

For Sale



Vaca Ranch Santa Cruz County, Arizona

By
Tom A. Rolston
Exclusive Agent

Ganado Group, Inc.
Agricultural & Rural Real Estate Services

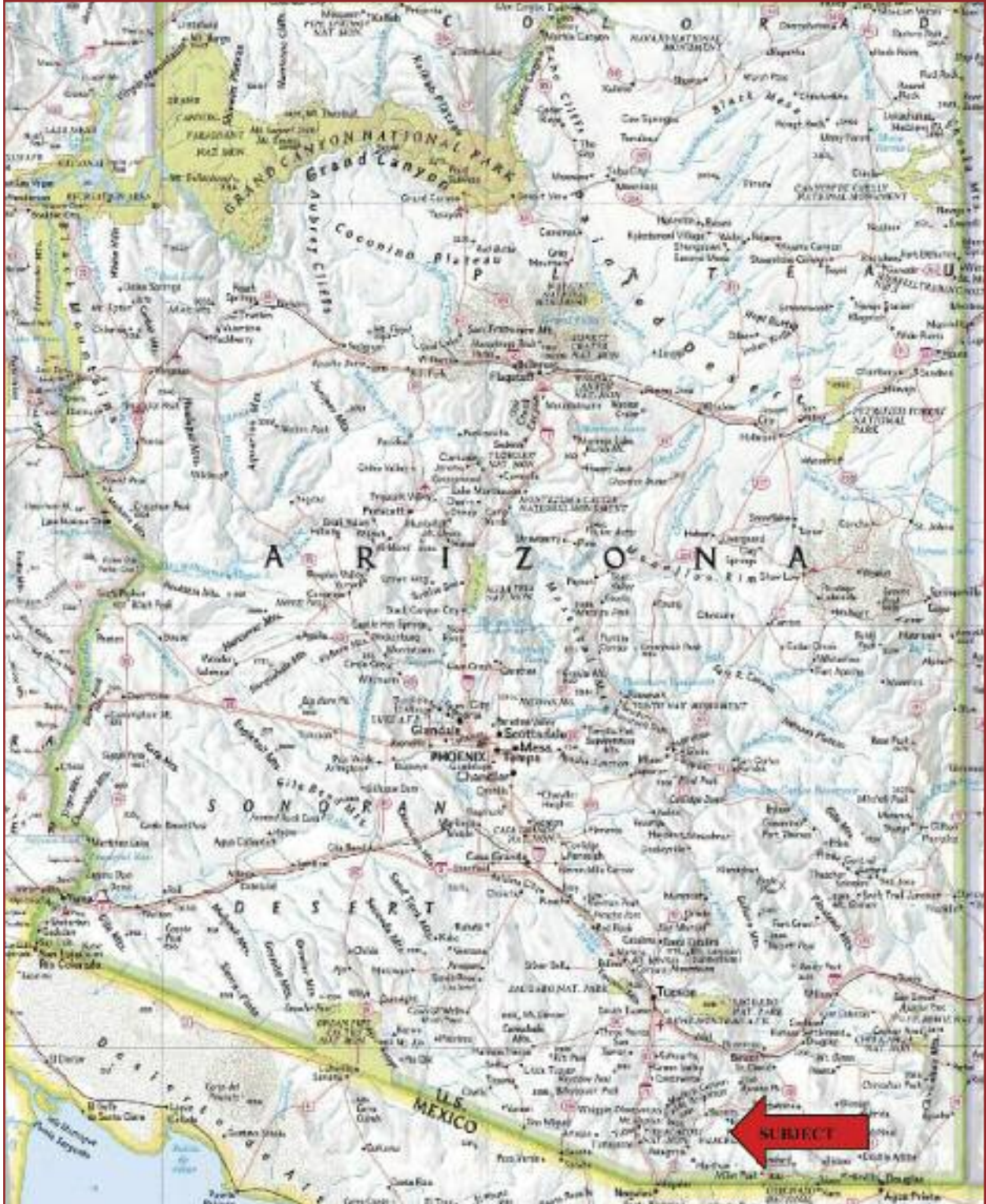
777 East Thomas Road, Suite 210
Phoenix, Arizona 85014
P 602.248.9232 ▶ F 602.265.8022
C 602.265.0518 ▶ trolston@ganadogroup.com

