

For Sale



Kelton Ranch Yavapai County, Arizona

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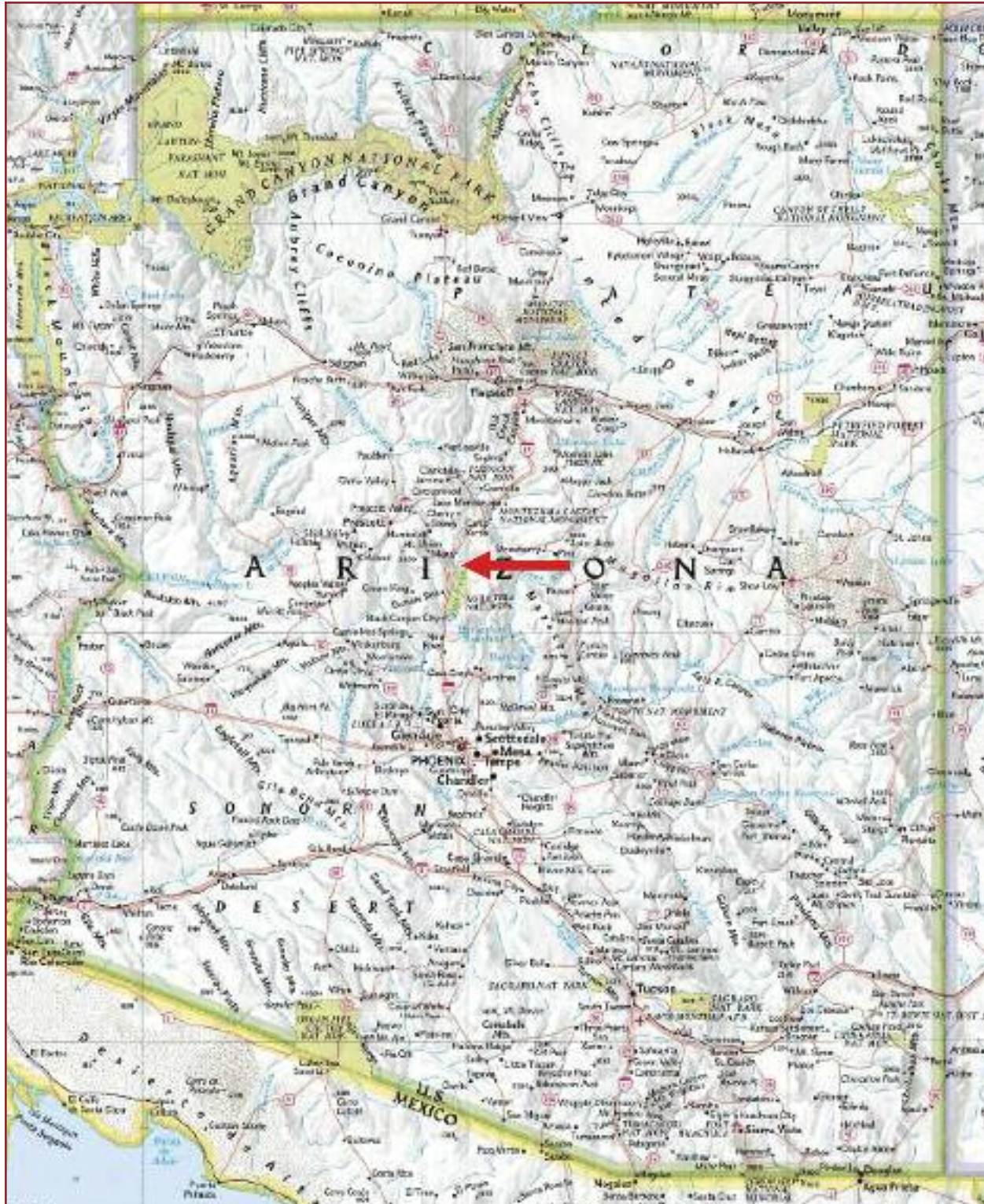
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Kelton Ranch Yavapai County, Arizona



LOCATION MAP

Kelton Ranch

Yavapai County, Arizona

LOCATION The Kelton Ranch headquarters is located 4 miles east of Cordes Junction along the Agua Fria River approximately 60 miles north of Phoenix and 35 miles southeast of Prescott, Arizona. County maintained Kelton Ranch Road provides 3 miles of dirt road access from Cordes Junction to the headquarters.

