

DAGGER RANCH

\$2,750,000 | GLOBE, ARIZONA

57,517± AC USFS & 21.52 +/- AC DEEDED

200 AU + 10 HORSES + 150 HEAD YEARLING CARRYOVER

**KACIE
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OVERVIEW

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 the 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, 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.

Dagger Ranch is accessed on Cherry Creek Road, a county-maintained road. The headquarters, well situated within the ranch, is fifteen miles east of US Hwy 288.

PROPERTY DETAILS



DAGGER RANCH

200 AU + 10 Horses & 150 head yearling carryover January through April. 200 Head of cattle included

FORAGE

A variety of grasses include multiple grama grass species such as Side-Oats and 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, and Jojoba. Annuals include Globe Mallow, Menodora, 6-week grama, Foxtail, and Filaree

ELEVATION

2600' to 7000'

LAND TENURE

21.52 +/- deeded acres (Gila County APN(s) 202-12-004A & 202-12-004B and 57,517 +/- acres USFS Dagger Allotment

IMPROVEMENTS

1,481 sf home under construction, 1650 sf barn/tack room with pens attached, and cottage-style park model trailer. New steel working pens with Priefert squeeze shoot. Branding pens.

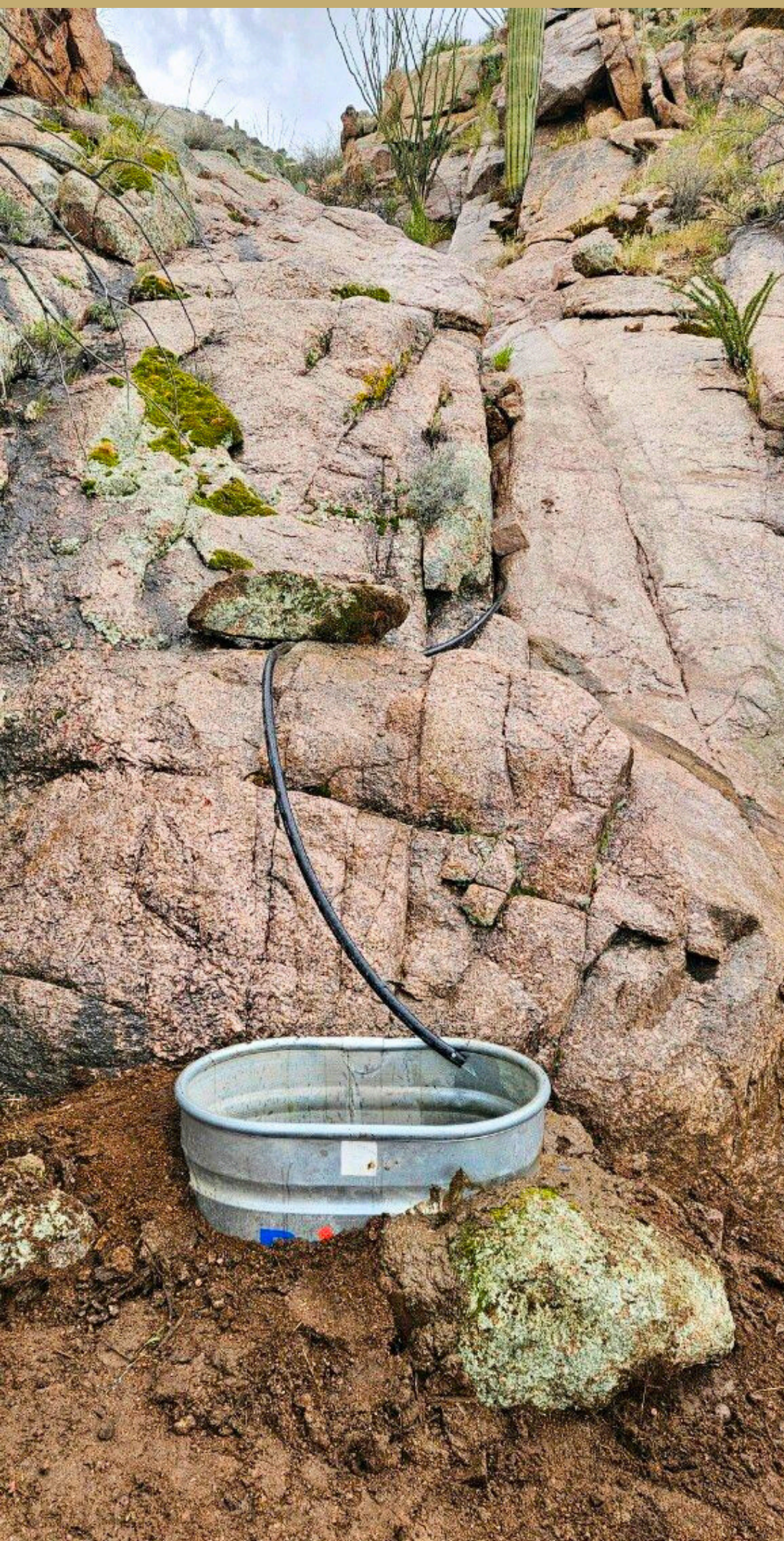
LOCATION & ACCESS

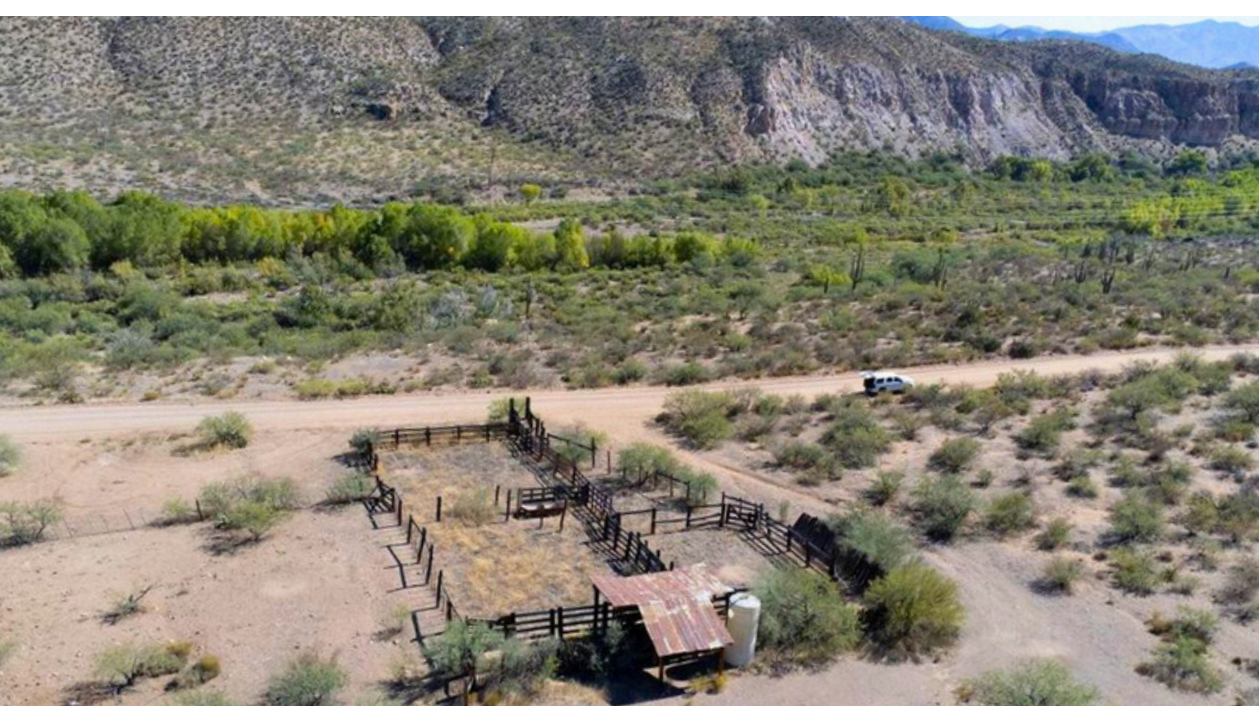
East of Arizona's Tall Pines to the Desert Scenic Highway. From the tall pines at the headwaters of Reynold's Creek to the saguaros along the Salt River. Dagger Ranch is accessed on county-maintained Cherry Creek Road. The headquarters, well-situated within the ranch, is 15 miles east of US HWY 288



