



**QUIET HILLS RANCH**  
**WICKENBURG, ARIZONA**







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**\$2,900,000 | 376± ACRES**

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John Wildin of Hall & Hall is working in cooperation with the Arizona listing agent, Jim Webb, of Hebbard & Webb Inc.

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**TRUSTED** *by* **GENERATIONS,** *for* **GENERATIONS**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

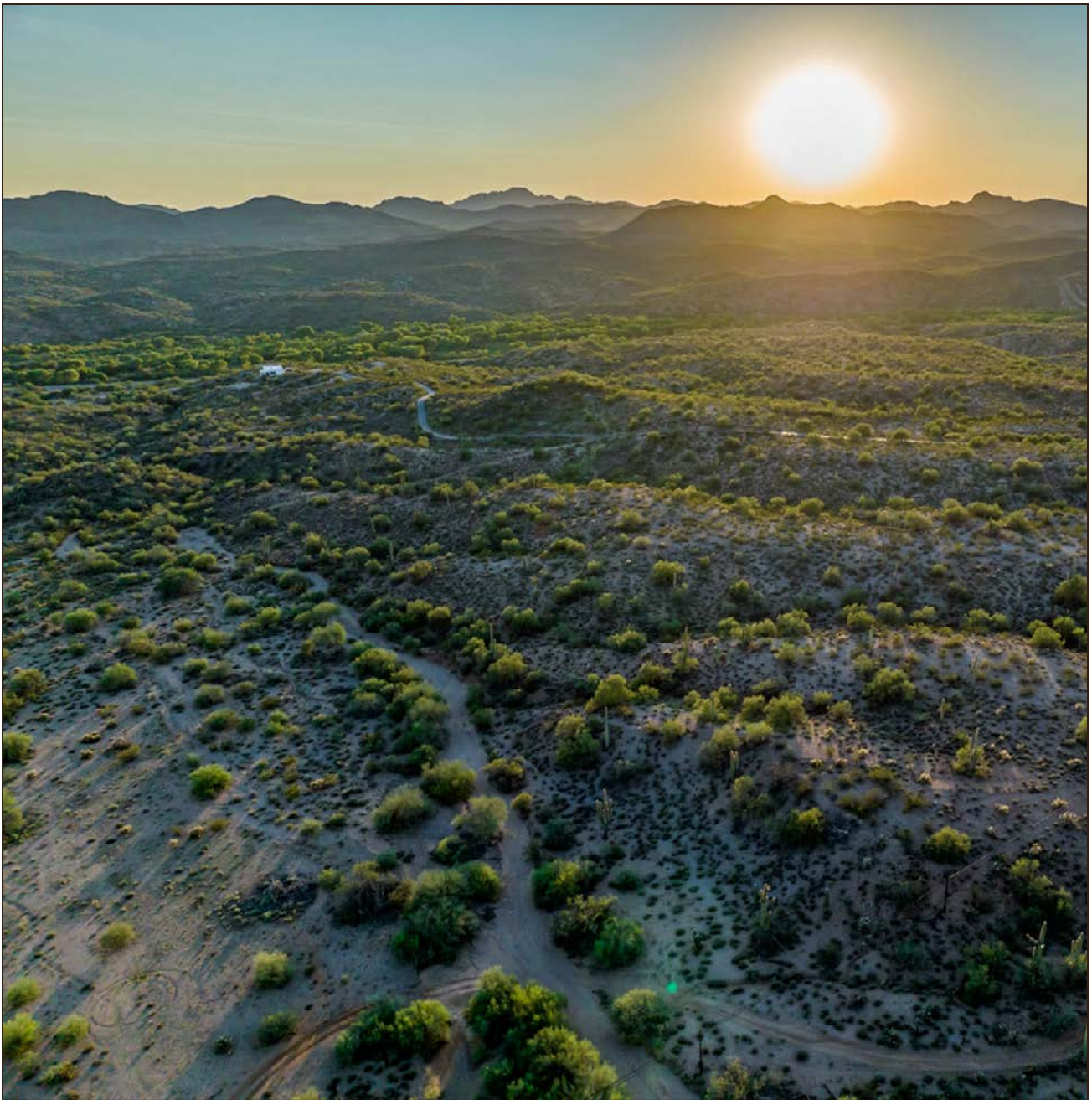
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DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*The Quiet Hills Ranch is in the Sonoran Desert, approximately 40 miles northwest of the Phoenix Metro Area. This beautiful desert property is comprised of long ridges with desert washes between them, sloping from northeast to southwest. There are numerous cactus species, including saguaro and cholla cactus along with scattered mesquites and palo verde trees. Presently there are no structures on this scenic ranch even though it is very much in the path of development.*



