

For Sale



Ryff Ranch Graham County, Arizona

By
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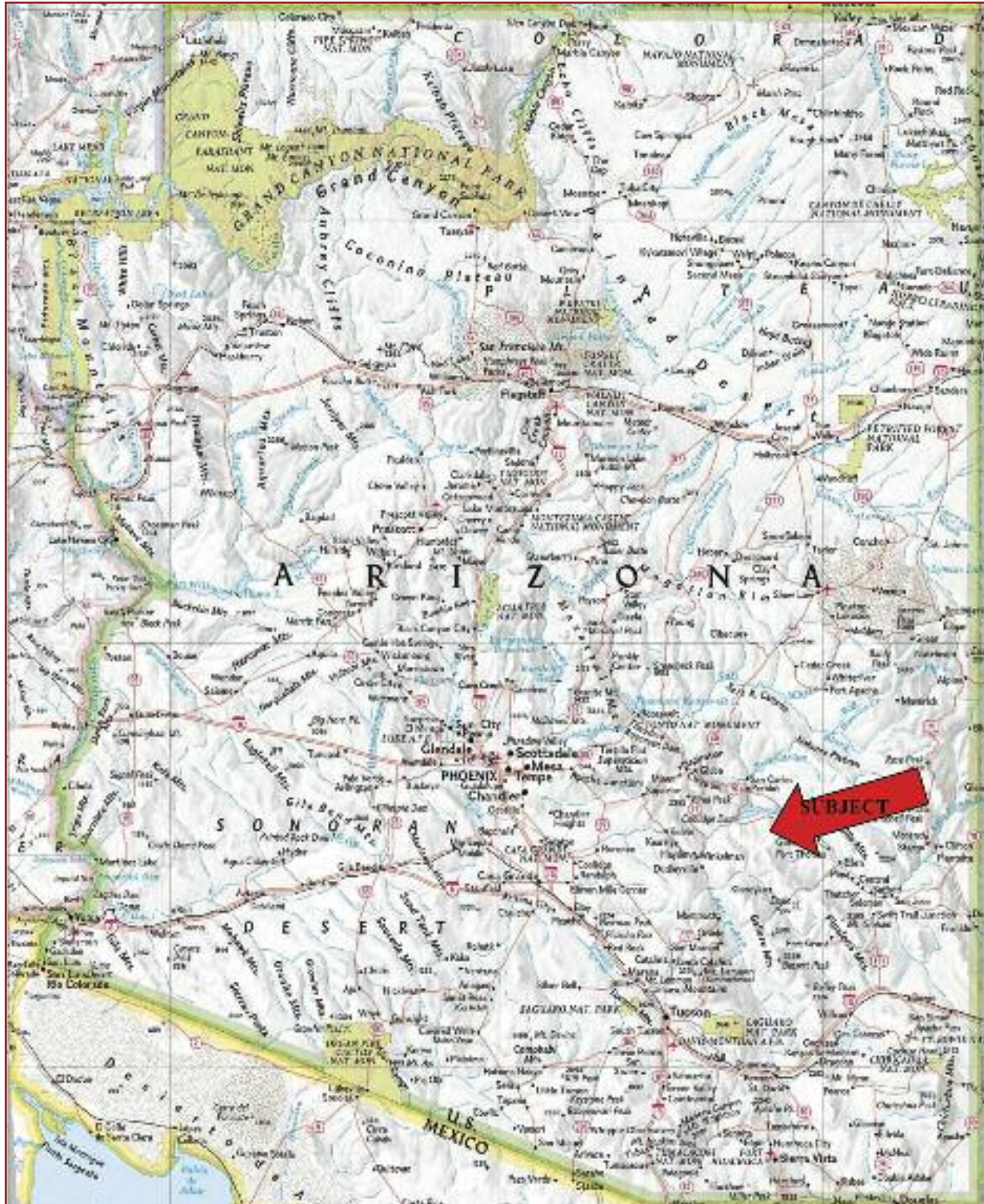
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Ryff Ranch