LAND TENURE	80.00 Acres Deeded (Headquarters)	0.3%
	49.16 Acres Deeded (Indian Creek Camp)	0.2%
	1,967.98 Acres State	8.0%
	10,356.29 Acres BLM	42.0%
	<u>12,196.00</u> Acres Forest	49.5%
	24,649.43 Acres Total or 38.51 sections	

Acreage is based on Yavapai County Assessor, State Land Dept. and federal records.

Deeded:

Township 11 North: Range 3 East
Gila & Salt River Base & Meridian
Sections 25 & 28: Portions thereof

Township 11 North: Range 4 East
Gila & Salt River Base & Meridian
Section 30: Portions thereof

Yavapai County Assessor Parcel No.'s: 501-27-011A, 501-27-014B & 501-28-006

State Lease:

Arizona State Grazing Lease No. 05-0063. Lease term is July 1, 2005 to June 31, 2015.

BLM:

Bureau of Land Management's Box Bar Allotment No. 06063

Forest:

Long Gulch/Turret Peak Grazing Allotment in the Prescott National Forest

CARRYING CAPACITY	-0- Head Deeded
	245 Head State & BLM
	<u>200</u> Head Forest Service
	445 Head of Adult Cattle Yearlong

The ranch is managed as a 400 head cow/calf operation. The cattle are grazed on the State & BLM for six months in the winter then moved to the Forest Service for six months in the summer. Currently, the ranch is stocked with 360 head of adult cattle.

ELEVATION Elevation ranges from 3,400' along the Agua Fria River to over 5,000' on the forest allotment. IM Peak has an elevation of 5,988' while the headquarters is situated at 3,440' and Indian Creek Camp sits at 3,880'.

Kelton Ranch

Yavapai County, Arizona

VEGETATION The native vegetative communities are Plains & Desert Grassland, Chaparral-Interior Chaparral and Piñon-Juniper Woodland. Grazing on the BLM and Forest is Tobosa grassland with Side Oats Grama, Curley Mesquite, Black Grama, Sand Drop Seed, annual grasses and forbs mixed in. The principal annual is Indian Wheat with some Filaree. The primary browse is Mountain Mahogany, Buck Brush, Ceanothus and Scrubby Buckwheat. Other vegetation includes Piñon & Juniper.

TOPOGRAPHY The majority of the ranch is rolling to hilly to mesas with steep drainages to mountainous. The Agua Fria River flows through the western portion of the ranch.

SOILS *Lithic Torriorthents-Lithic Haplustolls-Rock Outcrop Association:* Shallow, cobbly and gravelly, strongly sloping to very steep soils and rock outcrop on hills and mountains.

Continental-Latense-Pinaleno Association: Deep, gravelly, medium to fine-textured, nearly level to steep soils on dissected alluvial fan surfaces.

CLIMATE The closest U.S. Weather Bureau Reporting Stations are Dugas and Prescott. The Dugas Station only recorded precipitation and snowfall. The Dugas records from 1960 - 1972 and the Prescott records from 1898 - 2006 report the following data:

Dugas:

Elevation 4,040 feet

Average Annual Rainfall 17.0 inches

Average Annual Snowfall 2.9 inches

Prescott:

Elevation 5,510 feet

Average Annual Rainfall 19.0 inches

Average Annual Snowfall 24.6 inches

Mean January Maximum 50.7°

Mean January Minimum 21.3°

Mean July Maximum 89.0°

Mean July Minimum 57.5°

IMPROVEMENTS ***Headquarters:***

Approximately 3,000 SF home with 4 bedrooms, 2.5 baths including finished basement; 2,888 SF barn; 20-stall mare motel with automatic waters; 3,900 SF hay shed with 5 covered pens; roping arena; 6 R.V. hookups including septic water and electricity; shipping corrals including 10 ton livestock scale; equipment storage and uncovered turnout areas.

The headquarters also includes approximately 35 irrigated acres, split into 2 pastures.

Kelton Ranch

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IMPROVEMENTS *Indian Creek Camp:*

Continued

Approximately 1,920 SF home with 3 bedrooms, 3 bathrooms; 1,400 SF bunkhouse with 4 bedrooms, 2 bathrooms; 936 SF hay barn; tack room, storage building and corrals with covered working area.