www.ganadogroup.com

Fee Appraisals ▶ Property Management ▶ Consulting ▶ Real Estate Brokerage

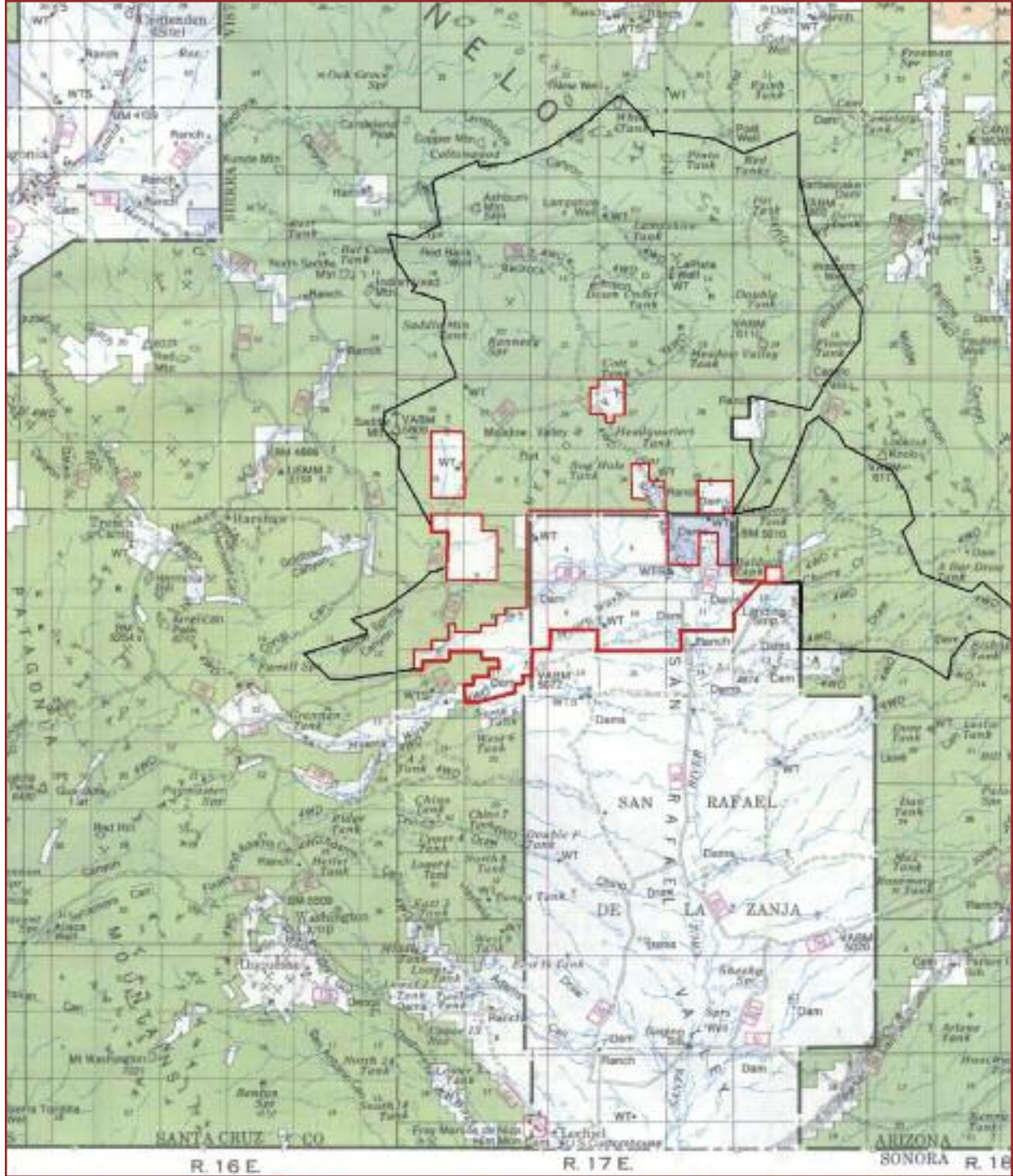
This information was obtained from sources deemed to be reliable but is not guaranteed by the broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Vaca Ranch Santa Cruz County, Arizona



LOCATION MAP

Vaca Ranch Santa Cruz County, Arizona



*White – Deeded, Blue – State & Green – Forest Service
Red Outline – Ranch Deeded, Blue – State Lease & Black Outline – Ranch Forest Permit*

LAND TENURE & LOCATION MAP

Vaca Ranch

Santa Cruz County, Arizona

LOCATION & ACCESS

The Vaca Ranch is located in the San Rafael Valley, in southern Santa Cruz County, Arizona. The ranch headquarters on the northern edge of the San Rafael Valley is 10 miles southeast of Patagonia, 58 miles south/southeast of Tucson and 165 miles south/southeast of Phoenix.

