

# DAGGER RANCH

**\$2,750,000** | 21.52 ± Deeded AC & 57,517 ± USFS AC | GLOBE, AZ

**SUBMIT ALL OFFERS**



**Located** just east of Arizona's Tall Pines to the Desert Scenic Highway is the Dagger Ranch. This scenic ranch extends from the tall pines at the headwaters of Reynolds Creek to the saguaros along the Salt River. Ranging in elevation from 2600' in the winter country to 7000' for summer range offering rangeland rich in browse and a wide variety of grasses and forbs. The ranch headquarters (21.52+/- acres) includes a new ranch home (1,481 sf), currently under construction, that overlooks Cherry Creek with majestic views of Bull Mountain and the Sierra Anchas.

**Improvements** include newly designed and constructed steel working pens with a Priefert squeeze chute. Branding pens and water lots are thoughtfully located throughout the ranch. The ranch is very well watered with recently installed storage tanks, drinkers and extensive pipelines from springs and wells. Current ownership has cleaned 16 dirt tanks, installed 5 new solar pumps, replaced leathers on two windmills and renovated 3 springs.

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**LAND TENURE** 21.52 +/- Deeded Acres - Gila County APN(s) 202-12-004A & 202-12-004B with 57,517 +/- Acres USFS Dagger Allotment

**CARRYING CAPACITY** 200 AU + 10 Horses and 150 head yearling carryover January through April

**ELEVATION** 2600'-7000' | Provides for mild seasons & excellent forage

**CATTLE** 200 Head of Well-Located Cattle Included

**FORAGE** Variety of grasses includes multiple grama grass species such as Side-Oats & Black Grama; Curly Mesquite; and Bush Muhly. The browse is abundant and includes Mesquite, Palo Verde, Mormon Tea, Mountain Mahogany, Cliff Rose, False-Mesquite, Oak brush & Joboba. Annuals include Globe Mallow, Menodora, 6-week grama, Foxtail & Filaree.

**SHOWN BY APPOINTMENT ONLY - KACIE TOMERLIN (928) 632-8979**



**KACIE TOMERLIN**

**LISTING AGENT**

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