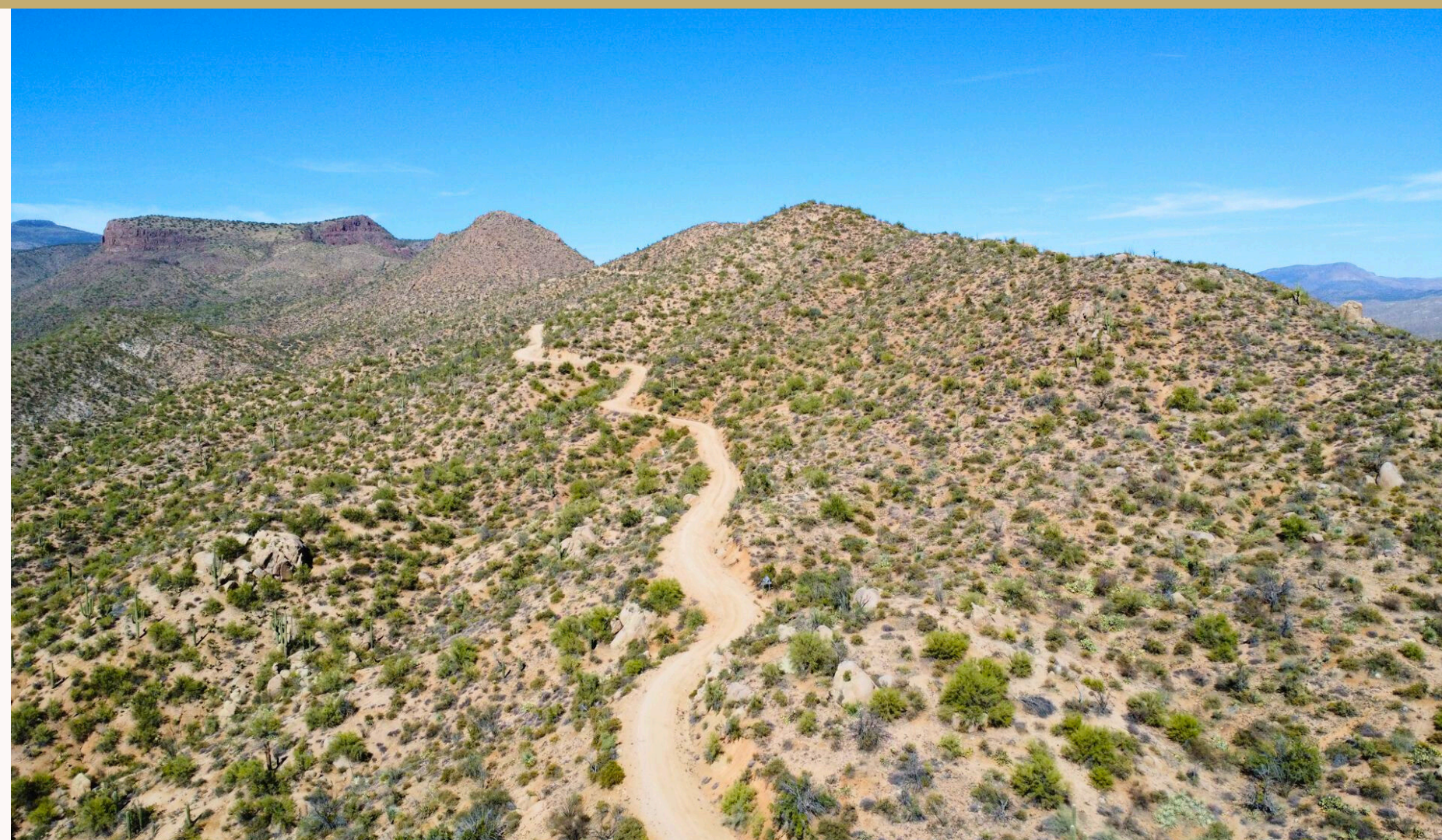
WATER

Water sources include 16 dirt tanks, 4 springs, 9 wells with water storage and extensive pipelines across the ranch.



