

# For Sale



## Bar K Bar Ranch Maricopa County, Arizona

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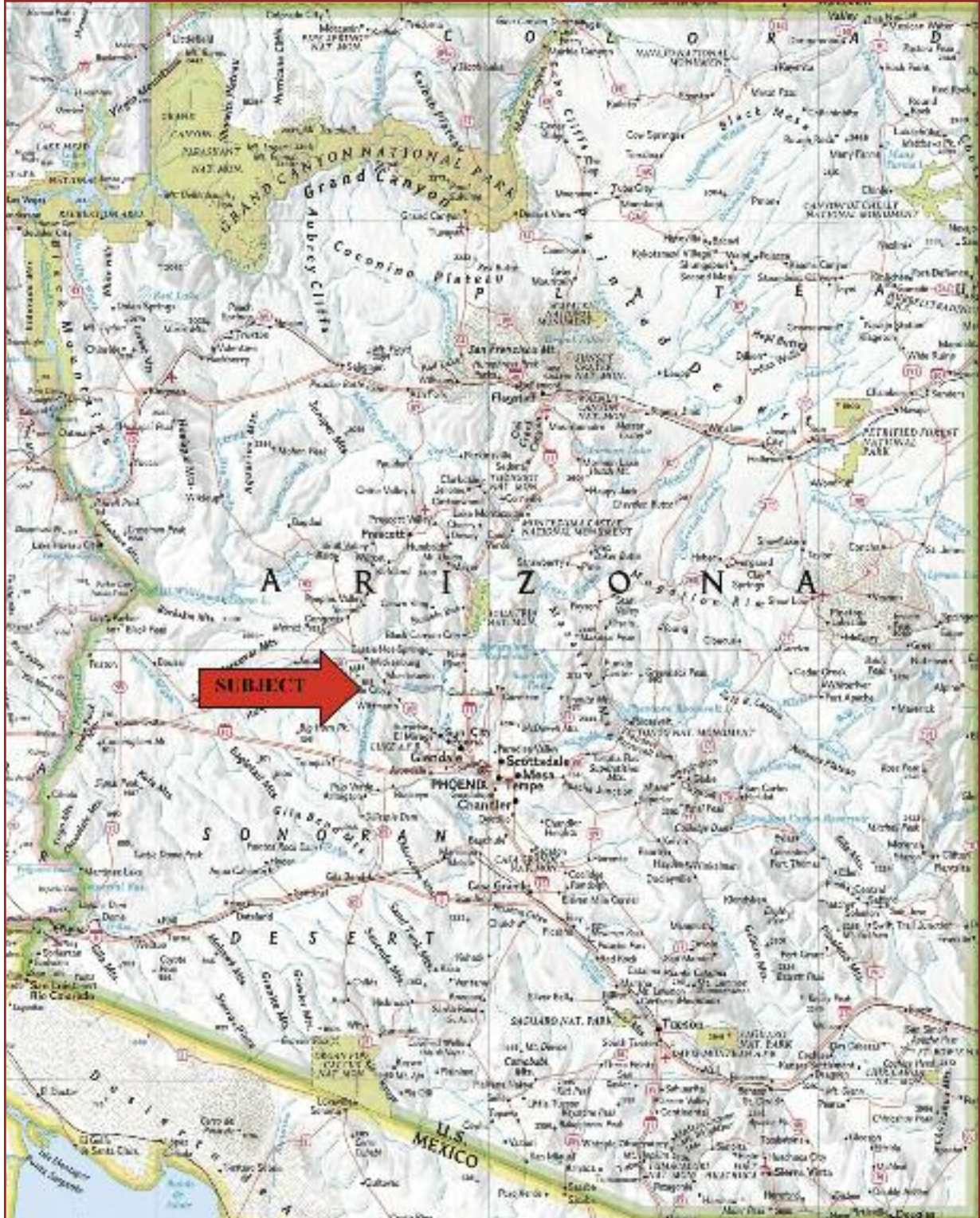
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Bar K Bar Ranch  
Maricopa County, Arizona



LOCATION MAP

## Bar K Bar Ranch

Maricopa County, Arizona

**LOCATION** The Bar K Bar Ranch is located in central Arizona, approximately 45 miles northwest of Phoenix and 12 miles southeast of Wickenburg, Arizona in Maricopa County. The ranch lies just west of Morrystown along the Hassayampa River.

