.65 sections.

## Description

The ranch headquarters is located on the Verde River. There is approximately 56 acres of deeded land of which approximately 16 acres are irrigated (pump irrigation); 20 acres of riparian lands; and 20 acres of native rangeland including residence; barns, shop, and corrals. The irrigated pasture is fenced into four pastures.

The Horseshoe Grazing Allotment has a carrying capacity of 190 Animal Units year-round. The allotment runs from Woodchute Mountain north to the ranch headquarters on the Verde River. Elevation ranges from 3,848' at the headquarters to approximately 6,000' on Woodchute Mountain. The allotment is fenced and cross fenced into eight pastures, cattle are grazed on a rotational schedule.

## Improvements

The improvements on the Y Bar D Ranch are of good quality materials and craftsmanship and have been well cared and maintained for. All buildings have electricity.

**Owner's Home:** Santa Fe style with three bedrooms and two baths, built in 1995 and consists of 2,363 sf with about 1,200 sf in covered porches. A lot of the materials were used off the ranch and surrounding area, such as the river rock fireplace and the flagstone floors. Two of the bedrooms and one bath are across a breezeway and signify the rustic building style seen in the early days of the west. An office/den was added in 2000 and the home was re-stuccoed and re-painted in 2006. The home has a propane furnace and both an a/c and evaporative cooler.

**Manager's Home:** A 2006 Schult manufactured home with one bedroom and one bath, 704 sf.

**Shop:** Approximately 726 sf with metal I beam frame and metal siding, insulated and all on a concrete pad. There is a 12' x 30' chain link dog run attached to the shop.

**Hay/Storage Barn** Approximately 2,090 sf wood pole barn, fully lighted and all on concrete pad, south side has covered area with no doors. The poles are from pine trees off the ranch and lower exterior has river rock siding from the river.

**Tack Shed, Storage Shed and Pump House:** Two (2) 120 sf wood construction sheds, one for tack and one for storage. One 80 sf wood construction shed that houses the domestic well and pressure pumps

**Corrals:** Metal pipe working corrals that have several pens/alleys, a squeeze chute, calf table and a small scale. There is also one set of working corrals with squeeze chute on the grazing allotment at Red Flat.



*Owner's Home overlooking irrigated pasture and riparian habitat in Verde River.*

## Water

The Y Bar D Ranch is an exceptionally well watered operation, from the year round flowing Verde River bisecting the headquarters for 1,200' to the large irrigation well on the deeded land, the Y Bar D Ranch is an oasis in the desert. Following is information on the wells, water claims and livestock water for the ranch.

Wells (located on the deeded land):

Irrigation Well #55-604572

Well depth: 285'

GPM: 900 – 1,000

Static water level: 35'

Other info: This well was drilled in 1955 and is a very strong well. Gated pipe and concrete ditches deliver water for irrigation.

Domestic Well #55-536510

Well depth: 210'

GPM: 7

Static water level: 30' (pump set at 180')

Other info: This well also has two (2) 5,000 gallon storage tanks that provides water to the residences, barns and corrals at the deeded land. Also, this well provides permanent water to the Horseshoe Allotment via a pipeline, storage tanks and drinkers.

Water claims (located on the deeded land):

600 acre feet from 4/15 – 11/15 from Verde River #36-32610

Priority date: 1880

Use: 60 irrigated acres and 150 head of cattle

Other info: this claim is for surface water to the Verde River, diversionary means is from a rock dam and/or a pump. There has been no rock dam in existence for many years, no actual surface water has been diverted for some time.

600,000 gallons per year from Verde River #36-26872

Priority date: 1900

Use: irrigation, stockwater, domestic

Other info: this claim remains in a previous owner's name but will be assigned to buyer.



*Verde River running through deeded land at the headquarters.*

Allotment/livestock water (located on the grazing allotment):

Pipeline: 8.5 miles of 3/4 " pipeline

Storage tanks: Two (2) 10,000 gallon tanks and two (2) 12,000 gallon tanks on pipeline

Drinkers: Fourteen (14) water troughs located throughout allotment on pipeline

Solar pump: A solar pump system was installed recently in the middle of the allotment near the two 10,000 gallon storage tanks to lift water to the southern end.

Earthen/Dirt tanks: The allotment has fifteen (15) dirt tanks.

Other info: The pipeline that supplies the storage tanks and drinkers is from the domestic well on the deeded land.

**Utilities**

The ranch has APS electricity, telephone is via cellular, water is from the domestic well, sewer is via septic tank. Natural gas and television/internet are from private suppliers.

**Taxes & Grazing Fees**

2018 real estate taxes were \$3,593.92 for parcel numbers 400-11-003A and 400-11-003C. 2018 grazing fees were \$1.41 per AUM, or \$3,214.80, for a total tax and grazing fee bill of \$6,808.72.