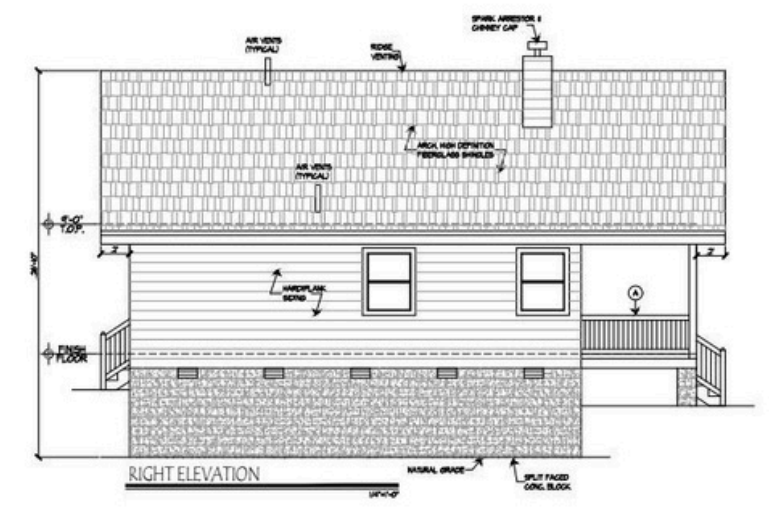
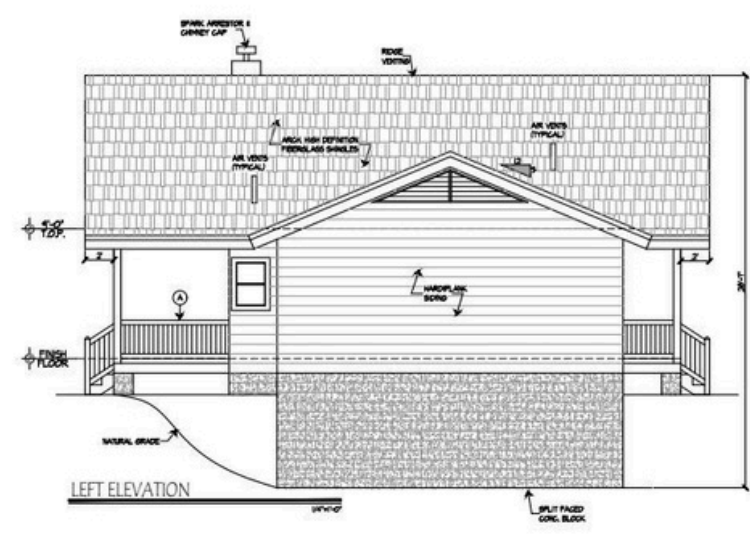