From Patagonia, the ranch headquarters is accessed by 12 miles of dirt Forest Service Road #58, #799 and 2 miles of dirt ranch road.

LAND TENURE

5,418.31 Acres Deeded	21.21%
400.00 Acres State Lease	1.57%
<u>19,739.00</u> Acres National Forest	77.26%
25,547.31 Acres Total or 39.92 Sections	

Deeded:

Township 22 South Range 17 East
Gila & Salt River Baseline & Meridian
Sections 27, 28, 30, 31, 34 & 35: Portions thereof

Township 23 South Range 17 East
Gila & Salt River Baseline & Meridian
Sections 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 17, 18 & 20: Portions thereof

Assessor's Tax Parcel No.: 107-01-002 & 005C; 107-16-002 and 108-44-001 & 003

State:

Arizona State Grazing Lease No. 05-657

Forest:

San Rafael Grazing Allotment in the Coronado National Forest

CARRY CAPACITY

80.5 Animal Units	Deeded Land
10.6 Animal Units Yearlong	State Lease
<u>475.0</u> Animal Units Yearlong	Forest Service
566. Head of Adult Cattle Yearlong	

IMPROVEMENTS

Headquarter building improvements include a 972 sf burnt adobe ranch house, with kitchen, living room, one bedroom and full bath; 470 sf burnt adobe detached guest room/bunkhouse, one room and bath; 1,300 sf burnt adobe guest house, with kitchen, living room, two bedrooms and two baths; 1,930 sf ranch managers house, with three bedrooms and two baths; 2,592 sf cinder block construction barn, with large hay storage area, feed room, tack room, horse stalls and a milking area; 880 sf feed barn with attached 352 sf bunkhouse with one room and bath; 2,340 sf wood frame , corrugated tin siding on three sides and corrugated tin roof shop; and misc. out buildings.

Dunham: 1,024 sf barn with tack room, hay storage and livestock shelter.

Shipping Corrals: Working/shipping corrals with loading chute, squeeze chute and 10 ton livestock scales.

Range improvements are typical consisting of livestock water, perimeter fencing and interior cross fencing.

Vaca Ranch

Santa Cruz County, Arizona

ELEVATION TOPOGRAPHY & VEGETATION

Elevation is 4,875 to 6,100, with the headquarters situated at 4,975'. Topography is rolling to mountainous. Vegetation communities are Plains & Desert Grassland and Encinal & Mexican Oak-Pine Woodland.

CLIMATE

	PATAGONIA	SAN RAFAEL RANCH
Elevation	4,044'	4,741'
Average Daily Max: Jan.	63.2°	60.4°
Average Daily Min: Jan.	27.4°	23.8°
Average Daily Max: July	93.2°	89.3°
Average Daily Min: July.	63.8°	59.2°
Average Days 90° or more		55
Average Days 32° or less		134
Average Annual Precipitation	15.5"	16.5"

WATER

The headquarters receives its domestic water from two-registered wells. The first well is 82 feet deep with 82 feet of 6 inch casing producing 6 gallon per minute (GPM). The second well is 280 feet deep with a 3-inch casing producing 35 GPM. The Dunham Place domestic/livestock water source is a 180' deep well, with a 2" casing, which produces 35 GPM. Range livestock water consists of wells, dirt stock tanks, springs and surface waters. There are 19 domestic/livestock well registrations with the Arizona Department of Water Resources. A Minimum of 12 wells have windmills. The ranch has on record with the Water Department 46 surface water rights (after 1919), 57 water right claims (before 1919) and 3 stock ponds. This water supply is adequate for the current use of the property.

SOILS

Bernardino-White House-Hathaway association: Deep gravelly clay loams, gravelly sandy loams, gravelly loams, or clays; on fans or piedmont plains.

Caralampi-White House-Hathaway association: Deep gravelly loams or gravelly sandy loams; on dissected fans and piedmonts in a very warm climate.