**ACCESS** Access is provided by highway 60 to Morrystown; followed by approximately 3 miles to the west on dirt roads. From Morrystown, continue on Gates Road approximately 2.5 miles to unnamed dirt road. The ranch is a half mile on the unnamed dirt road.

<b>LAND TENURE</b>	120.00 Acres Deeded	.97%
	2,160.00 Acres State Lease	17.38%
	<u>10,148.00 Acres BLM</u>	81.65%
	12,428.00 Acres Total or 19.42 Sections	

***Deeded:***

Township 6 North; Range 4 West  
Gila and Salt River Baseline and Meridian  
Section 26: NW¼ NW¼  
Section 27: Portions thereof

*Legal Description was obtained from the county records*

Maricopa County Assessor's Parcel #'s: 503-27-001B, 008 & 010

Arizona State Grazing Lease:  
#05-3071

Bureau of Land Management Allotment:  
Cactus Garden Allotment # 3011

**CARRYING CAPACITY** The combined carrying capacity of the State Lease and the BLM Allotment is 104 head of adult cattle yearlong.

**IMPROVEMENTS** Building improvements at the headquarters appear well maintained and in good general condition. The improvements at the headquarters include the following: 3,100 SF main ranch house, with a 530 SF attached garage, swimming pool & jacuzzi; 400 SF guest house, with a 200 SF porch; 225 SF Bunkhouse, with a 96 SF porch; 225 Bathhouse; 680 SF historic general store; 840 SF shop with attached 396 SF gun-room; 4,850 SF workshop; two labors houses, 910 & 1,320 SF; 640 SF hay barn; 5,682 SF horse barn, with 17 stalls; 160 SF cargo box tack-room; and a roping arena.

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

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<b>ELEVATION, TOPOGRAPHY &amp; VEGETATION</b>	<p>Elevation ranges from 1,730 feet along the Hassayampa River to 2,750 feet in the foothills of the Vulture Mountains. The headquarters is situated at 1,775 feet.</p> <p>Topography is rolling to hilly, with deep washes along the Hassayampa River. The native vegetation community is composed of <i>Sonoran Desertscrub – Arizona Upland Subdivision and Lower Colorado Subdivision</i>.</p>
<b>WATER</b>	<p>Domestic water is provided by three private submersible wells. Water is pumped to a storage tank located on a ridge overlooking the headquarters, and thus distributes to the various buildings through gravity; a pressure tank is available if needed.</p> <p>Livestock water is provided by six wells, of which three are solar and three are submersible. There is one dirt tank, and the Hassayampa River provides an additional water source.</p>
<b>SOILS</b>	<p><b><i>Rillito-Gunsight-Pinal Association:</i></b> Nearly level to gently sloping, gravelly to very gravelly limy soils on old alluvial fans and valley plains. Approximately 59.4%</p> <p><b><i>Carrizo-Brios-Vint Association:</i></b> Nearly level sandy soils in stream channels. Approximately 7.6%</p> <p><b><i>Latene-Vekol-Anthony Association:</i></b> Nearly level to gently sloping, clay to sandy loam soils on valley plains and alluvial fans. Approximately 33%</p>
<b>CLIMATE</b>	<p>The Wickenburg, AZ weather station situated at 2,095' reports the average annual rainfall is 10.77 inches. The January average maximum temperature is 63.3° and the average minimum is 30.0°. The July average maximum temperature is 103.6° and the average minimum is 69.7°.</p>
<b>UTILITIES</b>	<p>Electricity is provided to the headquarters by Arizona Public Service Company and Qwest provides telephone service; sewer is septic. The ranch includes a 600 Amp generator switch, which allows the headquarters to have the capability to run off of generator power if the needed.</p>
<b>ZONING</b>	<p>Maricopa County: RU – 43: 1-acre per dwelling unit.</p>
<b>FLOOD ZONE</b>	<p>FEMA map #04013C00660 G. The deeded land lies within flood zones AE (16%) and X (86%). Flood Zone AE identifies areas in which base flood elevations have been determined. Flood Zone X identifies areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage of less than 1 square mile; and areas protected by levees from 100-year flood. All building improvements appear to be located in Zone X.</p>

**Bar K Bar Ranch**  
Maricopa County, Arizona

<b>TAXES &amp; FEES</b>	Year 2009			
	<i>APN</i>	<i>Acres</i>	<i>Full Cash Value</i>	<i>Taxes</i>
	503-27-001B	40.00	\$4,000.00	\$45.50
	503-27-008	13.50	\$1,350.00	\$15.42
	503-27-010	66.50	\$229,038.00	\$1,737.78
	<b>Total</b>	<b>120.00</b>	<b>\$234,388.00</b>	<b>\$1,798.70</b>

2009 Federal Grazing Fees – \$1.35 per head per month (AUM)

2009 State Grazing Fees – \$2.23 per head per month (AUM)

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

**SCHOOLS** Kindergarten through eighth grade students attend Morristown Elementary School. High School students attend school at Wickenburg High School.