The camp also includes approximately 25 irrigated acres. The irrigated land includes a large 23± acre field and a small 2± acre pasture.

Range Improvements:

The ranch is fenced and cross-fenced into 14 pastures and holding traps.

UTILITIES

Electricity to the Kelton Ranch headquarters is provided by APS and telephone service from Qwest. Indian Creek Camp has solar power with a 15 KW diesel generator backup system for electricity while telephone is cellular. Propane is used for cooking and heat (tanks are filled by a local supplier as needed). Septic tanks provide sewage disposal for the ranch.

WATER

Domestic and irrigation water at the headquarters is provided by 210' well with 7" steel casing and submergible pump with 10+ GPM capacity. Additional irrigation water at the headquarters is available from a 60' well with submergible pump and 8 GPM capacity. The ranch has a pre 1919 claim (Registry No. 36-13988) to divert 63.3 acre feet annually from the Agua Fria River for irrigation and stockwater.

Domestic and irrigation water at Indian Creek Camp is provided by a 200' horizontal well with storage tank producing 5 GPM and a 25' vertical well producing 10 GPM. Additional irrigation, stock and domestic water at the camp is provided by a Feb. 2, 1918 claim (Registry No. 36-61849) to divert 120 acre feet annually from Indian Creek.

Additional livestock water is supplied by 18 wells, 27 dirt tanks and numerous springs.

MINERAL & WATER RIGHTS

All mineral and water rights owned to be conveyed.

SCHOOLS

The ranch lies within the Mayer School District. Kindergarten through High School students attend school at Mayer. School bus service is available at Cordes Junction.

FLOOD ZONE

Headquarters Deeded: Zone C approximately 60% & Zone A approximately 40%

Indian Creek Camp Deeded: Mostly Zone A

ZONING

Yavapai County: RCU-2A, residential with conditional uses. 2-acre minimum lot size.

TAXES & FEES

Yavapai County Taxes (2006): \$2,196

Arizona State Grazing Fees (2006): \$2.52/head/month

Federal Grazing Fees (2006): \$1.56/head/month

EQUIPMENT

Road blade, bulldozer, International tractor with disc (red), 4-horse trailer, Chevrolet pickup (tan), Chevrolet pickup (yellow), Ford pickup (brown)

Kelton Ranch

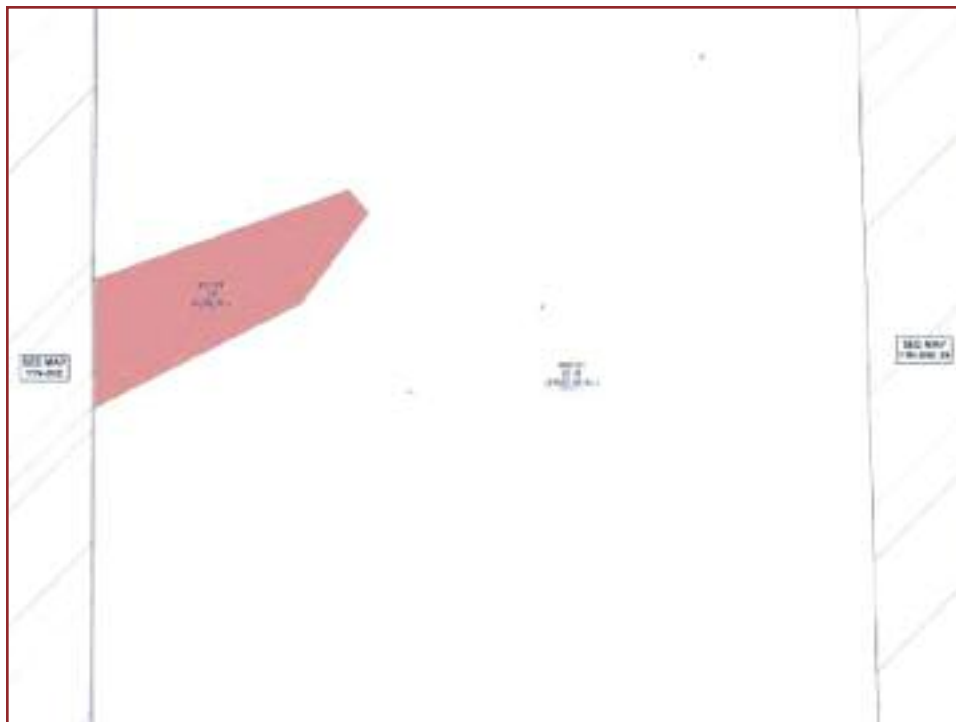
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LIVESTOCK	Offering price includes seven head of ranch horses. Cattle are not included in the offering price but are available for sale.
PRICE	\$2,500,000
TERMS	Cash
REMARKS	<p>The Kelton Ranch offers location and peaceful atmosphere in a true working cattle ranch environment. Mountain vistas, Agua Fria River and grassland mesas are a part of this excellent ranch, yet the Kelton Ranch is less than a 1½ hour drive from downtown Phoenix and Sky Harbor Airport. Amenities for both guests and livestock are available at the headquarters and at Indian Creek Camp. A main ranch house provides comfortable accommodations for friends and family. Facilities for horses include a 20-stall mare motel with automatic waters, covered and uncovered dirt pens as well as ample hay storage. Wildlife is abundant, including plentiful quail. Since the ranch is located within the Agua Fria National Monument (BLM), there is no potential for development or exchange of leased grazing lands. The Kelton Ranch is an opportunity for the serious cattleman to own a reputation cattle ranch.</p>