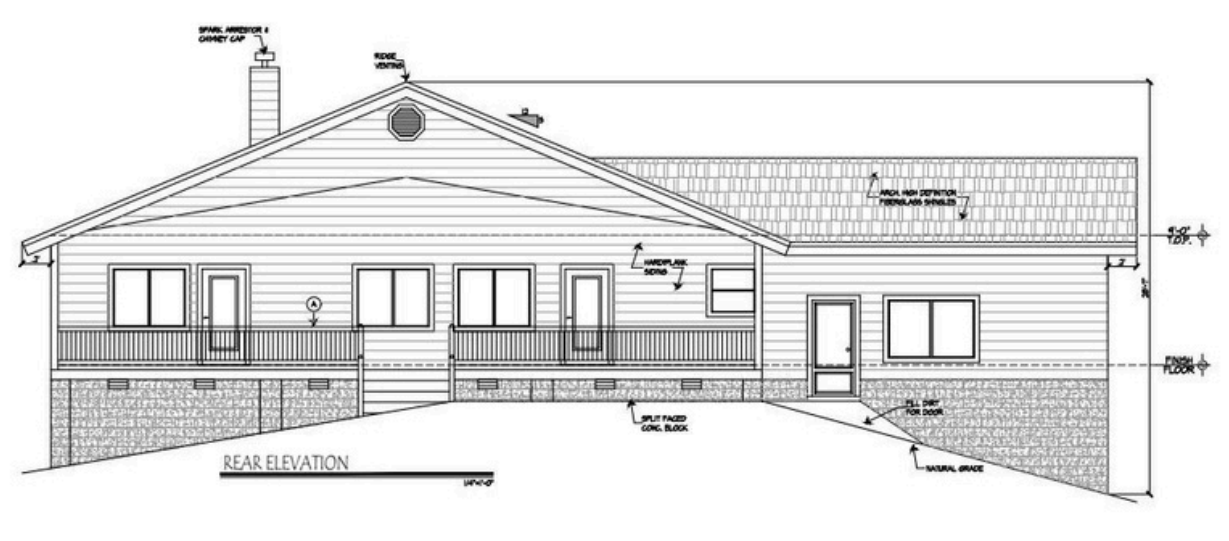
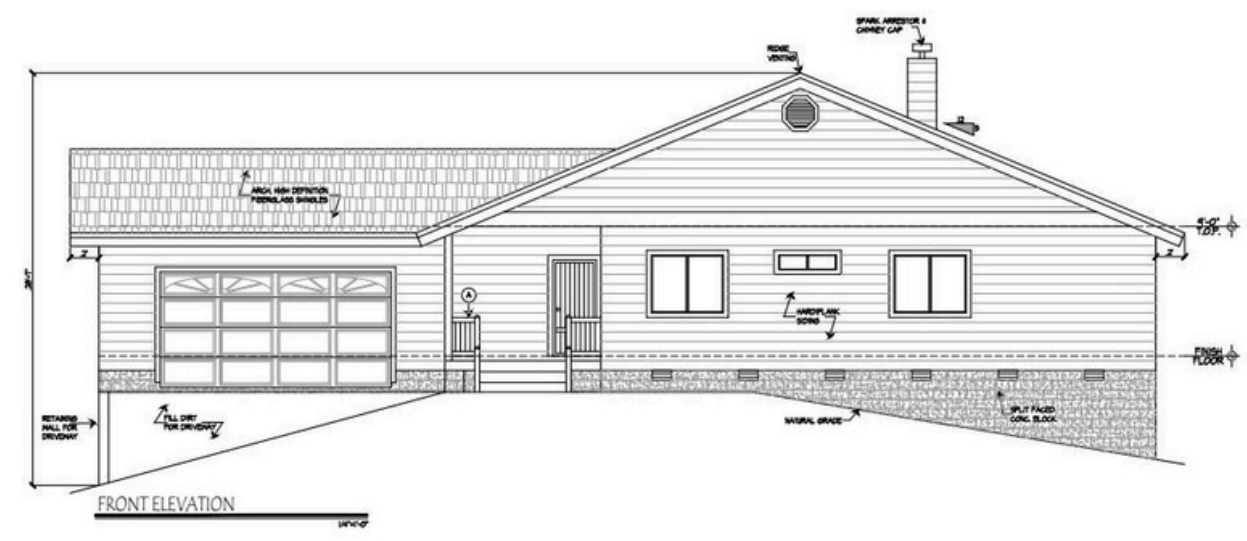