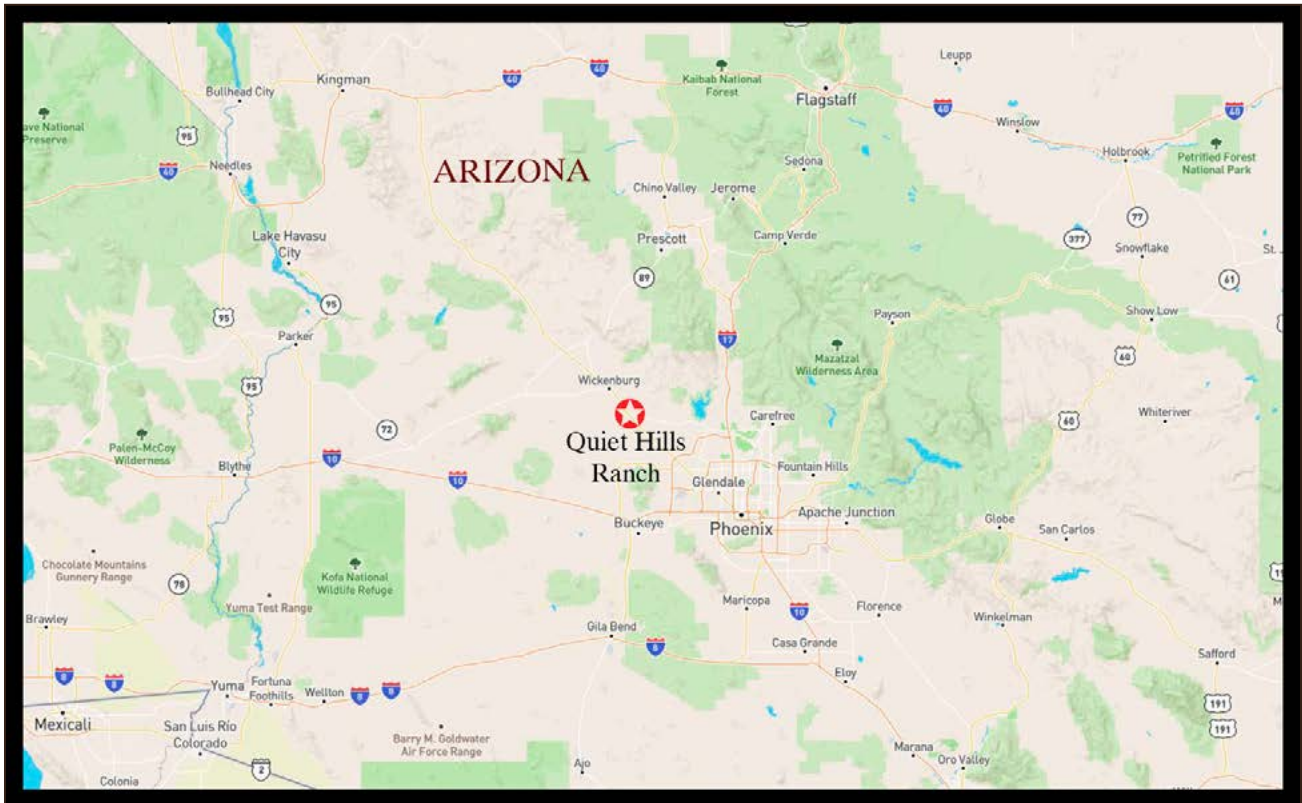


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## LOCATION

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The property is located seven miles south of Wickenburg, Arizona, the Team Roping Capitol of the West. There are ten major roping arenas within 15 minutes of the property. Wickenburg is a small town with a population of 7,715. It is 40 minutes north of Sun City and 40 minutes northwest of the intersection of Interstate 17 and the Carefree Highway and, one hour north of Phoenix Sky Harbor Airport.



*Click on map above for link to MapRight map of property.*





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## ACREAGE BREAKDOWN

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The ranch is 376.3± deeded acres and is surrounded on three sides by BLM Land.



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## ELEVATION