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

**LIVESTOCK & EQUIPMENT** Cattle are included.

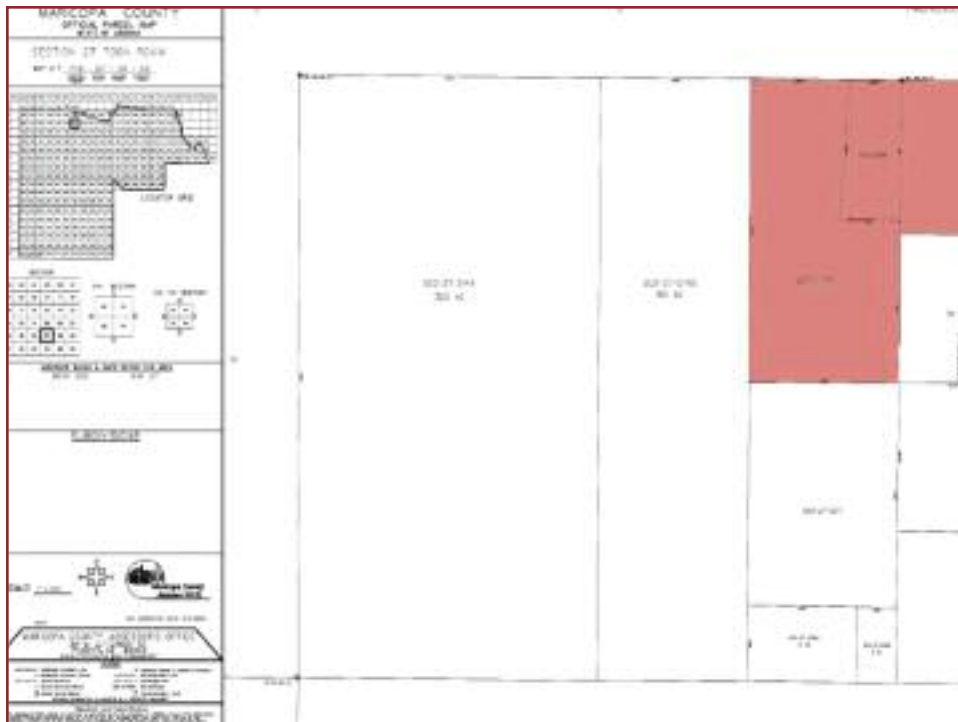
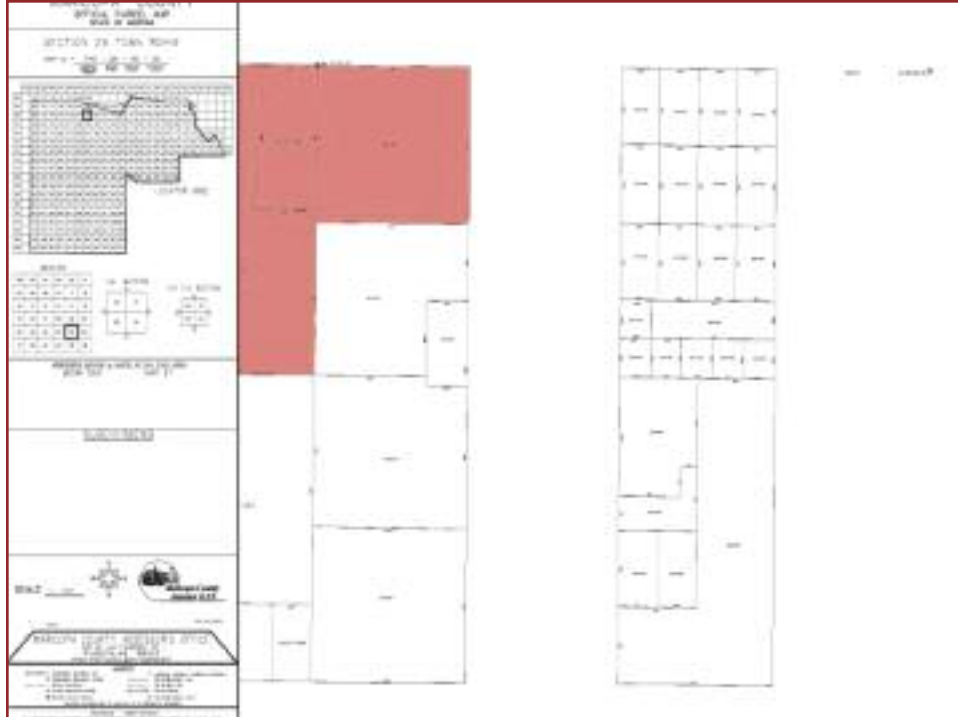
**PRICE** \$2,000,000

