

For Sale



Skull Valley Property Yavapai County, Arizona

By
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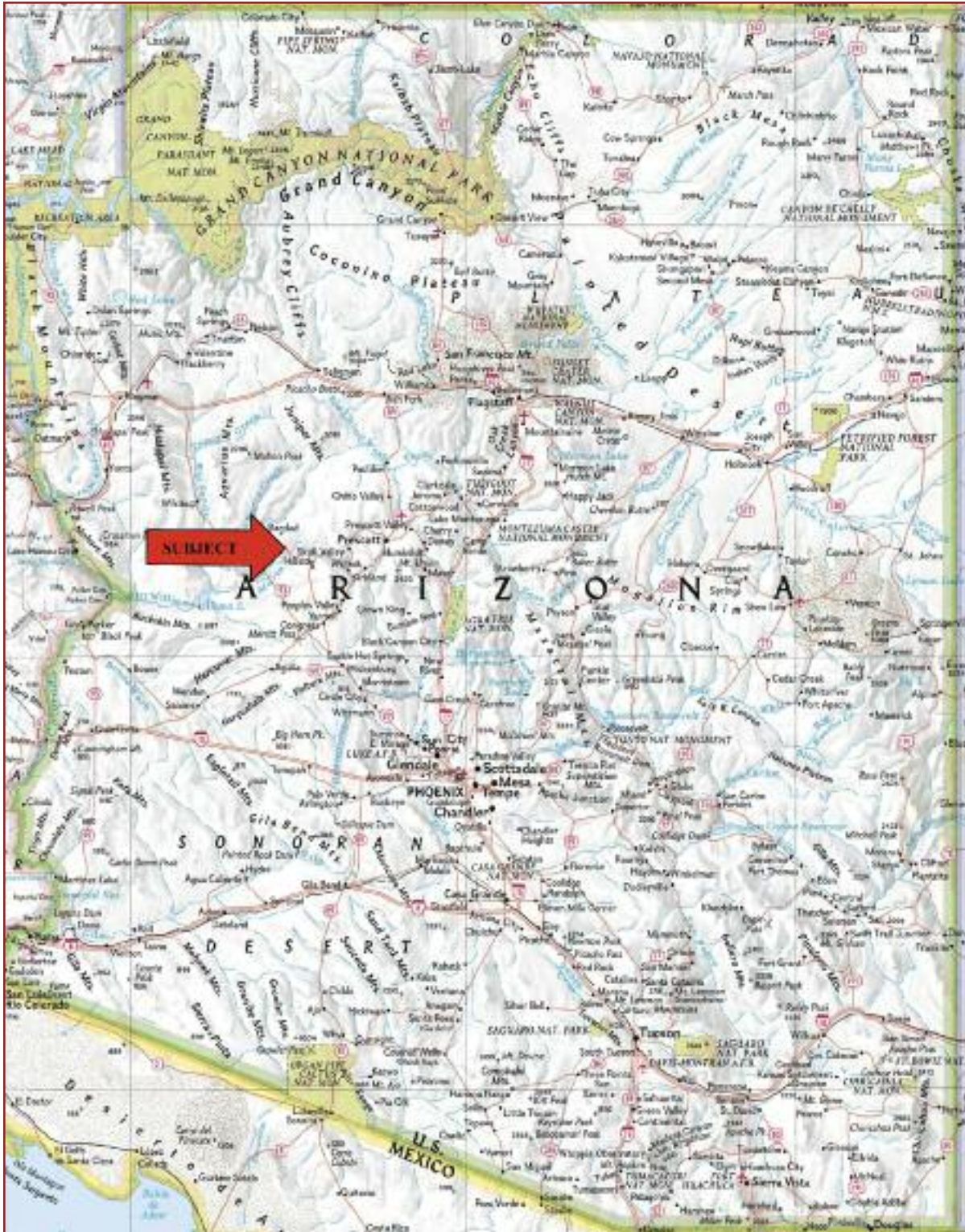
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Skull Valley Property Yavapai County, Arizona



LOCATION MAP

Skull Valley Property

Yavapai County, Arizona

LOCATION The Skull Valley Property is located approx. 1½ miles south of Skull Valley, AZ. Access to the headquarters from Skull Valley is provided by either all weather Old Skull Valley Road south to entrance or paved Iron Springs Road/State Highway 96 to Sterling Ranch Road, take Sterling Ranch Rd. west across railroad to entrance.

