



Three Rivers
AG INVESTMENTS

For further information,
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MORGAN RANCH

Graham County, Arizona

1,200.39 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The Morgan Ranch is located at the upper end of the Sulphur Springs Valley approximately 35 miles northwest of Willcox, Graham County, AZ. Access is by Fort Grant Road north of Interstate 10 to the Graham County line where it turns into Brookerson Road, west on Ash Creek Road, west to Wells Road, then north to the Morgan Ranch headquarters.

ACREAGE

Deeded Acres	640.00
State Grazing Lease Acres	<u>560.39</u>
Total	1,200.39

LEGAL

Generally described as portions of Sections 29, 30 and 31, Township 10 South, Range 22 East, Gila and Salt River Base and Meridian, Graham County, AZ.

APN

Deeded land, Graham County Assessor's tax parcel nos. 114-01-006 and 007.

CAPACITY

Thirty (30) animal units per year.

IMPROVEMENTS

- Main residence, remodeled 2018, 1,440 sf, 3br/2ba, carport, block construction, built 1970.
- Bunk house, 594 sf, 1br/1ba, carport, block construction, built 1969.
- Shop building with storage, 25' x 60' pole barn, metal roof with metal siding of which 25' x 30' is enclosed with concrete floor.
- Other improvements include 20' container for storage, 10'x 56' mobile home pad with septic tank, cattle working pens and corrals.

WATER

Headquarters well, 675' deep, 8" casing with submersible pump, solar powered, connected to 10,000-gallon concrete cistern for water storage serving the dwellings, working corrals and headquarters pasture drinkers. Morgan pasture well, 90' deep, 6" casing. Morgan new well, 357' deep, submersible pump, solar powered. All wells connected with over two (2) miles of pipeline connected to drinkers in each pasture. The ranch has two (2) dirt tanks, good condition.

PASTURE

Three (3) pastures with holding trap.

ELEVATION

4,550' – 4,900'

CLIMATE

Average rain fall in the area is 12.8" per year. Summer highs are in the low 90s and winter lows average in the low 30s.

TOPOGRAPHY

Ash Creek Mountains make up the west center portion of the ranch with rolling hills and downward sloping elevations toward the east boundary and the lower elevations of Ash Creek, the south portion of the ranch.

VEGETATION

Perennial grasses include Black Gramma, Sideoats Gramma, Layman's Love Grass and Tobosa. Annual grasses include Alfileria, Indian Wheat, and desert grasses. Browsers include desert shrubs, Apache Plume and Mesquite.

WILDLIFE

Deer, Javelina, Coyote and Antelope.

STATE GRAZING LEASE FEES

\$383.57 per year, based on 2020.

TAXES

\$692.08 per year, based on 2020.