Graham County, Arizona



LOCATION MAP

Ryff Ranch

Graham County, Arizona

LOCATION	The Ryff Ranch is located in Graham County, Arizona, approximately 22 miles west of Ft Thomas, Arizona.								
ACCESS	Access the ranch headquarters is provided by Black Rock Road. Approximately the first 1.5 miles is paved with the balance being dirt road.								
LAND TENURE	<table><tr><td>160.00 Acres Deeded</td><td>1.76%</td></tr><tr><td>2,928.00 Acres BLM</td><td>32.22%</td></tr><tr><td><u>6,000.00</u> Acres Forest</td><td>66.02%</td></tr><tr><td>9,088.00 Acres Total or 14.20 Sections</td><td></td></tr></table> <p>Deeded: Township 5 South; Range 21 East Gila and Salt River Baseline and Meridian Section 32: NW ¼ <i>Legal Description was obtained from the county records</i></p> <p>Graham County Assessor Parcel Number: 110-10-006</p> <p>Bureau of Land Management Allotments: #46290 Cobre Grande Allotment & #45240 Horse Mountain Allotment</p> <p>Forest Service Grazing Allotment: Goodwin Allotment in the Coronado National Forest</p>	160.00 Acres Deeded	1.76%	2,928.00 Acres BLM	32.22%	<u>6,000.00</u> Acres Forest	66.02%	9,088.00 Acres Total or 14.20 Sections	
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CARRYING CAPACITY	<table><tr><td>0.0 Deeded</td></tr><tr><td>8.0 Horses BLM Allotment (Cobre Grande)</td></tr><tr><td>26.0 Cattle BLM Allotment (Horse Mountain)</td></tr><tr><td><u>54.0</u> Cattle Forest Grazing Allotment</td></tr><tr><td>80.0 Total Adult Cattle Yearlong & 8 Horses Yearlong</td></tr></table>	0.0 Deeded	8.0 Horses BLM Allotment (Cobre Grande)	26.0 Cattle BLM Allotment (Horse Mountain)	<u>54.0</u> Cattle Forest Grazing Allotment	80.0 Total Adult Cattle Yearlong & 8 Horses Yearlong			
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80.0 Total Adult Cattle Yearlong & 8 Horses Yearlong									
IMPROVEMENTS	<p>Building improvements at the headquarters include an 800 sq. ft. block house, a 196 sq. ft. metal storage shed, and a 484 sq. ft. open-sided hay barn. There is also a small set of lumber corrals at the headquarters.</p> <p>Range improvements consist of perimeter and interior cross fencing and numerous dirt tanks.</p>								
ELEVATION TOPOGRAPHY & VEGETATION	<p>Elevation on the ranch ranges from 3,411' to 6,775', with the headquarters situated at 4,280'. The topography is rough, broken terrain to mountainous. The native vegetative community is <i>Chaparral-Interior-Chaparral</i>.</p>								