Skull Valley is located 20 plus miles from downtown Prescott and 100 miles Northwest of Phoenix.

LAND TENURE 139.64 Acres Deeded

Township 13 North Range 4 West
Gila & Salt River Baseline & Meridian
Sections 8: Portions of the N½SE¼ and the NE¼SW¼
Sections 9: Portions of the NW¼SW¼

Assessor's Tax Parcel No.: 205-25-043W

IMPROVEMENTS Main Residence: 3,279 sf, frame and stucco home, with 2 bedrooms, 2.5 baths, and fireplace. Second House: 1,140 sf cinder block and wood frame construction, with 2 bedrooms and 1 bath. Shop: 20' X 24' concrete floor, steel frame, metal siding and metal roof. Utility/Storage Building: 20' X 82' concrete floor, steel frame, metal siding and metal roof. Hay Barn: 32' X 100' dirt floor, wood frame, lumber siding, and tin roof. Attached to the hay barn is a 14' X 20' tack room with wood floor, wood frame, wood siding and tin roof. Utility Shed: 15' X 50' dirt floor, wood frame and tin roof.

Approx. 80 acres have been cleared of natural vegetation, planted and irrigated. The older pastures were planted with an unknown perennial mix. The newer pastures are planted with a Butler Mix or Olsen Mix. The irrigation system consists of wells with underground pipelines to popup, hand and wheel line sprinklers.

Fencing improvements are typical consisting of perimeter barbwire fencing and interior cross fencing into eight irrigated pastures and one native rangeland pasture.

ELEVATION Elevation ranges from 4,163' along Skull Valley Wash to 4,703' in the northwest
TOPOGRAPHY corner. Topography is sloping to rolling hillside. Native vegetation is Chaparral –
VEGETATION Interior Chaparral.

WATER Domestic water is furnished by a private well, Registration No. 55-801368-L. The well is equipped with a 1 hp submergible pump, is 80 feet deep, with 6 inch steel casing, water level is 10 feet and pumps 10 gallons per minute (GPM).

Irrigation water is provided by two wells, Registration No.'s 55-801369-L & 55-801370-L. Both are 83-feet deep with 12-inch steel casing; equipped with 1,000-gallon diesel storage tanks, 3-4 year old Caterpillar diesel motors & pumps; water levels are 10 feet and production is 850 GPM each.

Livestock water is supplied by the irrigation wells, water troughs and a holding pond.

Skull Valley Property

Yavapai County, Arizona

SOILS	Pastura-Abra-Lynx association – Shallow and deep soils that are dominantly loam, gravelly loam and clay loam or nearly level to moderately steep fans, plains, flood plain, and side slopes.												
CLIMATE	The Skull Valley weather station reports the average annual rainfall is 19.04 inches and average annual snowfall is 9.6 inches. The January average maximum temperature is 55.7° and the average minimum is 29.0°. The July average maximum temperature is 93.5° and the average minimum is 59.0°												
UTILITIES	APS electricity, Qwest telephone, propane and septic are available.												
ZONING	Yavapai County: RCU-2A, rural zoning district with a 2-acre minimum lot size per dwelling.												
FLOOD ZONE	The property has approximately 63% Flood Zone X and 37% Flood Zone A. Zone X: areas of minimal flood hazard except natural drainage areas. Zone A: areas of 100-year flood. FEMA Panel N0. 04025C2425F, Effective June 6, 2001.												
TAXES & FEES	Year 2009 <table><thead><tr><th><i>APN</i></th><th><i>Acres</i></th><th><i>Full Cash Value</i></th><th><i>Taxes</i></th></tr></thead><tbody><tr><td>205-25-043W</td><td>139.64</td><td>\$421,447.00</td><td>\$3,399.24</td></tr><tr><td>Total</td><td>139.64</td><td>\$421,447.00</td><td>\$3,399.24</td></tr></tbody></table>	<i>APN</i>	<i>Acres</i>	<i>Full Cash Value</i>	<i>Taxes</i>	205-25-043W	139.64	\$421,447.00	\$3,399.24	Total	139.64	\$421,447.00	\$3,399.24
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205-25-043W	139.64	\$421,447.00	\$3,399.24										
Total	139.64	\$421,447.00	\$3,399.24										
MINERAL & WATER RIGHTS	All mineral and water rights owned to be conveyed.												
SCHOOLS	Kindergarten through sixth grade students attend Skull Valley School. Seventh grade through High School students attend school at Prescott Unified Schools. School bus service is available to Prescott.												
LIVESTOCK & EQUIPMENT	Irrigation equipment is included.												
PRICE	\$2,200,000												
TERMS	Cash												
REMARKS	<ul style="list-style-type: none">▶ The Ranch is less than a 2½-hour drive from downtown Phoenix and the Phoenix Airport. Prescott is approx. 20 minutes away.▶ The Skull Valley Property is situated in a popular area of the state and offers a pleasant year round climate.▶ Most of the neighboring deeded land has been encumbered with a conservation easement restricting future development.												

