

ARIZONA RANCH REAL ESTATE

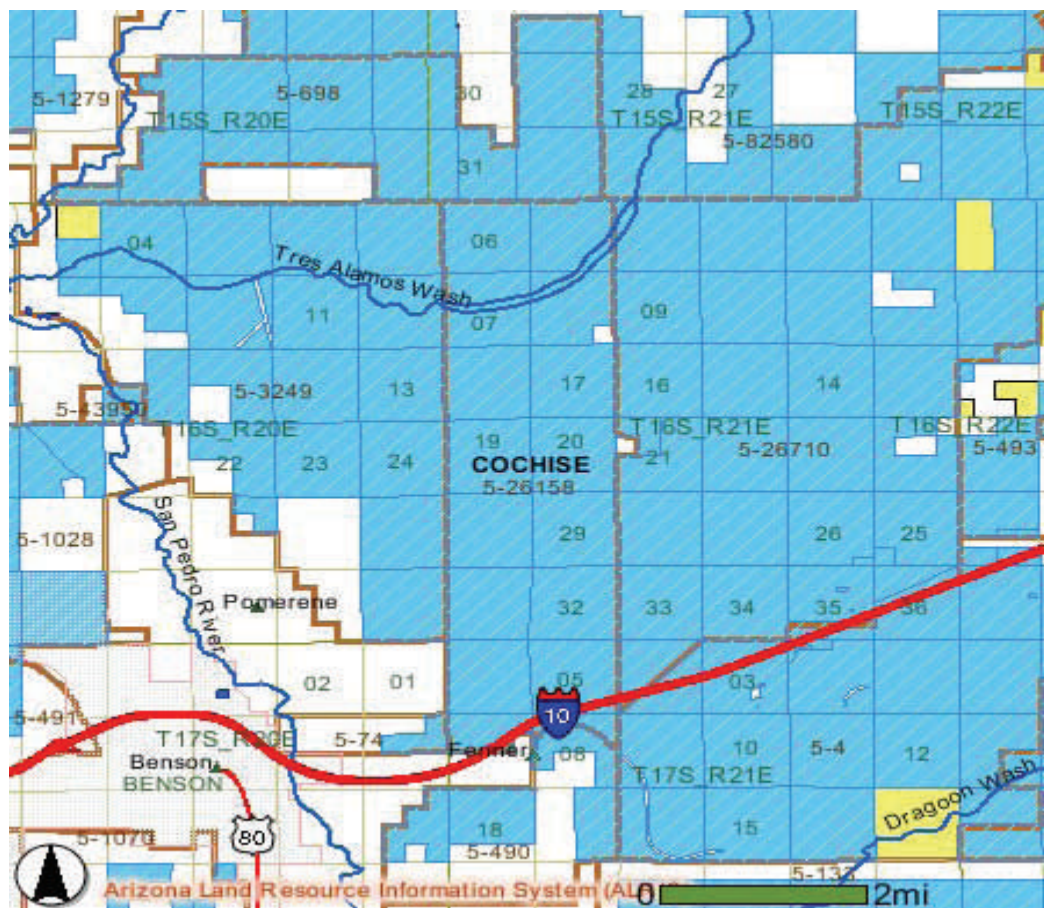
www.azranchrealestate.com

Showlow
P.O. Box 3151
Showlow, AZ 85902
Phone: 928/532-0055
Fax: 928/537-1904

Stanfield
40070 W. Hwy. 84/P.O. Box 1
Stanfield, AZ 85272
Phone: 520/424-3839
Fax: 520/424-3843
Toll-Free: 866-424-9173

Marana
P.O. Box 90806
Tucson, AZ 85752
Phone: 520/572-0109
Fax: 520/844-3405

Mission A Ranch



Specializing in Ranch, Farm, Acreage, and Commercial Properties

Mission A Ranch

Location- Benson AZ

Acreage- 9341 (+/-)
Deeded – 60 (+/-)
State – 9281 (+/-)

Carrying Capacity – 89 Head Year Long

Elevation/Terrain – 3000 to 3800 Feet

Vegetation – Mesquite browse, gramma grasses in the upper elevations and fileria with winter rains.

Water - 2 wells, plus 1 shared well, and 3 1/2 miles of Pipeline serving an additional 4 Troughs.

Cattle – 50 Head included with the sale.

Fees/Taxes - \$2.29/AUM State Fees
\$2400/ year for Commercial lease at Headquarters
\$20.32 / 2008

Improvements- 2 wells, 3 1/2 Miles of Pipeline. The ranch headquarters is on state land and has a small liveable home, well, shop, shed, wood corrals and barn. The barn has hay storage, tack room and bunk quarters. The ranch is split into 4 pastures plus one trap.

Notes-The ranch headquarters is on state land and has a small liveable home, well, shop, shed, wood corrals and barn. The barn has hay storage, tack room and bunk quarters. The ranch is split into 4 pastures plus one trap. There is a small commercial lease at the headquarters so it may be possible to add a manufactured home. The headquarters has great access and would make an excelent place for selling livestock or horse training. There is a lot included in the sale including cattle. The owner may carry. This is a great opportunity.
For Details Contact Scott Thacker 520-444-7069

Price- Only \$295,000 and the Owner May Carry!

Contact: Scott Thacker (520)444-7069 or (520)572-0109 or ScottThacker@mail.com

Information acquired through various sources and while deemed accurate, Arizona Ranch Real Estate makes no guarantees herein and all potential buyers are advised to have any studies buyer deems necessary to achieve buyer's satisfaction.

Map