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The elevation of the property is 2,000± feet above sea level.

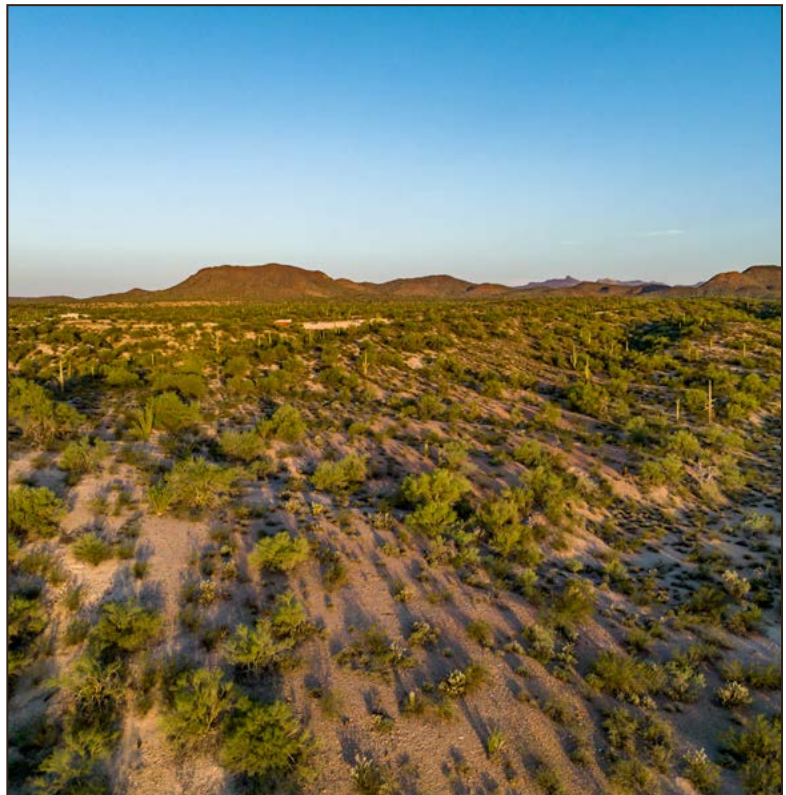




## **GENERAL DESCRIPTION**

The Quiet Hills Ranch is in the Sonoran Desert. The property has saguaro, prickly pear, and cholla cactus. There are mesquites and palo verde trees on the property. Annual grasses and weeds cover the ground during the wet seasons.

There is an irrigation well on the ranch that was used many years ago to irrigate a grass meadow on the ranch. While it hasn't been used for years, and its current condition is unknown, there is a certified water permit to irrigate up to 14 acres.







## **ZONING & IMPROVEMENTS**

Maricopa County zoning is RU-43. RU-43 is a rural zoning district that requires one acre per dwelling unit. The maximum lot coverage shall be 25 percent of the lot area.