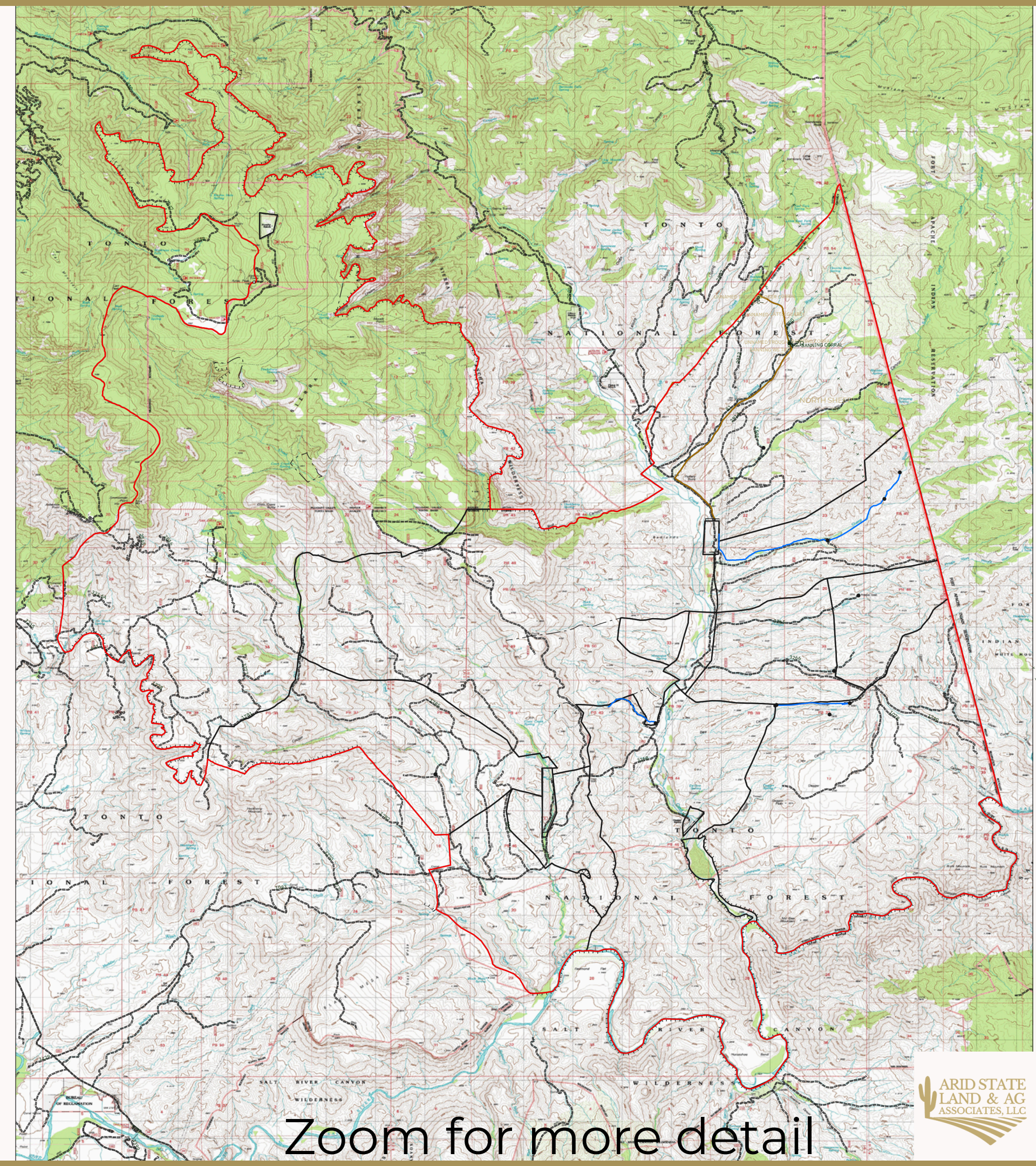


CATTLE





ALLOTMENT MAP



Zoom for more detail

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SHOWN BY APPOINTMENT ONLY



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