Kelton Ranch
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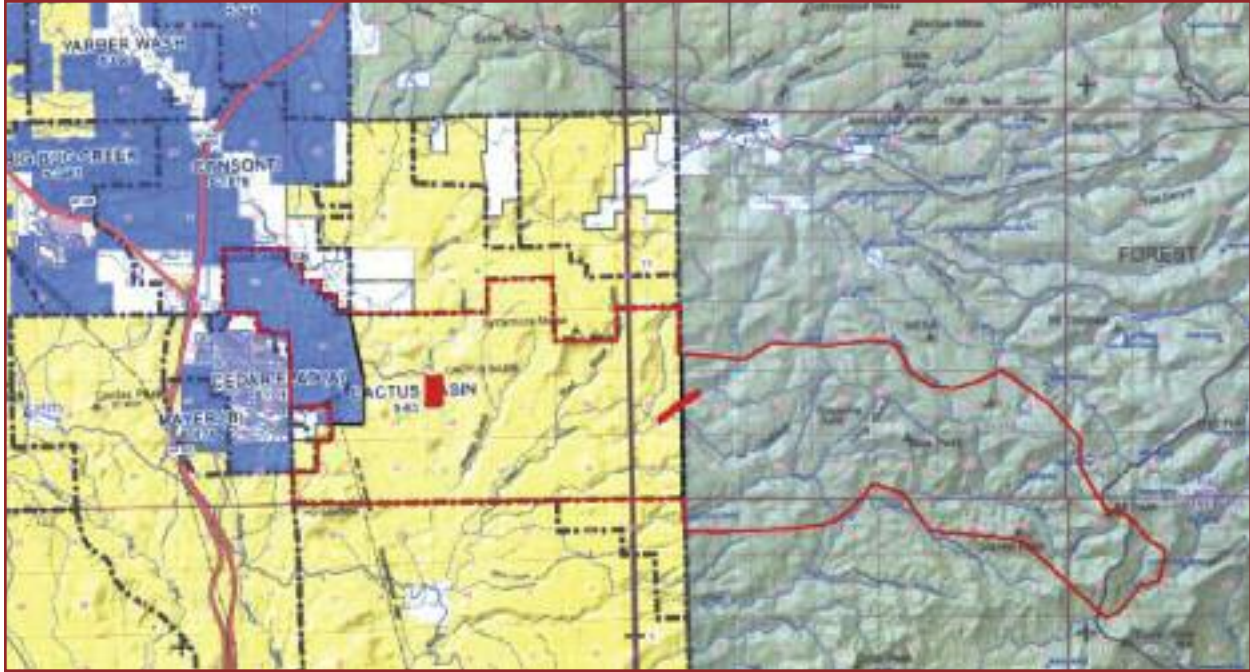
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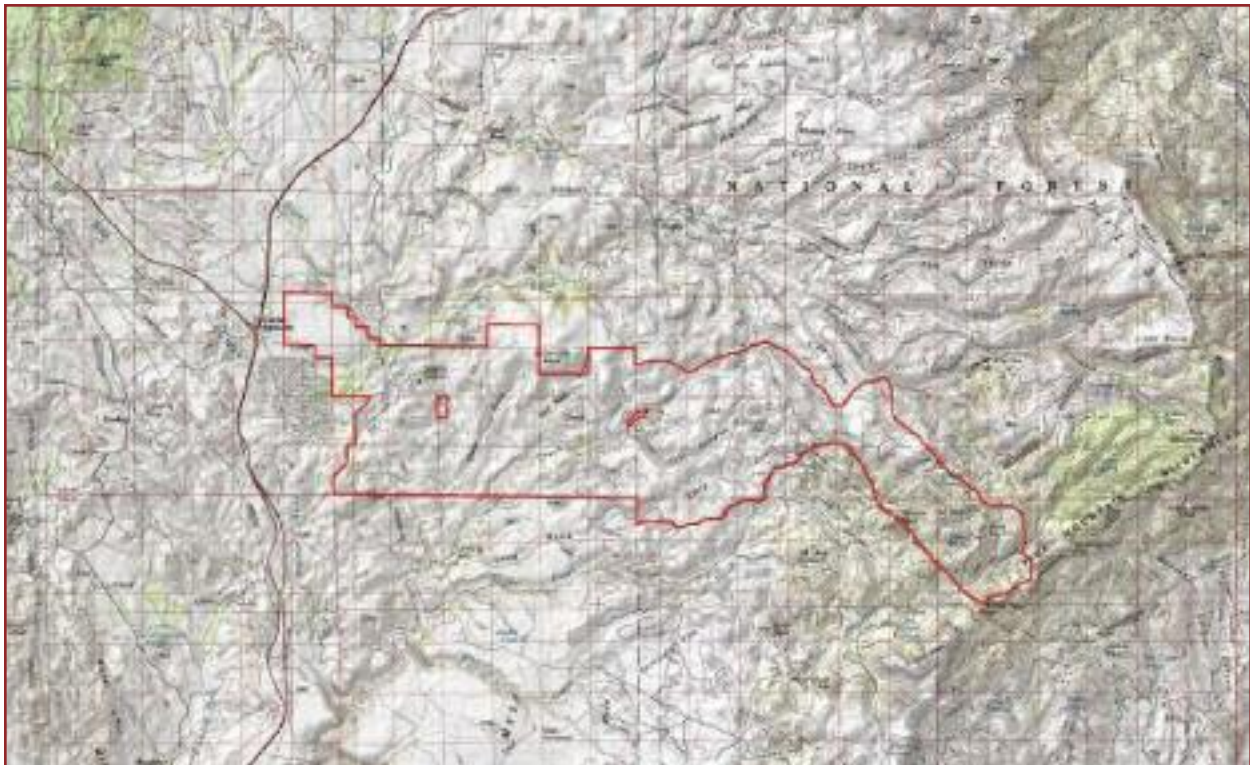
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ASSESSOR PLAT MAPS