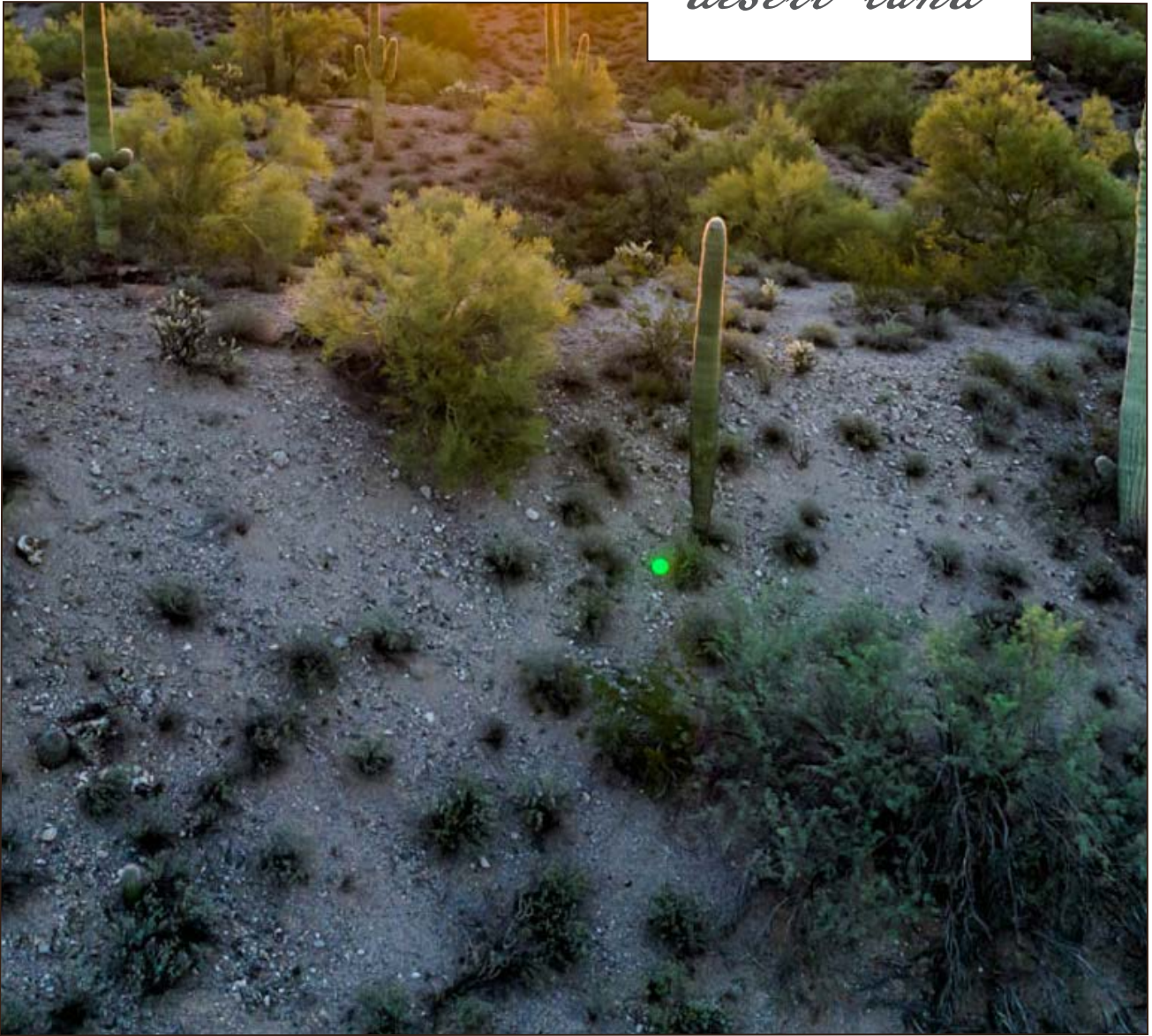
There are no improvements except the existing well, and access over the paved Quiet Hills Drive.