Casto-Martinez-Canelo association: Deep gravelly sandy loams, gravelly loams, gravelly clay loams, gravelly sandy clay loams, or very gravelly sandy loams; on dissected fans and piedmonts in a warm climate.

Lampshire-Chiricahua-Graham association: shallow and very shallow very cobby loams, very cobby clay loams, or cobby sandy loams; on foothills and mountains in a warm climate

Faraway-Rock outcrop-Barkerville association: Very shallow and shallow very cobby or cobby fine sandy loams or sandy loams and areas of Rock outcrop; on mountains in a warm climate.

UTILITIES

UniSource Energy Services provide electricity and Century Link provides telephone service.

Vaca Ranch

Santa Cruz County, Arizona

ZONING Santa Cruz County: General Rural, 180,000 sq. ft. (4.13 Ac.) minimum lot size.

FLOOD ZONE Zone C, except for natural drainage areas, which are Zone A. Zone C is areas of minimal flooding and Zone A is areas of 100-year flood. FEMA Panel N0. 040090-0200 A, 0325A & 0350A.

Zone D (undetermined) on maps not printed.

MINERAL AND WATER RIGHTS All mineral and water rights owned to be conveyed.

TAXES 2012 Santa Cruz County Property Taxes:

APN	ACRES	FULL CASH VALUE	TAXES
107-01-002	3,539.31	\$131,374.00	\$1,371.62
107-01-005C	1,040.00	\$20,800.00	\$305.66
107-16-002	39.00	\$780.00	\$11.48
108-44-001	760.00	\$258,894.00	\$1,880.46
108-44-003	40.00	\$123,451.00	\$868.68
Total	5,418.31	\$535,299.00	\$4,437.90

GRAZING FEES 2011 State Grazing Fee: \$2.30/AUM
2011 Federal Grazing Fee: \$1.35/AUM

OPERATION The ranch is operated as a commercial cow/calf operation.

LIVESTOCK & EQUIPMENT Cattle and equipment are available, but not included in listing price.

PRICE \$8,750,000

TERMS Cash

REMARKS

- ▶ The Vaca Ranch located in the historic San Rafael Valley, one of Arizona's most beautiful places, where the first European, Fray Marcos de Niza came West of the Rocky Mountains on April 12, 1539.
- ▶ The Vaca Ranch was acquired by the present owners in the mid 1950's and expanded in 1993 with the acquisition of an additional 1,040 acres.
- ▶ The U. S. Fish and Wildlife Service estimates the "Madrean Sky Island" bioregion which the San Rafael Valley is part of harbors the greatest diversity of mammal species in North America.
- ▶ The ranch provides a spectacular habitat for wildlife. Game includes a sizeable quail population of Mearns, scaled and Gambel's quail, Mexican duck, mule deer, Coues deer, Mourning and White Wing dove, Mexican turkey and javelina.

