

DIAMOND 2 RANCH
YAVAPAI COUNTY, ARIZONA



DESCRIPTION - Two beautiful working ranches are offered for sale near Peeples Valley in southwestern Yavapai County - the Diamond 2 and The Hozoni. The ranches are offered together, or separate, share a common north/south border and operate well together.

LOCATION - The Diamond 2 Ranch is located 16 miles SE of Kirkland Junction via West Wagoner Road with 11 miles of paved access and 5 miles of well-maintained County Road. Highway 89 provides access from Prescott or Wickenburg. The ranch is 75 minutes to Prescott or Wickenburg, 2.5 hours to Phoenix, 4 hours to Las Vegas and 6 hours to the population centers of Southern California. The potential exists to restore a dirt landing strip for private, small plane access.

TERRAIN - The headquarters are located at 3,500' elevation sitting along the Hassayampa River, just south of Milk Creek. The elevation on the east side of the ranch climbs to 7,000' on Horse Mountain. The rugged terrain

is home to extensive live water with numerous year-round springs and running water in the wet times of year.

With the east to west elevation drop, 5 creeks provide water sources and drainage to the Hassayampa River - Blind Indian Creek, Cellar Springs Creek, Indian Springs Creek, Minnehaha Creek and Cherry Creek.

IMPROVEMENTS

MAIN HOUSE - The main house is a charming 5 bedroom, 4 bath ranch-style home opening to an entertainer's courtyard focused around a large pool and BBQ area. An adjacent home overlooks the Hassayampa River. A third building is designed for entertaining around the pool with an additional bedroom for guests.



HOUSE #2 - The manager's home is a 3 bedroom, 2 bath home situated overlooking the irrigated fields with the Bradshaw Mountains as a backdrop.

HOUSE #3 - Located adjacent to the main house this 2 bedroom, 1 bath home overlooks the Hassayampa River.

BUNK HOUSE & APARTMENT - Additional housing is available with a bunkhouse and an apartment attached to a barn.

GARAGE - The property offers a 2-car garage and a 3-car garage.

BARN - A livestock barn and a shop are located in the compound area between houses. The livestock facilities are built around a large horse barn with extensive hay storage. A saddle and tack room are a convenient part of the barn. Dog pens are located adjacent to the barn.

LIVESTOCK WORKING FACILITIES - Horse and cattle pens/corrals are built off the main barn including two large water lots and a roping arena. Cattle working facilities are built with pipe and sucker rod and are well-designed to flow into a tub and squeeze chute and loading chute.

A small trap and a set of branding/working pens are located on the USFS grazing allotment at Indian Springs. Three of four pastures work directly to this location.



UTILITIES - Power is provided by APS with 3-Phase power available for larger irrigation wells. Propane delivery is available. Water is provided by domestic and irrigation wells. The homes and barn facilities are serviced by three conventional septic systems.

LAND TENURE -

Deeded	1,338 +/- acres	2.09 Sections	20 AU
USFS	30,600 +/- acres	47.81 Sections	156 AU
AZ State Land	<u>1,718 +/- acres</u>	<u>2.68 Sections</u>	<u>26 AU</u>
	36,656 acres	52.59 Sections	202 AU

CARRYING CAPACITY - The USFS Wagoner Allotment is rated at 156 AUs, year-round. The ASLD grazing lease is rated at 26.4 AUs, year-round. Using the ASLD carrying capacity calculations the deeded land capacity is 20 AUs, year-round. Total carrying capacity is 202 AUs.



RANCHING OPERATION - The Diamond 2 has been operated as a commercial cow/calf ranch for many decades. The USFS grazing allotment is divided into 4 large pastures and 3 smaller traps. The headquarters compound boasts 780 deeded acres with the ASLD Lease lying west of the Hassayampa River. Two additional deeded parcels, 240 and 318 acres respectively, lie south of the Headquarters and tie directly in to the USFS grazing allotment.

Unique to the high desert region of Arizona is a series of 3 pastures on 56 irrigated acres. The fields are water by underground sprinklers with water pumped from a large pond on the banks of the Hassayampa River. The primary water source is upstream river water delivered through a gravity flow ditch. A large well is the secondary water source to supplement the pond. Thirty additional acres divided in 3 pastures are currently dry-farmed and can be flood irrigated from the pond.



WATER - The USFS grazing allotment has 4 primary sources of livestock water - dirt tanks, wells, springs and live seasonal creek water. There are 5 registered wells on the allotment. The diversity of water allows cattle to use the country well without excessive travel in rough terrain.

The Deeded and ASLD lease is watered primarily by wells and live water from the Hassayampa River.

There are six registered wells on the deeded parcels. These serve a combination of irrigation, livestock and domestic water.

CLIMATE - Records from the closest reporting stations show average July high and low temperatures at the headquarters of 98 and 60 degrees F and for January of 58 and 32 degrees F. Average precipitation is 13" to 15". The higher mountains on the east side of the ranch will vary widely based on elevation.

SCHOOLS - Grade School and Middle school in Kirkland, High School in Prescott

PROPERTY TAXES - 2022 property taxes were \$5,595 for five parcels.

GRAZING FEES -

USFS Allotment - \$1.65/AUM (\$3,089/yr at full stocking rate)

ASLD Lease - \$2.12/AUM (\$661.44/yr at full stocking rate)

PRICE - \$5,600,000

For more information:

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