**TERMS** Cash

**REMARKS**

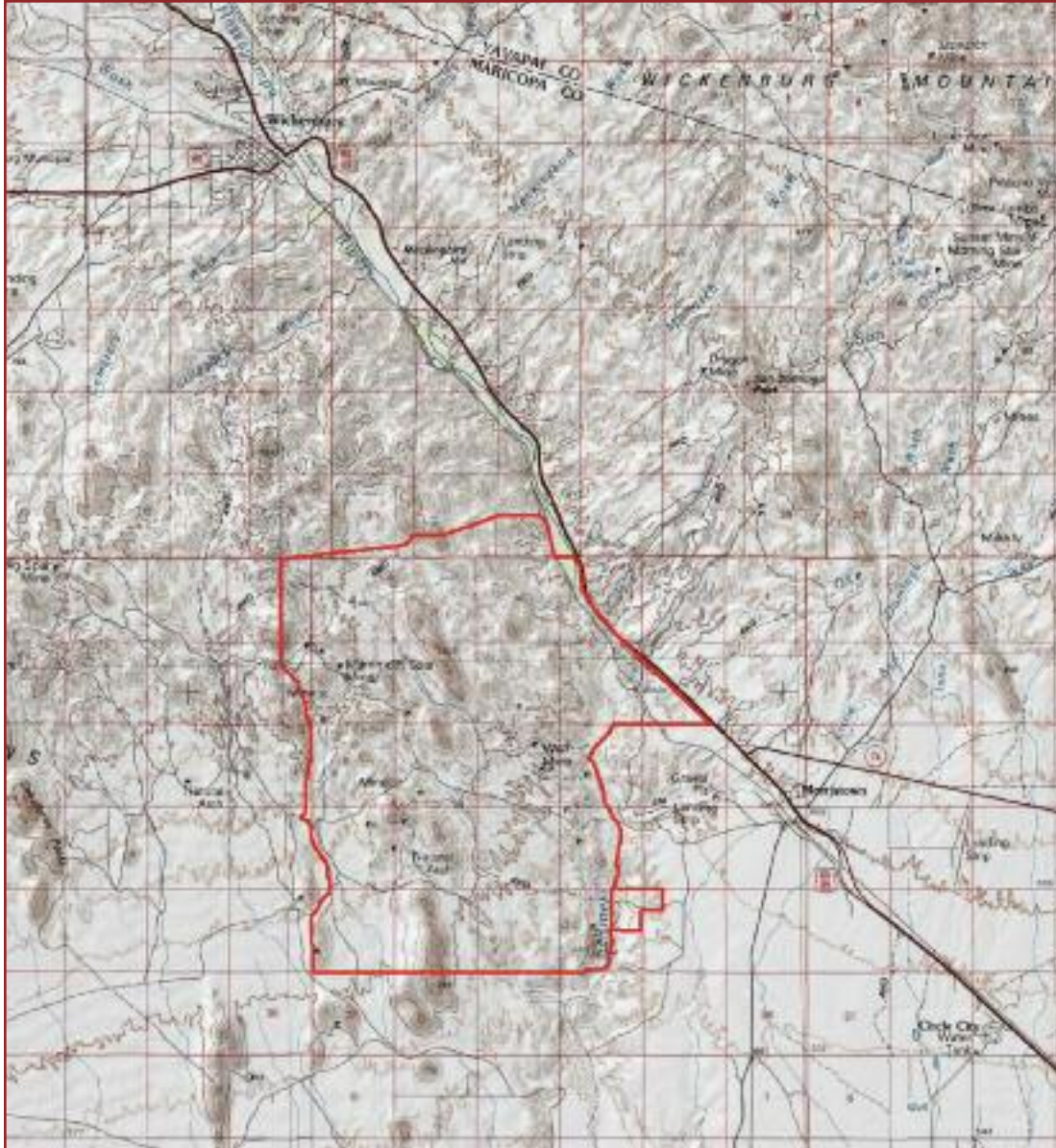
- ▶ The Ranch is less than a 1¼ hour drive from downtown Phoenix and Phoenix Airport.
- ▶ The Ranch is situated in a popular area of the state and offers a mild winter climate, close proximity to an active rural community, area western recreational opportunities and the ability to run a small productive herd of cattle.
- ▶ This property includes a unique feature that is best described as a man made desert oasis that adds to the aesthetic appeal. There is a water well that pumps water to a high point overlooking a lowland depression. Water is then gravity flowed through an array of concrete channels to a concrete pond surrounded by mature palm trees. The previous owner had the intention of building a 10,000 square foot home overlooking this oasis.