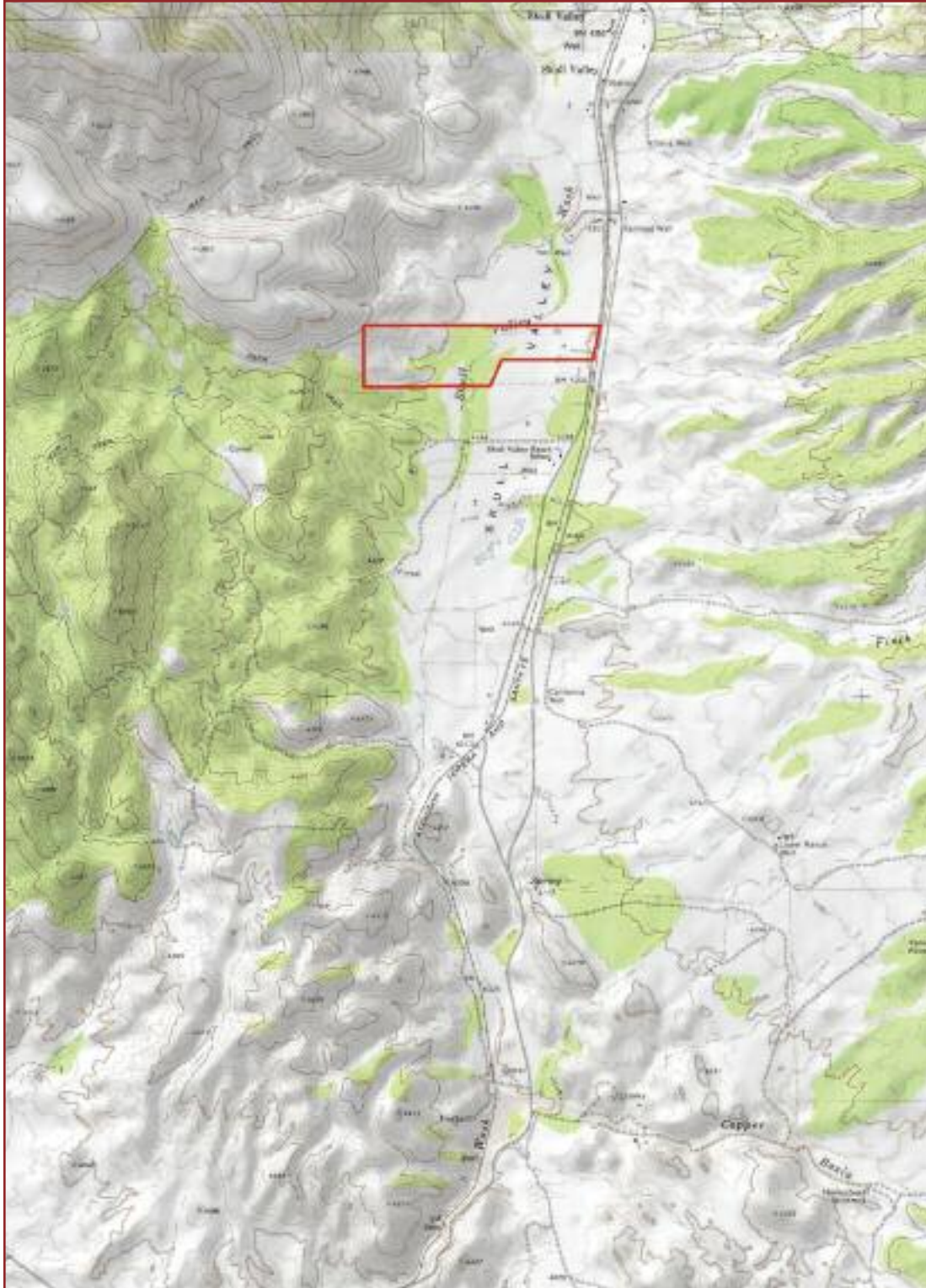
Skull Valley Property Yavapai County, Arizona