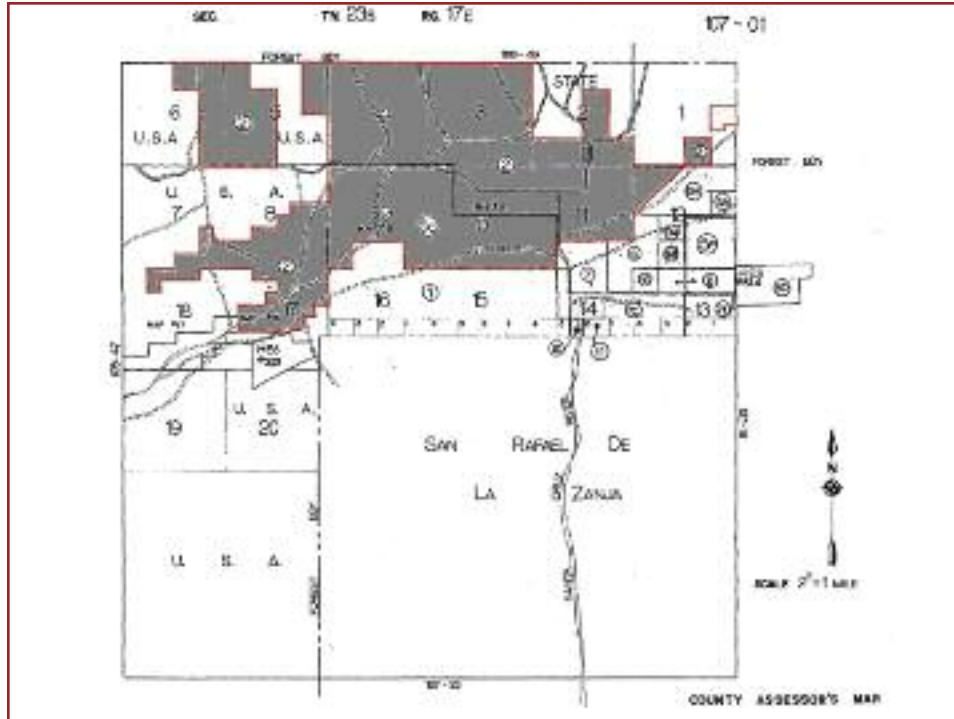
Vaca Ranch

Santa Cruz County, Arizona

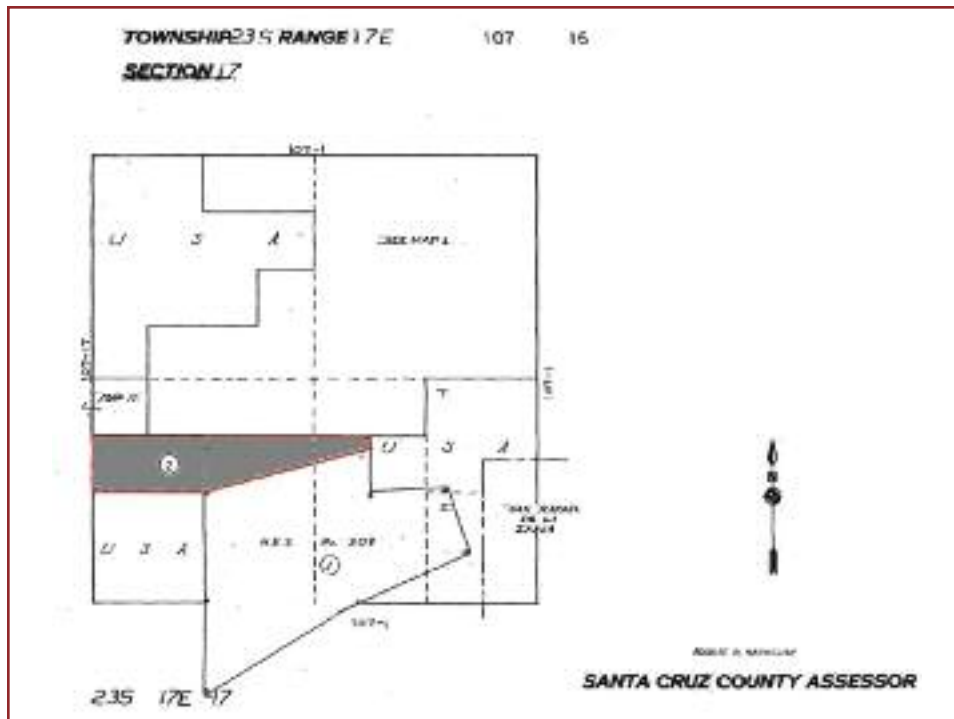
REMARKS

- ▶ The San Rafael Valley, including the Vaca Ranch, receives approximately 12 inches of rainfall during the summer monsoons and 3-4 inches in the winter. The mild year-round climate and high rainfall make these some of the most productive grazing lands in the state with one of the highest stocking rates.
- ▶ The Vaca Ranch grasslands have not suffered the problems of shrubs and cactus invasion nor have they been taken over by exotic species that affect so much of this true grassland-type habitat in Arizona and the Southwest.
- ▶ Over the years, the ranch has developed a reputation herd of Hereford cattle. The ranch is currently stock with approximately 500 head of adult cattle, including cows, bulls and replacement heifers. The annual calf crop percentage is approx. 85-90% and weaning weights on the steers is approx. 500 – 525 lbs.
- ▶ Approximately 90% of the ranch's deeded acreage retains mineral rights.
- ▶ The San Rafael Valley with its rolling grasslands and wide open spaces was used as the setting for the 1955 Hollywood movie version of the Rogers and Hammerstein musical, Oklahoma.
- ▶ Since 1999, over 24,800 deeded acres within the San Rafael Valley have been placed under conservation easement.
- ▶ From sweeping Chihuahua grasslands to oak studded mountains, the Vaca Ranch has everything a serious ranching family could want. The practical, elegant headquarters provide a warm, year-round residence or private getaway set in the historic San Rafael Valley. This is truly an exceptional Arizona cattle ranch.