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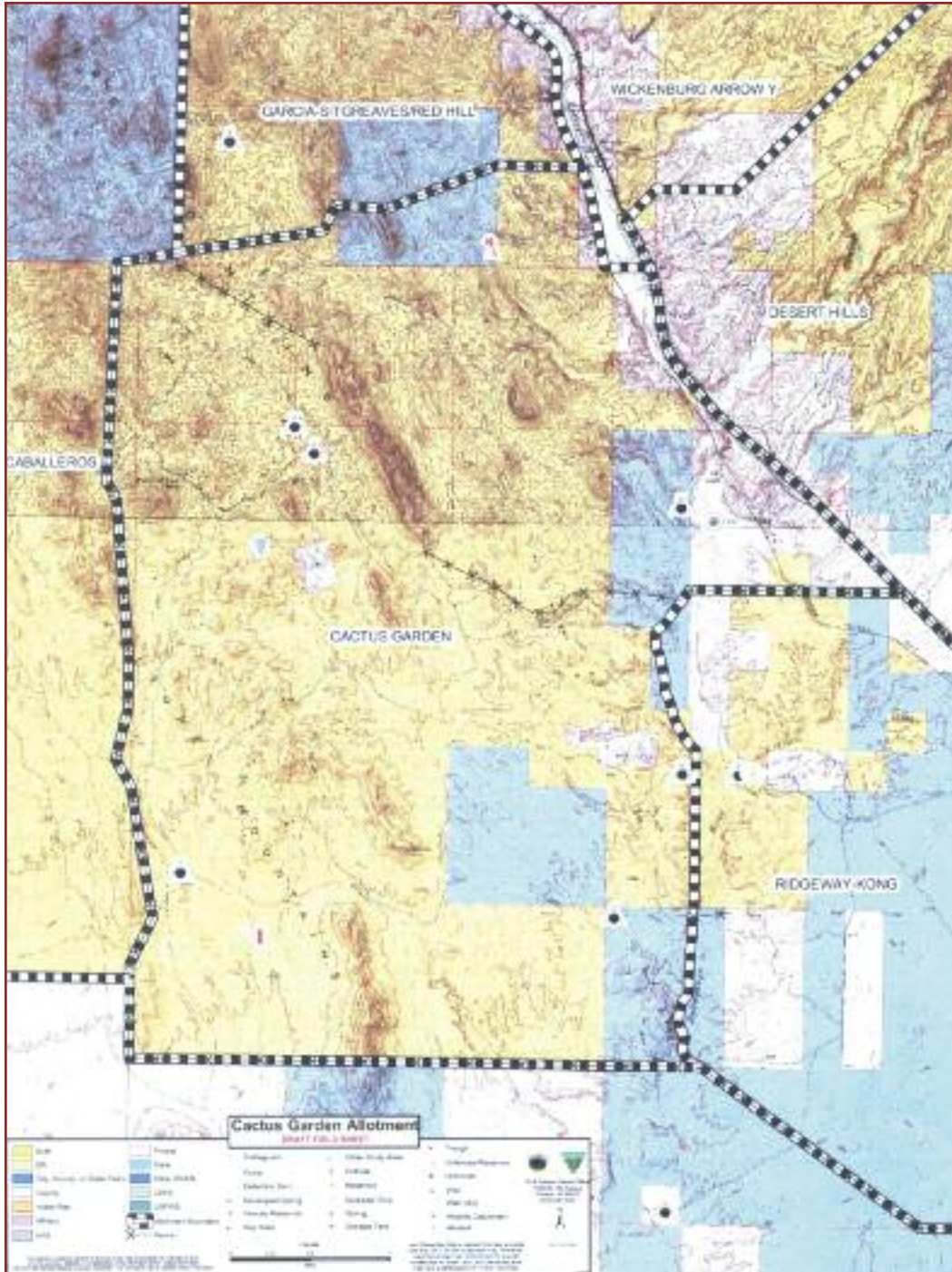
TAX PARCEL MAPS