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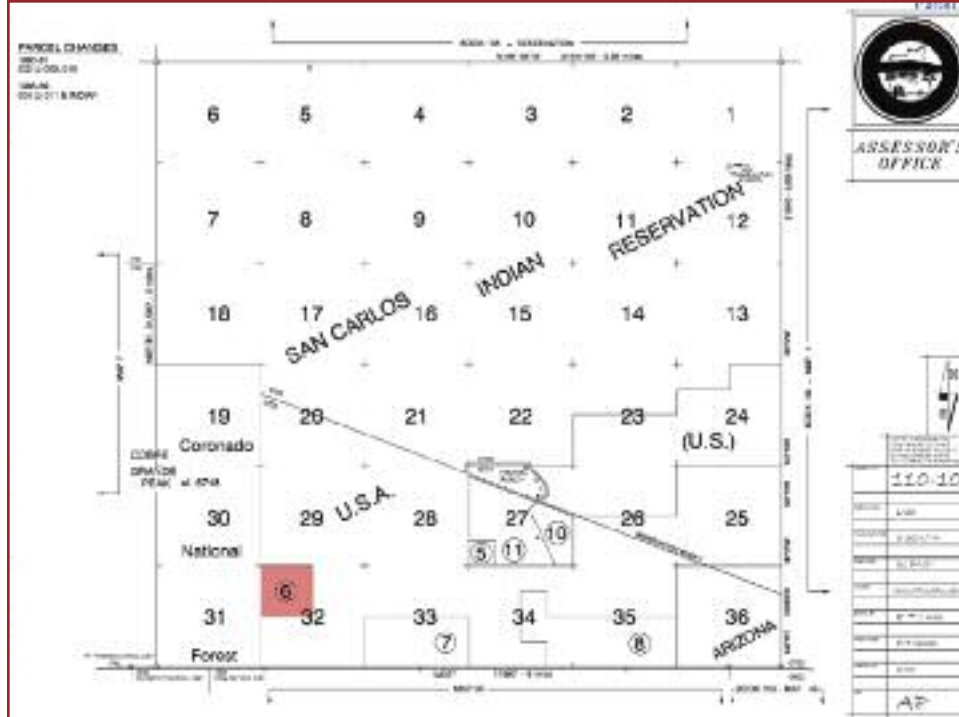
WATER	<p>Domestic water is provided by private well with a solar pump. The Arizona Department of Water Resources has on record 1 domestic well – well registration # 087043, well depth 250', casing depth 20' with a 6" diameter, water level 200', pump capacity 5 GPM, drilled 2/27/1982. Water is pumped to a 1,000 gallon capacity storage tank situated behind and above the house; then gravity flows to the house and livestock waters in the corrals.</p> <p>Livestock water is supplied by wells, dirt tanks and springs.</p>				
SOILS	<p><i>Continental-Pinaleno-Cave Association:</i> Deep and shallow, gravelly, fine to medium-textured, nearly level to steep soils on alluvial fans. (Approx. 42%)</p> <p><i>Barkerville-Moano-Faraway Association:</i> Shallow and moderately deep, cobbly and gravelly, moderately coarse to moderately fine undulating to very steep soils overlying weathered granite, rhyolite and schist. (Approx. 52%)</p>				
CLIMATE	<p>The climatological station located at Fort Thomas, AZ situated at 2,680' reports the following: the average January maximum temperature is reported to be 60.2° and the average minimum temperature is reported to be 25.5°. The average July maximum temperature is reported to be 101.3° and the average minimum temperature is reported to be 65.8°. The average annual rainfall is reported to be 9.01".</p>				
UTILITIES	<p>Electricity at the headquarters is provided by a solar electric system, with a private generator backup. Telephone service is by cellular; and sewer is septic.</p>				
ZONING	<p>Graham Co. – Zone A (Agricultural General Zone-1 Acre Minimum)</p>				
FLOOD ZONE	<p>FEMA maps #04009 C 1175D. Flood zones include Zone X: areas of minimal flood hazard except natural drainage areas which are Zone A: areas of 100-year flood. The headquarters improvements are located in flood Zone X.</p>				
TAXES AND FEES	<table><tr><td>2010 Full Cash Value:</td><td>\$27,431.00</td></tr><tr><td>2009 Taxes Billed:</td><td>\$ 110.36</td></tr></table> <p>The 2010 federal grazing fee is \$1.35 per head per month.</p>	2010 Full Cash Value:	\$27,431.00	2009 Taxes Billed:	\$ 110.36
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MINERAL AND WATER RIGHTS	<p>All mineral and water rights owned to be conveyed.</p>				
SCHOOLS	<p>Kindergarten through high school students attend Fort Thomas School.</p>				

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OPERATION	The ranch is operated as a commercial cow/calf operation.
LIVESTOCK & EQUIPMENT	<i>Cattle:</i> 45 head of cows and 4 bulls. <i>Equipment:</i> John Deer 1050 tractor, Struck tractor (20 yr. old small crawler), John Deere 350 Crawler (10 years old), 1988 small horse trailer (green), 1979 stock trailer (red), 1991 stock trailer (white), & 2002 four wheeler (ATV).
PRICE	\$265,000
TERMS	Cash

Ryff Ranch

Graham County, Arizona



110-10-006

TAX PARCEL MAP



PHYSICAL FEATURES MAP

Ranch outlined in red – Deeded outlined in black

Ryff Ranch
Graham County, Arizona

WATER

Well Registrations

LEGAL	WELL REG#	DRILL DATE	NAME	WELL DEPTH	WELL TYPE	DIAM	WATER LVL	GPM
D (5-21) 32 BBB	55-087043	27-Feb-82	J. F. Ryff	250	EXEMPT	6	200	5
D (5-21) 33 ADD	55-623504	1-Jan-79	J. F. Ryff	60	EXEMPT	12	16	17
D (5-21) 33 ADB	55-643382	30-Nov-78	BLM	60	EXEMPT	8	16	?

