

Southwest Land Associates, LLC

Lucas Schlosser, Designated Broker, Charles Havranek, Salesman
PO Box 5700, Goodyear, Arizona 85338
Main: 623-882-8880/Charlie 623-877-5180/FAX 623-877-1443

Offered For Sale



Yavapai County, Arizona



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YOLO RANCH

Yavapai County, Arizona

Executive Summary

This offering includes the eastern portions of the historic Yolo Ranch. The Yolo is one of the few trophy ranches available in Arizona today. The Yolo headquarters is located 47 miles northwest of downtown Prescott. Sitting at an elevation of 5,867 feet, the HQ's is located on the edge of a meadow surrounding Connell Gulch and encircled by Ponderosa pine. Totaling 56,870± acres, consisting of a combination of deeded, State of Arizona and Prescott National Forest grazing, the ranch has a reasonable year round carrying capacity estimated at 674± head. The HQ's has substantial building improvements, sub-irrigated meadows and spring fed pond and tanks. The balance of the land is high desert to pinyon juniper to ponderosa pine land bisected by creeks and washes. The Yolo is also home to elk, pronghorn antelope, whitetail and mule deer, mountain lion, javelina, Merriam's turkey and quail.

Location/Access: Located on County Road 68, a.k.a. Camp Wood Road or Forest Road 21, in the Campwood area of Yavapai County. Access from Prescott is via Williamson Valley Road north 25± miles to the Camp Wood Road/FR21, thence westerly 22± miles to the Headquarters. Access from Bagdad is via the Lindahl Road northwesterly 1.75 miles to Behm Mesa/Camp Wood Road/CR 68, thence 22.5 miles northeasterly to the HQ.

Ranching Operations: The Yolo East Ranch is currently estimated at 674± head equivalent cow/calf yearlong, pending the split of the State Lease. Cattle are grazed on the native grass and browse on the deeded and State land for twelve months, and are divided into several pastures, while the cattle utilize the USFS Yolo grazing allotment for four months during the summer from mid-May through mid-September, and the Forest permit consists of the two pastures. Cattle are moved from pasture to pasture subject to water and forage conditions.

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Land Tenure:

YOLO EAST - DEEDED LANDS (YAVAPAI COUNTY ASSESSOR'S TAX ROLL ACRES)					
PARCEL #	ACRES	ID	COMMENTS	2014 RE TAXES	2015 RE TAXES
300-31-001	267.00	HQ	FS Inholding	\$3,687.00	
300-31-004	67.22	HQ	FS Inholding	\$544.00	
300-31-007	160.00	HQ	FS Inholding	\$963.00	
300-31-002	120.00	Bar 37	FS Inholding	\$722.00	
300-31-003	3,121.20	5 Section Stack	FS & State Adjacent	\$7,046.00	
300-24-004A	762.98	Boulder Creek	State Inholding	\$2,852.00	
300-25-003	946.96	Boulder Creek	State Inholding	\$2,973.00	
300-24-001	1,393.96	Cypress Mtns.	State Inholding	\$3,342.00	
300-24-004B	640.00	Cypress Mtns.	State Inholding	\$2,455.00	
300-24-002	40.00	Brushy Basin Well	State Inholding	\$384.00	
Totals	7,519.32		ESTIMATED AUYL - 105	\$24,968.00	

PRESCOTT NATIONAL FOREST TERM GRAZING PERMIT #91061					
PASTURE	ACRES	TERM	AU'S/AUYL EQUIVALENTS	2015 GRAZING FEES	
		SEASONAL			
YOLO NORTH	18,803	5/13 to 9/13	1,133 AUm/94.4 AUYL	\$1,915	\$1.69

STATE OF ARIZONA GRAZING LEASE 05-00421					
PASTURE	ACRES (E)	TERM	ESTIMATED AUYL	2015 GRAZING FEES	
YOLO (EAST)	30,548.54	YEAR LONG	474.3	\$17,758	\$3.12