*desert land*







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## POTENTIAL USES

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The Quiet Hills Ranch can be developed into a horse or livestock ranch utilizing the 14 acres of irrigation Grandfathered Groundwater Rights for pasture. The acreage within Quiet Hills Ranch can be developed into other residential and/or horse properties under the current zoning of one residential unit on one acre.



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## CLIMATE

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The average annual rainfall at Wickenburg, Arizona, is 12.15 inches. Of that total rainfall, 6.06 inches comes during the months of November through March. In July, August, and September 4.72 inches of rainfall occur. Wickenburg experiences an average of 63 days from November through May of temperatures that fall below 32°. There are 70 days on average when the temperature is 100° or higher during the months of May through September.





## **WATER RESOURCES**

There is an irrigation well on the property. The well is in the Arizona Department of Water Resources, Registration #55-626366. The well was drilled in 1968 to a depth of 470 feet and was cased with a six inch steel casing. The well site was served with Arizona Public Service electric power, which has been disconnected for many years. The well has not been in use since the 1980s. The condition is unknown. It is located in the Phoenix Active Management Area and has a Certificate of Grandfathered Groundwater Right #58-106282.003 for 59.78-acre-feet annually to irrigate 14 acres.



## **TAXES**

The property is Maricopa County Assessor's Parcel #503-07-002 and 503-07-011B. The 2021 real estate taxes were \$13,121.26.



## PROPERTY HISTORY

This property has been in the R.V. Percy family since 1969, a 5th generation Arizona landowner. Early generations of the Percy family settled in the Long Valley, Arizona area north of Strawberry during the 1870s as cattle ranchers. The current owners' grandparents were Arizona full-time cattle ranchers for many years and relocated to the Wickenburg property in the late 1960s. Cattle ranching continued as they developed a unique water system (refer to property water rights) to irrigate desert land in one of the valleys on the property.

The younger generation grew up riding horses and herding cattle on both the Skull Valley and Wickenburg ranches. Surrounded by BLM land, the Wickenburg Quiet Hills Ranch is covered with beautiful saguaro cactus, ocotillo, and numerous other cacti species. The Percy family realized that the rolling hills and valleys with a lot of water make for a beautiful setting and great sunsets.







## **BROKER'S COMMENTS**

*The Quiet Hills Ranch is a beautiful tract of desert land with easy access afforded by a short paved easement that connects the ranch to nearby U.S. Highway 60. The property is well located seven miles south of Wickenburg, Arizona, the Team Roping Capitol of the West. There are ten major roping arenas within 15 minutes of the property. Wickenburg is a small town with a population of 7,715. It is 40 minutes north of Sun City and 40 minutes northwest of Interstate 17 and the Carefree Highway. The Taiwan Semiconductor Manufacturing Company plant is under construction on I-17 and Carefree Highway, which will employ 4,000 new workers. Approximately 25 minutes south in the Wittmann area, the BNSF Railroad is constructing a new rail unloading facility and 30 million square feet of industrial warehouse development on 4,000 acres. The Loop 303 Freeway is about 15 minutes further down U.S. Highway 60, which is a connector to Interstate 17 and Interstate 10 and is the location of warehouses and manufacturing sites. The future value of Quiet Hills Ranch will be enhanced by the influx of workers looking for an easy commute to the nearby job sites.*