205-25-043W

TAX PARCEL MAPS

Skull Valley Property Yavapai County, Arizona



PHYSICAL FEATURES MAP

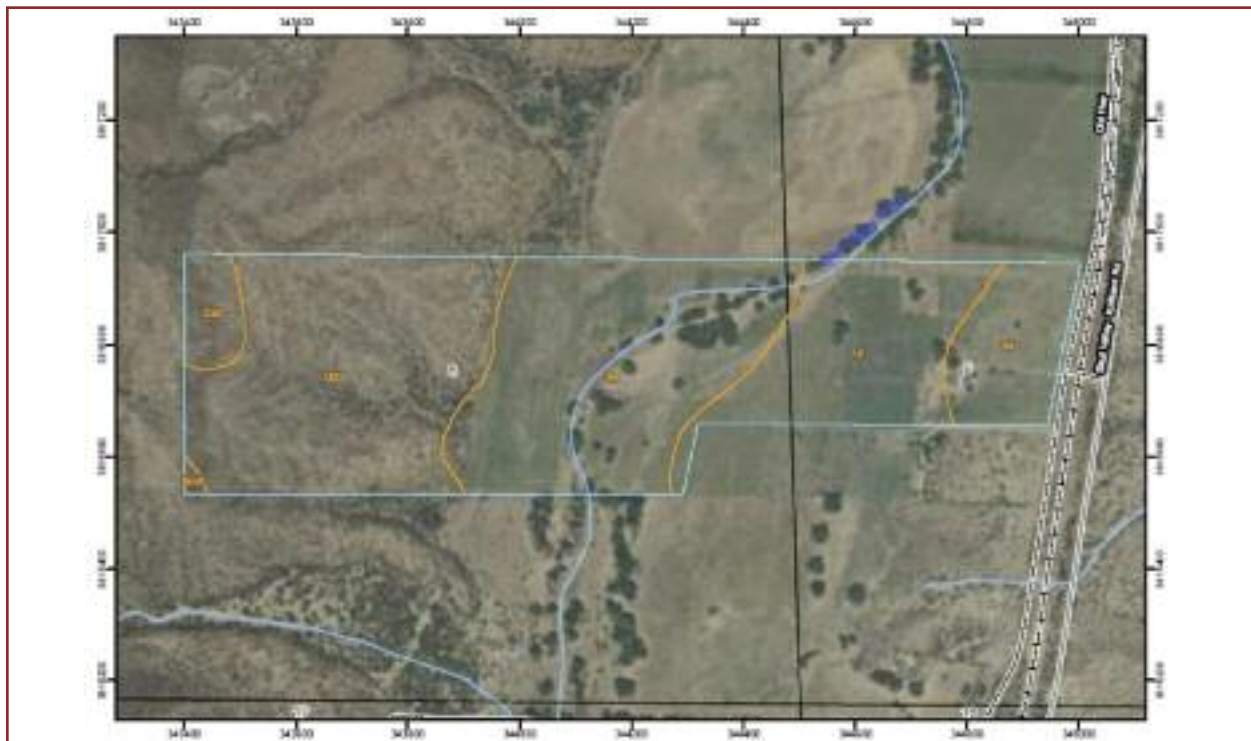
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Wells

LEGAL	REG. NO.	REGISTRANT	WATER USE	GPM	WELL DEPTH	CASE DIAMETER	TYPE CASING	CASE DEPTH	WATER LEVEL
T-13N & R-4W, Sec. 9: NW¼NE¼SW¼	55-801368-L	Harvey J. Blackmore, Revocable Trust	Domestic & Livestock	10	80	6	Steel	N/A	10
T-13N & R-4W, Sec. 9: NW¼NE¼SW¼	55-801370-L	Harvey J. Blackmore, Revocable Trust	Irrigation	850	83	12	Steel	N/A	10
T-13N & R-4W, Sec. 9: NW¼NE¼SW¼	55-801369-L	Harvey J. Blackmore, Revocable Trust	Irrigation	850	83	12	Steel	N/A	10

Surface Water

NAME	REG. NO.	STATUS	FILE DATE	PRIORITY	SOURCE	LEGAL	QTY	USES
WOOD, W.M.	4A-425.0		17-Dec-23		BILL WILLIAMS RIVER	Dixon Southwest Swamp	NE SW 8 13N 4W	