Vaca Ranch Santa Cruz County, Arizona



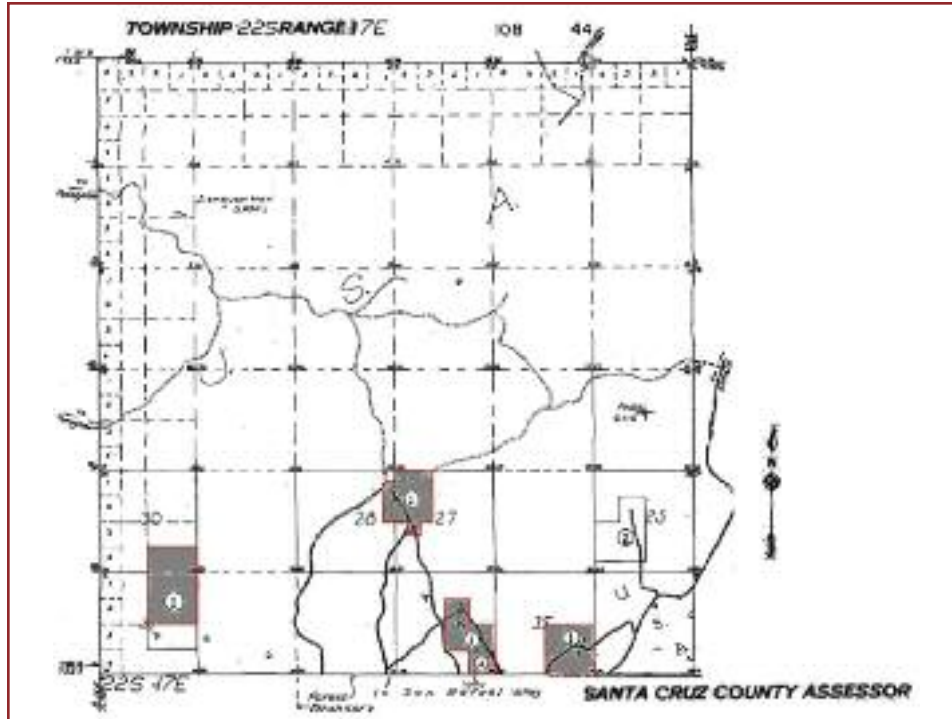
Assessor Parcel Number: 107-01-002 & 005C