## **PRICE**

**\$2,900,000**

**(includes all mineral rights owned by Sellers)**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.



## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

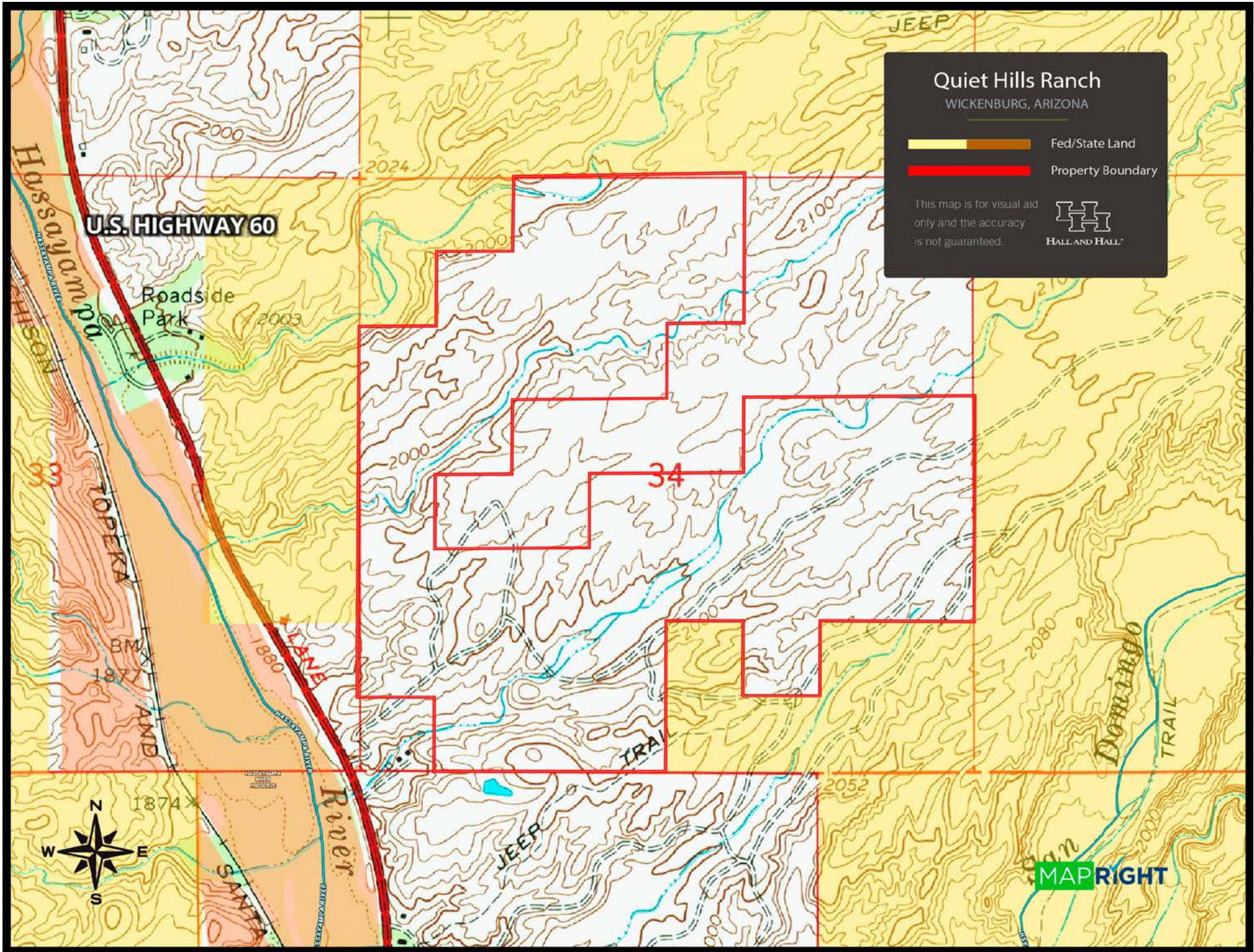
[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882