Ryff Ranch
Graham County, Arizona

Photos Taken October 17, 2010



Headquarters

*Section 32: NW¼, Township 5 South & Range 21 East
Gila & Salt River Base & Meridian*



Ranch House

Ryff Ranch

Graham County, Arizona

Photos Taken June 8, 2010



Storage Shed



Hay Shed

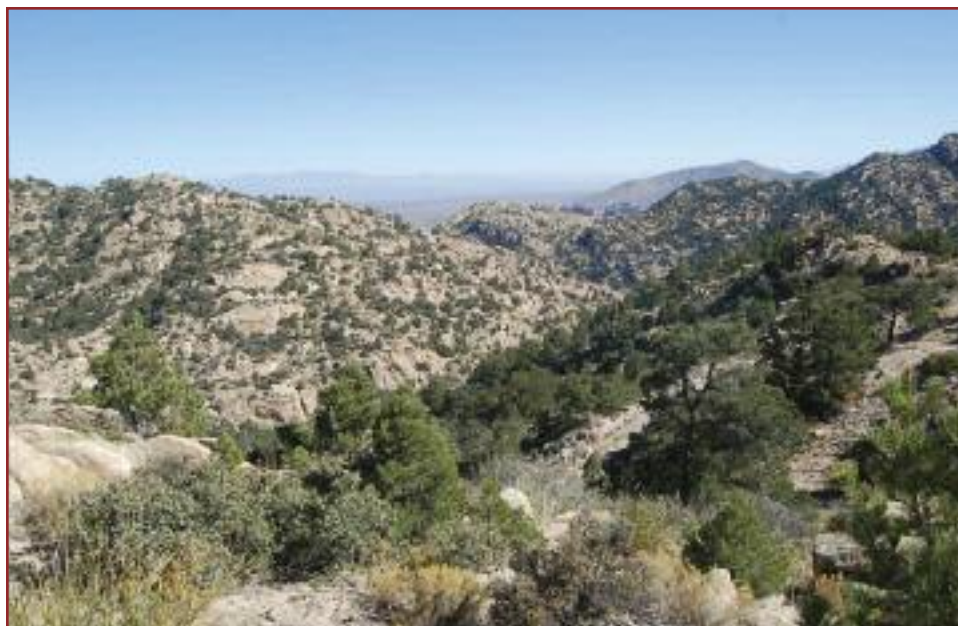
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RANGELAND

Photos Taken June 8 & November 7, 2010



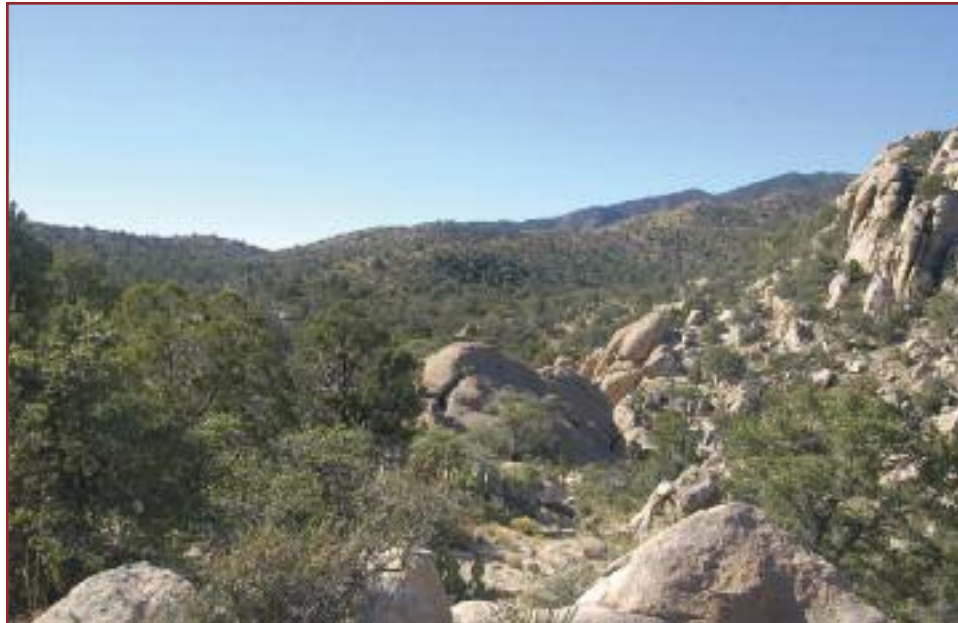
*Eastern View from Headquarters of BLM Allotment
Sec. 32: NW $\frac{1}{4}$, T- 5 S & R -21 E, G&SRB&M*