YOLO EAST COMBINED TOTAL					
RANGELAND	ACRES (E)	TERM	ESTIMATED AUYL	-	-
ALL	56,870.86	YEAR LONG EQUIVALENT	674±	-	-

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- Zoning/Use:** Yavapai County – RCU-2A, residential with conditional uses, 2 acre minimum lot size.
- Water Sources:** Livestock water is from seeps, springs, stock tanks, live water, and wells. All of the ranch's water rights/claims/filings are registered with the Arizona Department of Water Resources.
- Utilities:** 30 kW Generator at the HQ, large solar panel array and battery storage, telephone, fiber optics, propane gas, domestic wells.
- Topography & Vegetation:** Elevations range from 3,000 foot at the south end of the ranch at Yolo Cabin, to 6,350 foot on the Connell Mts. South of the HQ. The HQ sits at 5,870 foot, Barney Well Camp sits at 4,500 foot. The ranch is best described as varying from desert mountains to high desert mesas, to medium elevation mountains, bisected by steep sided canyons. Vegetation is *Chaparral-Interior-Chaparral and Montane Conifer Forest*. Rainfall averages 12 to 20 inches annually.
- Range Description:** The north pasture of the forest allotment and deeded lands on the northern portions of the ranch varies from open meadow flats and basins to steeper areas in the Connell Mountains. Elevations are generally 5,500 to 6,350 foot. The north end consists of ponderosa pine forest and meadows; while the south end has more pinon pine, juniper and cedar trees, turbinella oak and mountain mahogany. Boulder Creek originates near the Headquarters in Connell Gulch, providing the spring fed ponds and allows for sub-irrigated meadows during wet years. The ranch has approximately eight miles of Boulder Creek running through the deeded land on the ranch. Typical perennial grasses are tobosa and blue gramma as the main species, intermixed with Indian ricegrass, threeawns and side oats grama.
- The majority of the central portion of the ranch which consists of state, deeded and the south pasture of the forest allotment, varies from flats to rolling to several large mesas. Elevation of the mesa country is mainly between 4,000' to 5,500'. The mesas are mostly open grassland with intermixed pinon pine and juniper trees. Typical perennial grasses are tobosa and blue gramma as the main species, intermixed with Indian ricegrass, threeawns and side oats grama. At the lower elevations are annuals such as filaree and Indian wheat.

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The southern portions of the ranch which consist of mostly state land, are steeper and have more canyon country, that varies in elevation from 4,500 foot to a low of 3,000 foot in Scott's Basin near the Yolo Cabin. The steeper canyon country gets into browse and chaparral, with pinon pine and juniper in higher elevations, and annuals such as native grasses, filaree and Indian wheat in the lower elevations.

Buildings:

The ranch is highly improved with a beautifully improved Headquarters in a picturesque setting in a meadow surrounded by ponderosa pine forest. The ranch also has one fully improved cow camp and one cabin at the Bar 37, and one at the Yolo Cabin.

HEADQUARTERS:

All improvements have been extremely well maintained and signify a rustic building style with shake cedar shingle roofing.

Owner's residence: 3,841 sf of living space with four bedrooms and four bathrooms, as well as a second story loft bedroom, two large fireplaces, wood floors. The owner's residence overlooks a large spring fed pond.

Foreman's residence: 1,764 sf with four bedrooms and two bathrooms.

Guest duplex: 2,660 sf total, with each suite (Colt & Winchester) having separate living and bathroom areas.

Honeymoon cabin: 1,000 sf with one bedroom, one bath and a large living area with native rock fireplace.

Guest casita; 600 sf with one bedroom and bath.

The barn is 2,330 sf with hay and grain storage, vet room and horse stalls/pens, a 1,880 sf shop is attached to the barn.

Various out buildings include the domestic well, pumphouse, generator shed, cistern, plus a 4,000 foot crushed rock runway.

Working, holding, sorting and shipping pens/facilities, pasture fencing.

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BARNEY WELL CAMP: Located in the center portion of the ranch, and is on the state lease.

Main residence: 1,500 sf two story cabin with two bedrooms and two bathrooms. The cabin was custom built in 2006, with ponderosa pine logs from the Headquarters site.

Tack room and other outbuildings as well as working corrals and domestic well.

BAR 37: Located on the north end of the ranch.

The Bar 37 cabin is 300 sf with bunk beds and a pot belly stove.

YOLO CABIN: Located on the extreme southern end of the ranch on state lease land, near Scott's Basin.

Small line shack with pens. Water from a spring.

Livestock/Personal Property:

Cattle, horses and the historic Yolo brand are separately priced and can be purchased by private treaty.

Price: \$11,250,000 or \$16,691 per AUYL, or \$1,496 per deeded acre.

Terms: Cash.

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Looking across the sub-irrigated meadows towards the HQ on the deeded lands.



View of the Owner's residence.

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View of the Foreman's residence.