Assessor Parcel Number: 107-16-002

ASSESSOR TAX PARCEL MAPS

Vaca Ranch
Santa Cruz County, Arizona



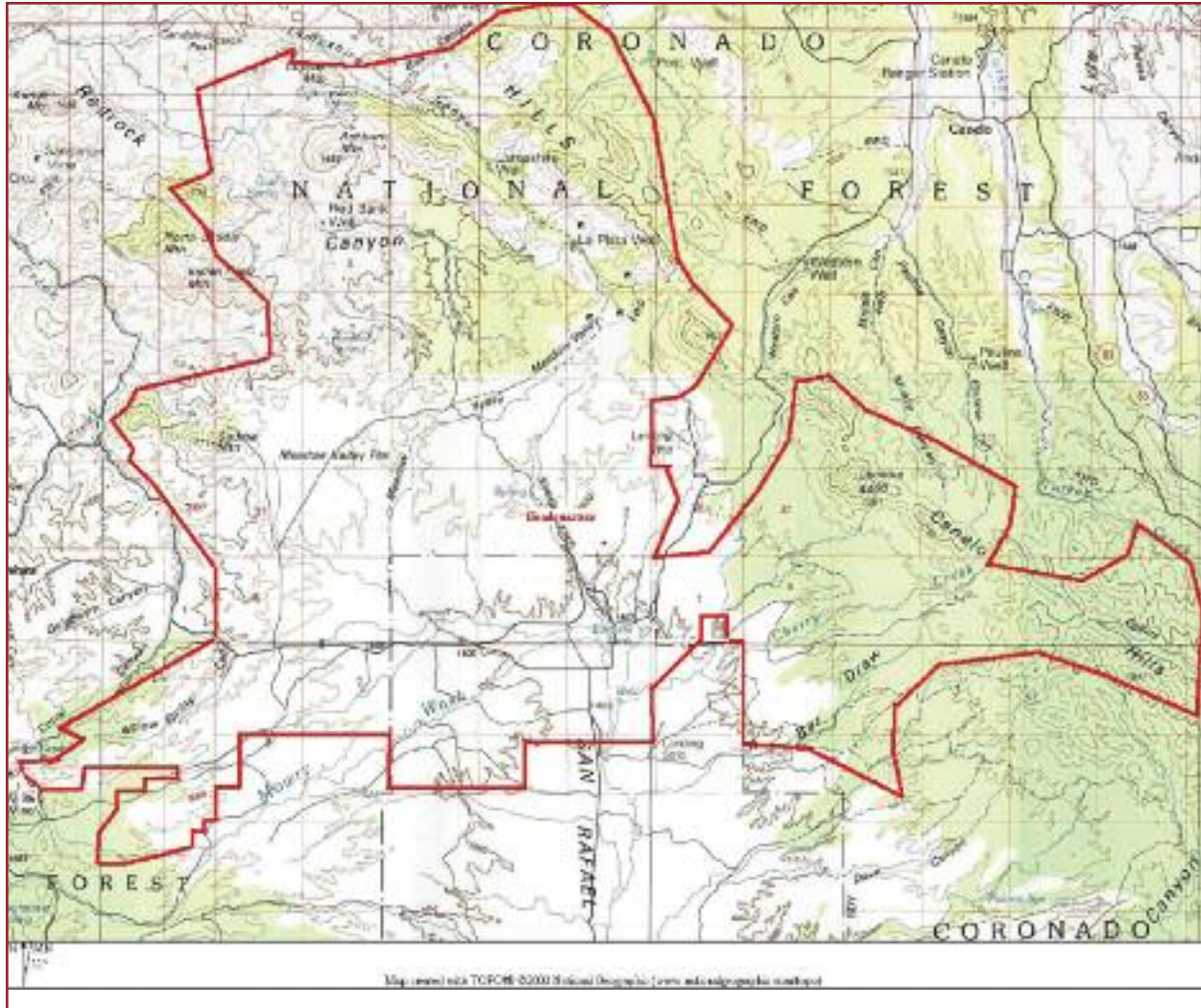
Assessor Parcel Number: 108-44-001 & 003

WATER

Well Registrations in Timken Name

	LEGAL	WELL REG#	DRILL DATE	NAME	WELL TYPE	WELL DEPTH	CASE DEPTH	DIAM	WATER LVL	GPM
1	D (22-17) 28 ADB	55-611868	Unknown	Timken	Exempt	82	82	6	-	6
2	D (22-17) 26 ADA	55-611862	Unknown	Timken	Exempt	280	-	3	-	35
3	D (22-17) 34 ACA	55-611858	Unknown	Timken	Exempt	80	-	1	-	35
4	D (22-17) 34 DAB	55-611857	Unknown	Timken	Exempt	100	-	1	-	35
5	D (22-17) 35 DBA	55-611859	Unknown	Timken	Exempt	80	-	-	-	35
6	D (22-17) 35 ADA	55-611867	Unknown	Timken	Exempt	80	-	2	-	35
7	D (23-17) 01 DBD	55-611853	10/18/1951	Timken	Exempt	105	-	10	-	35
8	D (23-17) 02 CCA	55-611863	9/4/1951	Timken	Exempt	110	-	10	-	30
9	D (23-17) 02 CDB	55-611860	1/1/1951	Timken	Exempt	-	-	8	-	35
10	D (23-17) 03 DDD	55-611855	Unknown	Timken	Exempt	700	-	36	-	35
11	D (23-17) 04 CBA	55-611856	Unknown	Timken	Exempt	15	-	4	-	35
12	D (23-17) 04 DDC	55-611865	Unknown	Timken	Exempt	180	-	2	170	35
13	D (23-17) 05 CCD	55-611861	Unknown	Timken	Exempt	-	-	-	-	35
14	D (23-17) 08 DBA	55-611854	Unknown	Timken	Exempt	180	-	2	-	35
15	D (23-17) 09 BAB	55-624895	Unknown	Timken	Exempt	180	-	6	-	10
16	D (23-17) 09 BDD	55-624889	Unknown	Timken	Exempt	200	-	6	180	15
17	D (23-17) 09 CBA	55-624886	6/27/1977	Timken	Non-Exempt	2,004	980	10	225	115
18	D (23-17) 10 BAC	55-611866	Unknown	Timken	Exempt	-	-	-	-	35
19	D (23-17) 10 CBC	55-624898	Unknown	Timken	Exempt	100	-	6	80	35
20	D (23-17) 11 DBC	55-611852	9/12/1950	Timken	Non-Exempt	80	53	20	28	400
21	D (23-17) 17 ADA	55-611864	Unknown	Timken	Exempt	80	-	-	-	35