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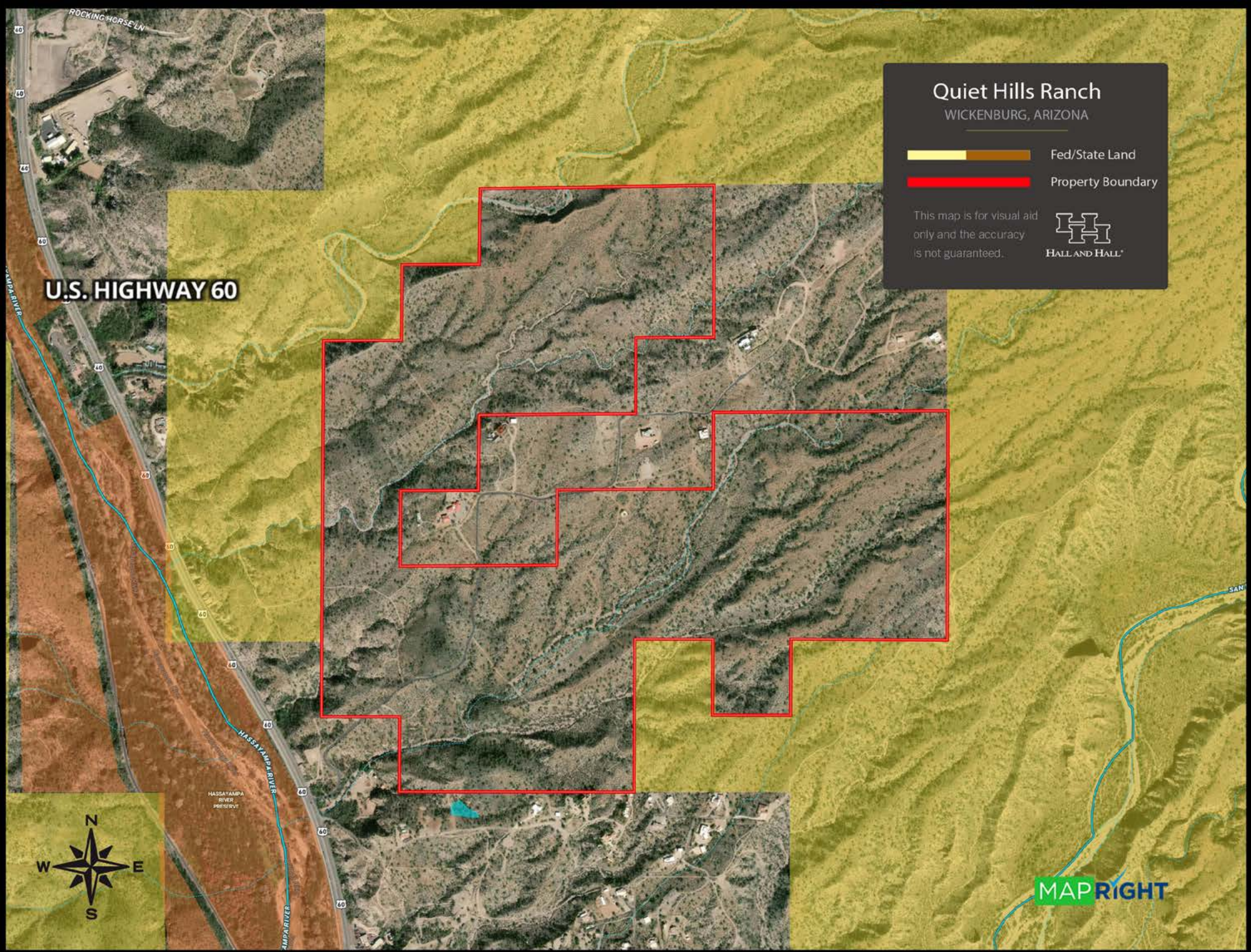
-  Fed/State Land
-  Property Boundary

This map is for visual aid only and the accuracy is not guaranteed.



MAPRIGHT





# Quiet Hills Ranch

WICKENBURG, ARIZONA

-  Fed/State Land
-  Property Boundary

This map is for visual aid only and the accuracy is not guaranteed.



**U.S. HIGHWAY 60**



**MAPRIGHT**