**Comments**

The Y Bar D Ranch is located in one of the most scenic and picturesque areas in Arizona having views of Sycamore Canyon, Sedona and the Red Rock Country and the San Francisco Peaks. The headquarters has 1,200' of the Verde River bisecting it and has tremendous riparian habitat with large stands of cottonwood and willow trees. The irrigated pasture on the deeded land, plus the extensive water pipeline system on the allotment makes this an attractive and easy ranch to manage. The ranch won the coveted Environmental Stewardship Award from the National Cattlemen's Beef Association for Region VI (Arizona, California, Hawaii, Nevada, New Mexico and Utah) in 2002.

**Price**

\$2,000,000 Cash. The ranch is shown by appointment only.

**Cattle & Equipment**

The purchase price includes the following cattle:

- 78 head of cows, plus natural increase
- 7 head of bulls
- 3 head of yearlings and heifers
- Equipment list to be provided upon request

**Contact**

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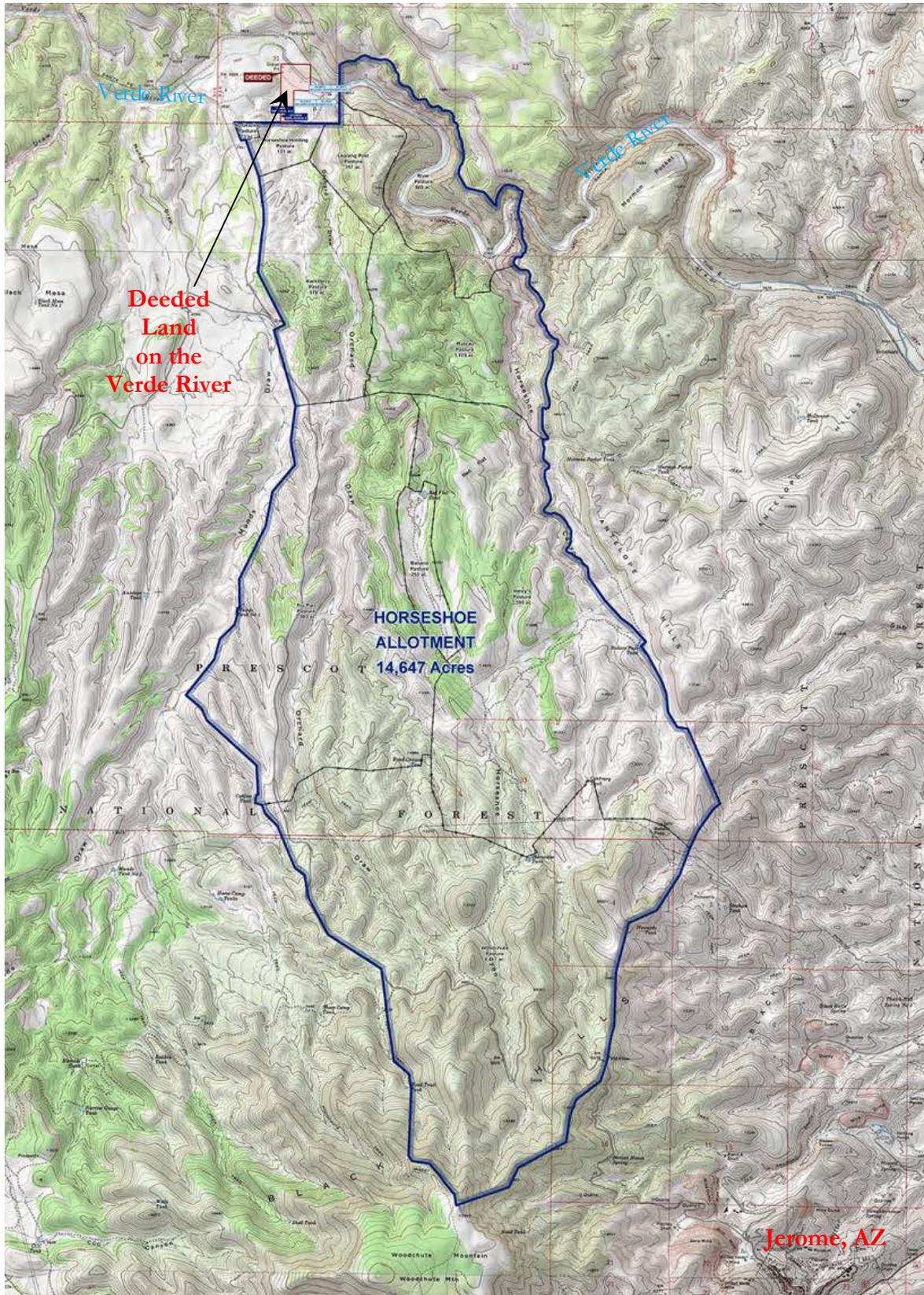


*Views of Sycamore Canyon, Red Rocks and San Francisco Peaks from allotment.*





Y Bar D Ranch Map



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Y Bar D Deeded Aerial