## Bar K Bar Ranch Maricopa County, Arizona



PHYSICAL FEATURES MAP

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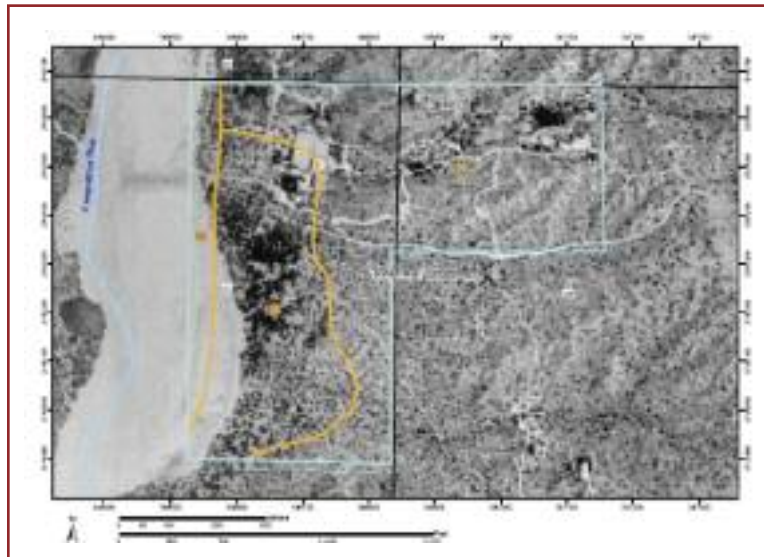
**ALLOTMENT MAP**

*Black & White – Allotment Boundary; Blue – State Lease; Yellow – BLM; White – Deeded*

## Bar K Bar Ranch Maricopa County, Arizona

### Well Registrations

LEGAL	WELL REG. NO	APPLICATION DATE	NAME	WELL DEPTH	WELL TYPE	CASE DIAMETER	WATER LEVEL	GPM
B (6-4) 26 BBB	55-513571	24-Feb-86	Ed or Barbara Knipp	465	Exempt	8	190	20
B (6-4) 26 AAA	55-542646	22-Mar-94	Ed or Barbara Knipp	380	Exempt	7	265	18
B (6-4) 26 CBC	55-632534	3-May-82	Ed or Barbara Knipp	495	Exempt	8	175	10
B (6-4) 27 BBB	55-520067	19-Jan-88	Ed or Barbara Knipp	250	Exempt	8	145	20
B (6-4) 27 DDA	55-516027	14-Nov-86	Ed or Barbara Knipp	366	Exempt	7	90	20-30
B (6-4) 27 AAA	55-502010	3-Feb-82	Ed or Barbara Knipp	230	Exempt	8	81	



GENERAL SOILS MAP

## Bar K Bar Ranch Maricopa County, Arizona

Photos Taken September 5, 2008



*Distant Eastern View of Bar K Bar Headquarters*



*Main Ranch House*

Bar K Bar Ranch  
Maricopa County, Arizona

Photos Taken September 5, 2008



*General Store/Guest House*



*Guest House*

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Photos Taken September 5, 2008



*View of Horse Barn from Ranch House*



*Inside View of Horse Barn*

Bar K Bar Ranch  
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Photos Taken September 5, 2008



*Roping Arena*  
*Horse Barn to the Right & Ranch House on the Hill*



*Shop*

Bar K Bar Ranch  
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Photos Taken September 5, 2008



*Workshop*



*Labor House*

Bar K Bar Ranch  
Maricopa County, Arizona

Photos Taken September 5, 2008



*Range Corrals & Water Storage Tank*



*Typical Range*

Bar K Bar Ranch  
Maricopa County, Arizona

Photos Taken September 5, 2008



*Portion of Cow Herd*



*Desert Oasis*