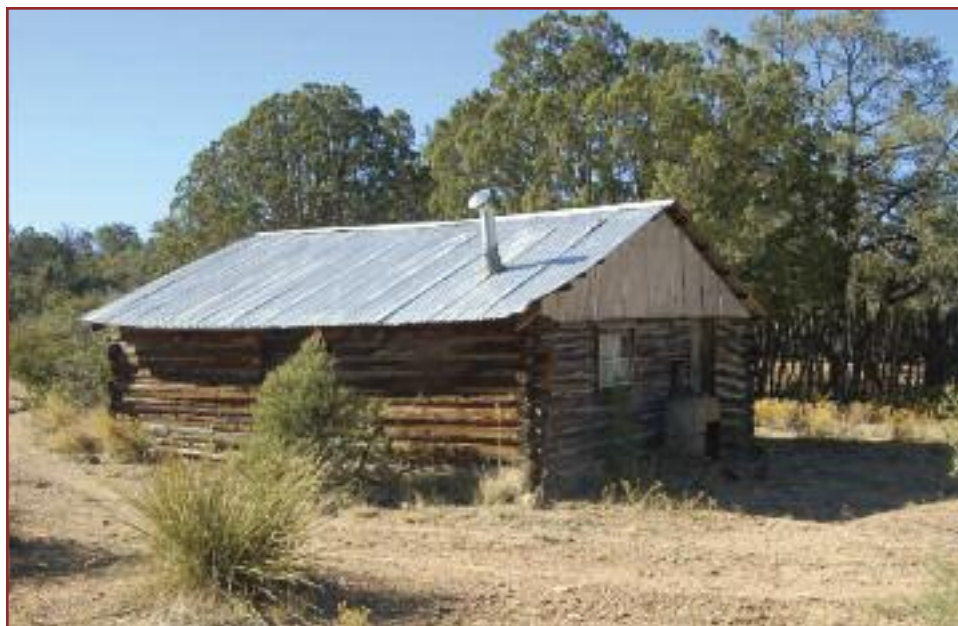
*Eastern View of Rugged Granite Outcrop Country on East Side of Forest Permit
From SW $\frac{1}{4}$ of Sec. 36, T- 5 S & R -20 E, G&SRB&M*

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Photos Taken November 7, 2010



*The Divide between the Granite Outcrop and Forested Country
Near North/South section line between Sec. 's 35 & 36, T- 5 S & R -20 E, G&SRB&M*



*Roten Cabin
Located in SE¼ of Sec. 35, T- 5 S & R -20 E, G&SRB&M*

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Photos Taken November 7, 2010



*Range Livestock Corral on Forest
Located in NE¼ Sec. 27, T- 5 S & R -20 E, G&SRB&M*



*Forest Service road near Monkey Spring along South Fork of Goodwin Canyon
In Sec. 27, T- 5 S & R -20 E, G&SRB&M*

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Photos Taken November 7 & September 20, 2010



*Northwestern View of the Western Portion of the Forest Allotment
From FS road in SW¹/₄ of Sec. 22, T- 5 S & R -20 E, G&SRB&M*



*Range Corrals on Forest Service
Located in SE¹/₄ of Sec. 16, T- 5 S & R -20 E, G&SRB&M*

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Photos Taken September 20, 2010



Water Storage

Located in SE¼ of Sec. 17, T- 5 S & R -20 E, G&SRB&M



Livestock Water

Located in SE¼ of Sec. 16, T- 5 S & R -20 E, G&SRB&M

Ryff Ranch Graham County, Arizona

Photos Taken September 20, 2010



*Eastern View of Forest Service Allotment
From NE $\frac{1}{4}$ of Sec. 20, T- 5 S & R -20 E, G&SRB&M*



*Northwest View of BLM Allotment
From SE $\frac{1}{4}$ of Sec. 17, T- 5 S & R -20 E, G&SRB&M*

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Photos Taken September 20, 2010



*Cow Camp on BLM
Located in Sec. 13, T- 5 S & R -19 E, G&SRB&M*



*Range Corrals on BLM
Located in Sec. 13, T- 5 S & R -19 E, G&SRB&M*

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Photos Taken September 20 & November 7, 2010



Portion of Equipment



Portion of Equipment