Vaca Ranch Santa Cruz County, Arizona

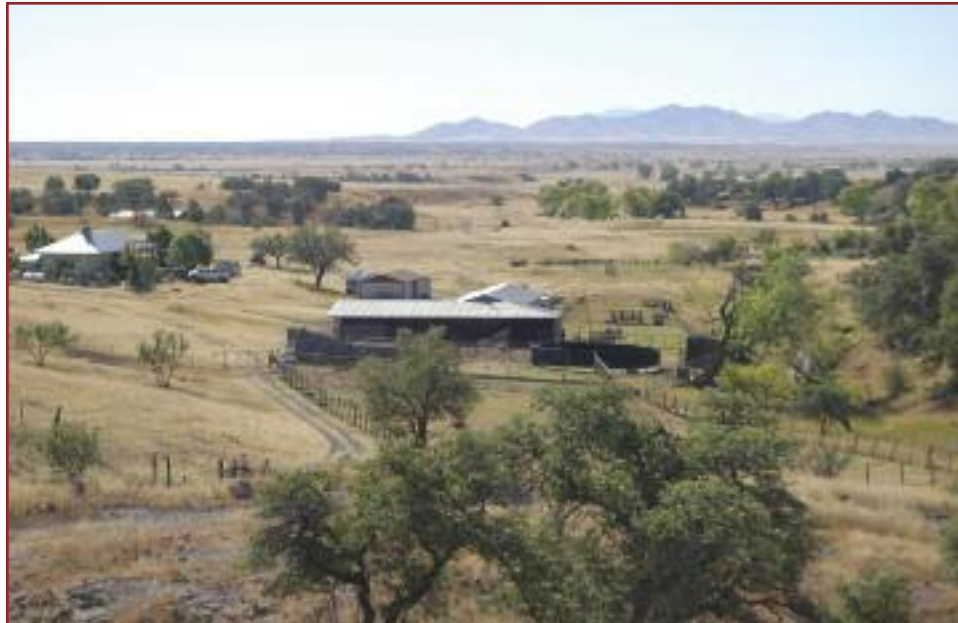


PHYSICAL FEATURES MAP

Vaca Ranch

Santa Cruz County, Arizona

Photos Taken September 5 & October 15, 2011



Southern View of Headquarters, Sec. 34, T-22S & R-17E, G&SRB&M



Owner's Home & Bunk House

Vaca Ranch

Santa Cruz County, Arizona

Photos Taken September 5 & October 15, 2011



Guest House



Ranch Manager's House

Vaca Ranch

Santa Cruz County, Arizona

Photos Taken September 5 & October 15, 2011



Shipping Corrals along County Road, Sec. 4, T-23S & R-17E, G&SRB&M



Dunham, Sec. 8, T-23S & R-17E, G&SRB&M

Vaca Ranch

Santa Cruz County, Arizona

Photos Taken September 5 & October 15, 2011



Northwestern View from Sec. 14, T-22S & R-17E, G&SRB&M



Northeastern View of Meadow Valley Well in Sec. 23, T-22S & R-17E, G&SRB&M

Vaca Ranch
Santa Cruz County, Arizona

Photos Taken September 5 & October 15, 2011



First Dirt Tank in Sec. 21, T-22S & R-17E, G&SRB&M



Northern View of Well in Sec. 31, T-22S & R-17E, G&SRB&M

Vaca Ranch
Santa Cruz County, Arizona

Photos Taken September 5 & October 15, 2011



Northeastern View from Sec. 32, T-22S & R-17E, G&SRB&M



Eastern View from Sec. 7, T-23S & R-17E, G&SRB&M

Vaca Ranch
Santa Cruz County, Arizona

Photos Taken September 5 & October 15, 2011



*Southern View Along the Headwaters of the Santa Cruz in Sec. 2,
T-23S & R-17E, G&SRB&M*