Kelton Ranch Yavapai County, Arizona



LAND TENURE MAP



PHYSICAL FEATURES MAP

Kelton Ranch
Yavapai County, Arizona

Photos Taken January 3, 2007 & January 7, 2007



Eastern View of Kelton Ranch from Section 29, T-11N R-3E G&SRB&M



Western View of Headquarters from Section 28, T-11N R-3E G&SRB&M

Kelton Ranch
Yavapai County, Arizona

Photos Taken January 3, 2007 & January 7, 2007



Main Ranch House



Barn

Kelton Ranch
Yavapai County, Arizona

Photos Taken January 3, 2007 & January 7, 2007



Mare Motel



Irrigated Pasture at Headquarters

Kelton Ranch
Yavapai County, Arizona

Photos Taken January 3, 2007 & January 7, 2007



Northwestern View of Indian Creek Camp Section 30, T-11N R-4E, G&SRB&M



Bunkhouse at Indian Creek Camp

Kelton Ranch
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Photos Taken January 3, 2007 & January 7, 2007



Bunkhouse at Indian Creek Camp



Hay Barn and Pens at Indian Creek Camp

Kelton Ranch
Yavapai County, Arizona

Photos Taken January 3, 2007 & January 7, 2007



Northern View of Typical Range in Sec. 19, T-11N R-3E, G&SRB&M



Western View of Typical Range in Sec. 26, T-11N R-3E, G&SRB&M