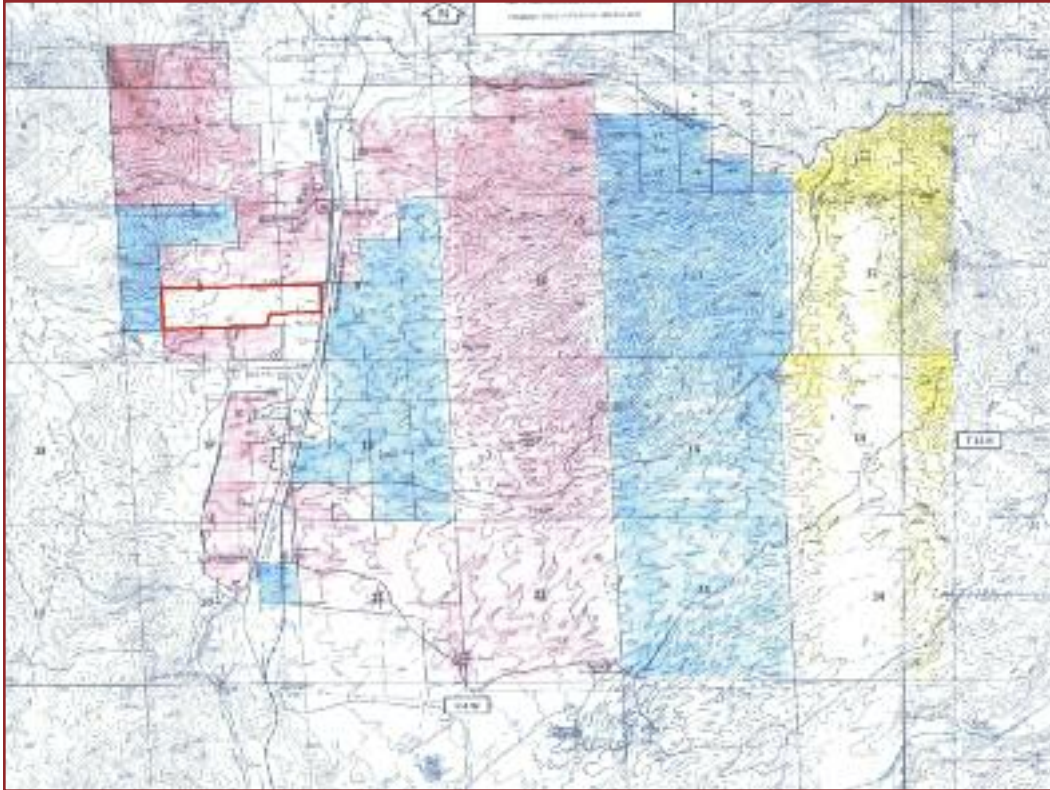


Map Unit Legend

Yavapai County, Arizona, Western Part (AZ837)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BsF	Barkerville colluv sandy loam, 20 to 80 percent slopes	0.4	0.3%
CaD	Cabezon-Springville complex, 5 to 25 percent slopes	4.8	3.4%
LkD	Loni gravely sandy loam, 15 to 30 percent slopes	49.8	34.9%
Lp	Lynn silt	28.5	18.9%
Sa	Sandy and Gravely alluvial land	61.3	42.9%
Totals for Area of Interest		142.3	100.0%

ARIEL PHOTO & SOILS MAP

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AREA CONSERVATION EASEMENT MAP

Area outlined in red is offered Skull Valley Property.

Area colored red is encumbered with conservation easement restricting future development.

Area colored blue is State Lease Land.

Skull Valley Property
Yavapai County, Arizona

Photos Taken March 22, 2009



Eastern View of Headquarters



Main Residence

Skull Valley Property
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Photos Taken March 22, 2009



Second House



Shop

Skull Valley Property
Yavapai County, Arizona

Photos Taken March 22, 2009



Utility/Storage Building



Hay Barn & Tack Room

Skull Valley Property
Yavapai County, Arizona

Photos Taken March 22, 2009



Western View from Main Residence



Eastern View from Western-most Irrigated Pasture

Skull Valley Property Yavapai County, Arizona

Photos Taken March 22, 2009



Irrigation Well



Wheel Line Irrigation Sprinkler

Skull Valley Property
Yavapai County, Arizona

Photos Taken March 22, 2009



Pop Up Irrigation Sprinkler



Native Pasture along Western Boundary