PRICE

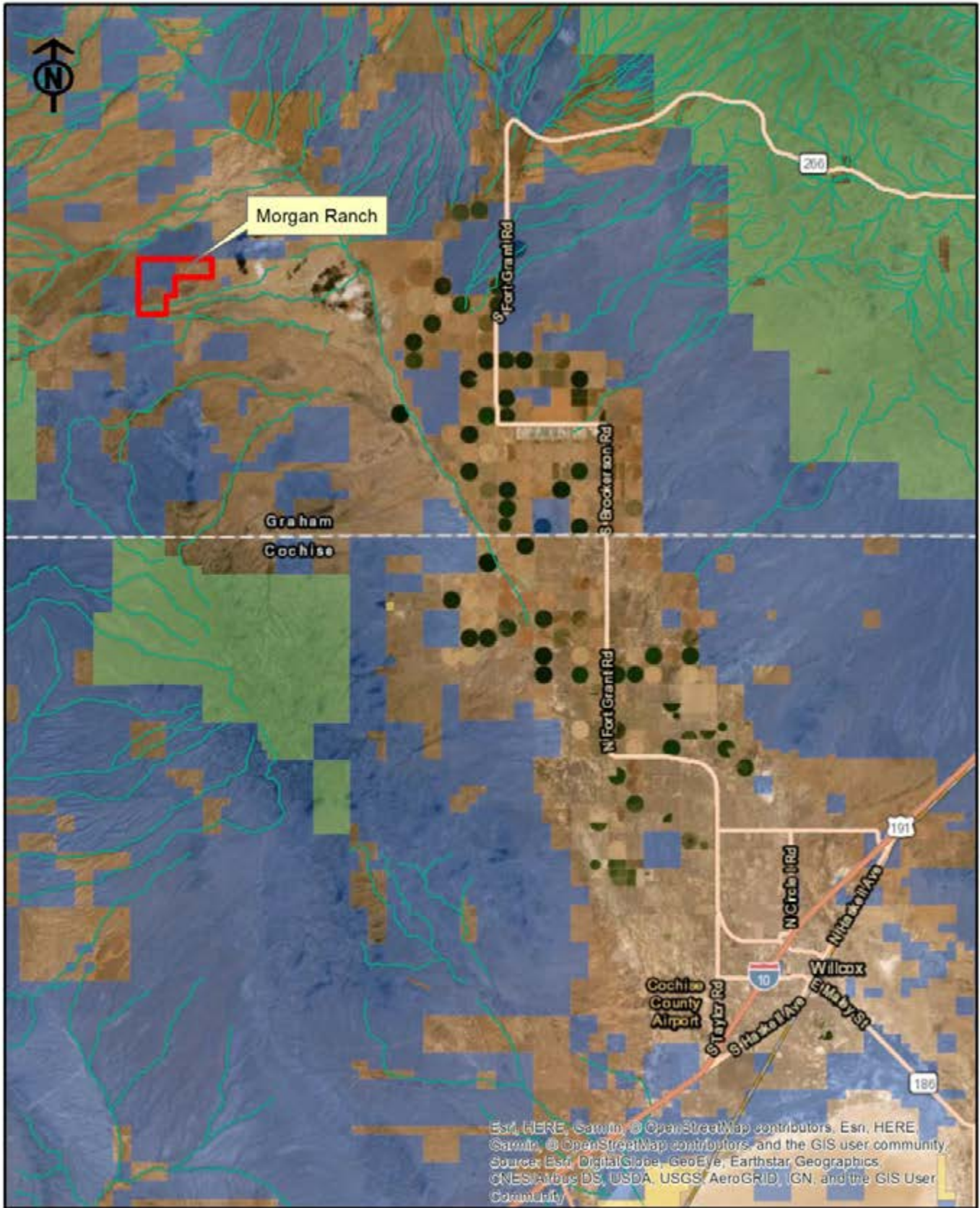
\$1,200,000

TERMS

Cash

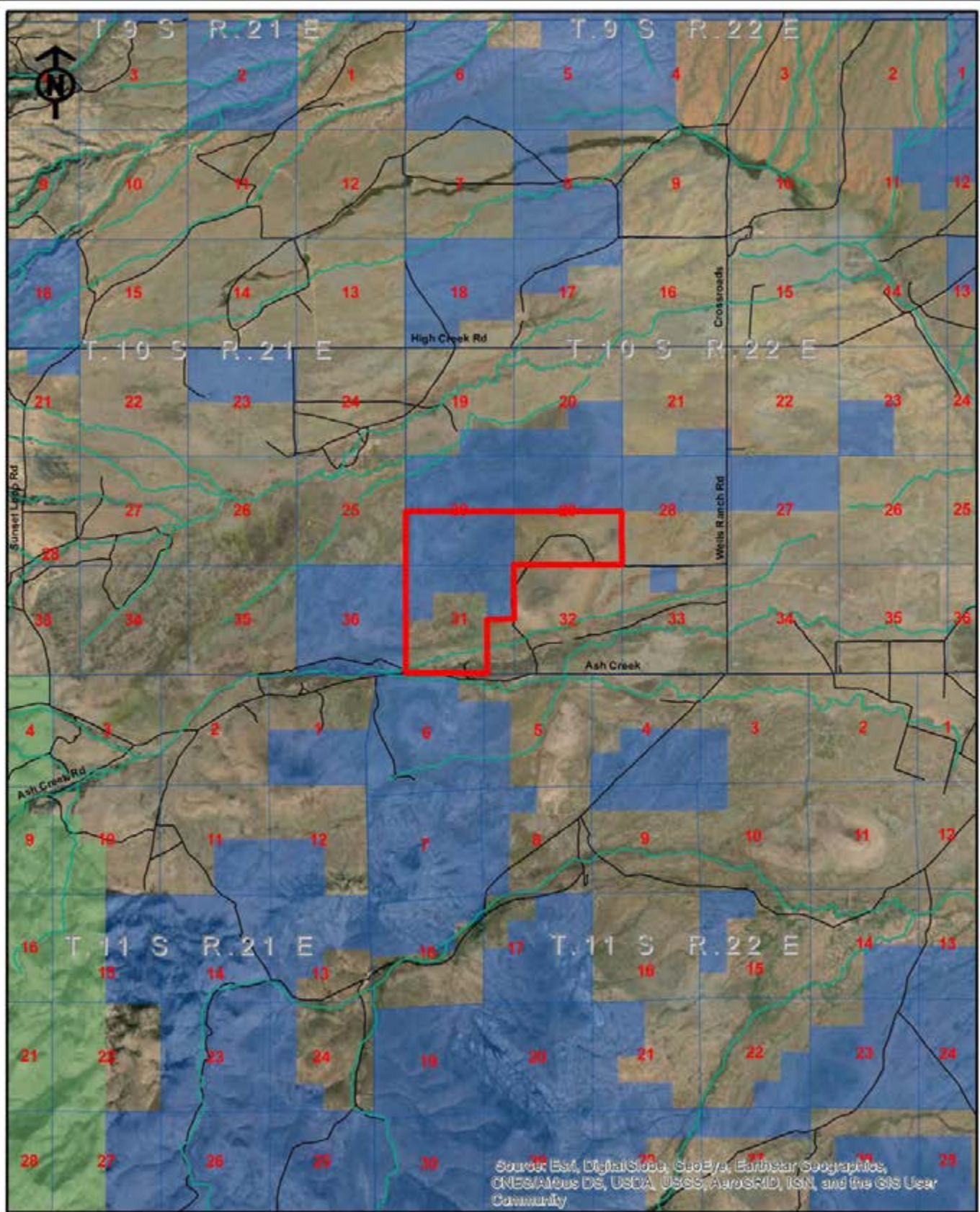
COMMENTS

Good water, easy to manage, great full-time residence or weekend getaway.



Three Rivers Ag Investments
 Morgan Ranch
 Location Map

Jack M. Doughty
 (480) 802-2305 (Office)



Three Rivers Ag Investments
 Morgan Ranch
 Area Map

Jack M. Doughty
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Three Rivers Ag Investments
Morgan Ranch
Aerial Map

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MORGAN RANCH, GRAHAM COUNTY, ARIZONA



Headquarters pasture



Cattle working corrals

MORGAN RANCH, GRAHAM COUNTY, ARIZONA



Residence and bunkhouse



Shop and storage building

MORGAN RANCH, GRAHAM COUNTY, ARIZONA



Living Room



Dining Room