View of the Duplex.

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View of Barn and Shop.



View of HQ pens and pasture.

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Barney Well Camp cabin.



Bar 37 cabin.

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View of Boulder Creek on deeded land in the west center of the ranch.



View of State Lease and deeded lands northeast of Strojost Flats.

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Looking northeasterly across Barney Well Road towards Anderson Mesa.



Looking up Connell Gulch at Yolo FS North Pasture and the deeded land south of the HQ.

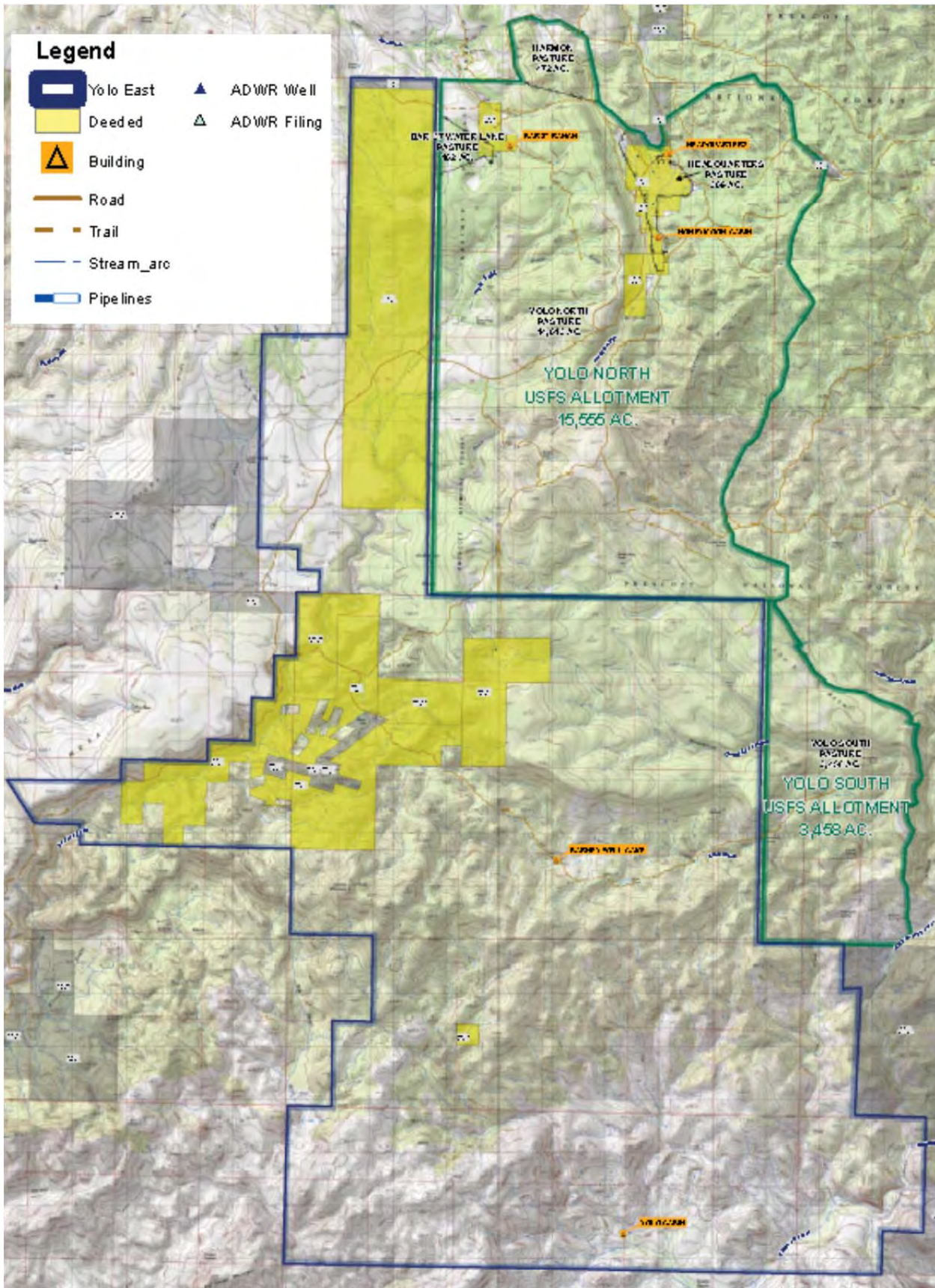
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