

Flying Diamond Ranch  
Graham County, Arizona



Offered Exclusively By:

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## **Location**

The Flying Diamond Ranch is located at Klondyke on the eastern side of Aravaipa Creek and valley and on the western slopes of the Teresa Mountains with the deeded land surrounding the historic town. Klondyke is in Eastern Arizona in Graham County. The area is known for its rich history in ranching and mining and currently for all types of outdoor recreation including hunting, bird watching, star gazing, and hiking.

Klondyke is approximately forty two miles west of Safford the County Seat. Safford is approximately 164 miles southeast of Phoenix the State Capital.

## **Topography**

The high desert elevation ranges from 3,450' at the headquarters to above 5,200' on the Forest permits. This provides for a mild climate and a wide variety of vegetation.

## **Vegetation**

The Flying Diamond Ranch is in the upper desert grassland and desert shrub forage type. Predominant grasses are Tobosa, Curly Mesquite, Galleta and Bush Muhly. Annuals such as Indian Wheat and Alfilaria occur in years with adequate late winter and early spring precipitation. Browse includes Guajilla, Shrubby Buckwheat and Bursage.

## **Climate**

This area has a mild year-round climate. Rainfall averages approximately twelve to fourteen inches annually. The average temperature from mid-June until early September is in the 80's, varying from the middle 60's at daybreak to the high 90's in the afternoon. Temperatures do reach 100° during some mid-summer days but typically cool down in the evenings. Winter temperatures range from the 20's to 30's at night to the low to mid 60's in the afternoon.

## **Utilities**

Electricity and phone service are in the area and available at the Headquarters.

## **Improvements**

- Approximately 2,000 sq. ft., including additions, comfortable owners home with 3 bedrooms, 2 ¾ bathrooms
- Manager's/caretaker's single wide mobile home with large covered front porch
- Hay barn with saddle room and covered pens
- Shop with covered work area
- Large set of shipping corrals with scale

## Tenure

The amount of deeded land, total size and carrying capacity makes this ranch appealing to a wide group of potential buyers. The Flying Diamond is big enough to provide income yet small enough to be able to handle on a part time basis.

Type	Acres	Animal Units	Taxes/Fees
Deeded	1,642±	27.9 <sup>1</sup> Head	\$577.68 <sup>2</sup>
AZ State (05-1410)	3,589±	60.9 Head	\$2.40/AUM
USFS Jake Allotment	-	75 <sup>3</sup> Head For 4 months	\$1.35/AUM
USFS VJ Allotment	-	55 <sup>3</sup> Head For 3 months	\$1.35/AUM

<sup>1</sup>Based on State rating

<sup>2</sup>Includes additional acreage

<sup>3</sup>The Forest Permits are both winter permits.

Jakes is from December 1<sup>st</sup> through March 31<sup>st</sup> and VJ is January 1<sup>st</sup> through March 31<sup>st</sup>

## Carrying Capacity

The overall carrying capacity is estimated at 128 Animal Units yearlong based on the above ratings

## Livestock

The ranch includes approximately 50 head of adult cattle.

## Price

\$1,160,000 cash

## Comments

This well improved ranch allows for a rural lifestyle, small town proximity for shopping, schools, and entertainment along with all the amenities that a large city has to offer within a 3 hour drive.

## Contact

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## Photos



Comfortable 3 bedroom, 2 <sup>3</sup>/<sub>4</sub> bath owners home.



Dining room/kitchen



Good place to rest

## Photos (continued)



Manager's dwelling



Hay barn with saddle room and covered pens



Shop

## Photos (continued)



Squeeze chute



Shipping corrals



Scale

## Photos (continued)



Typical State lease

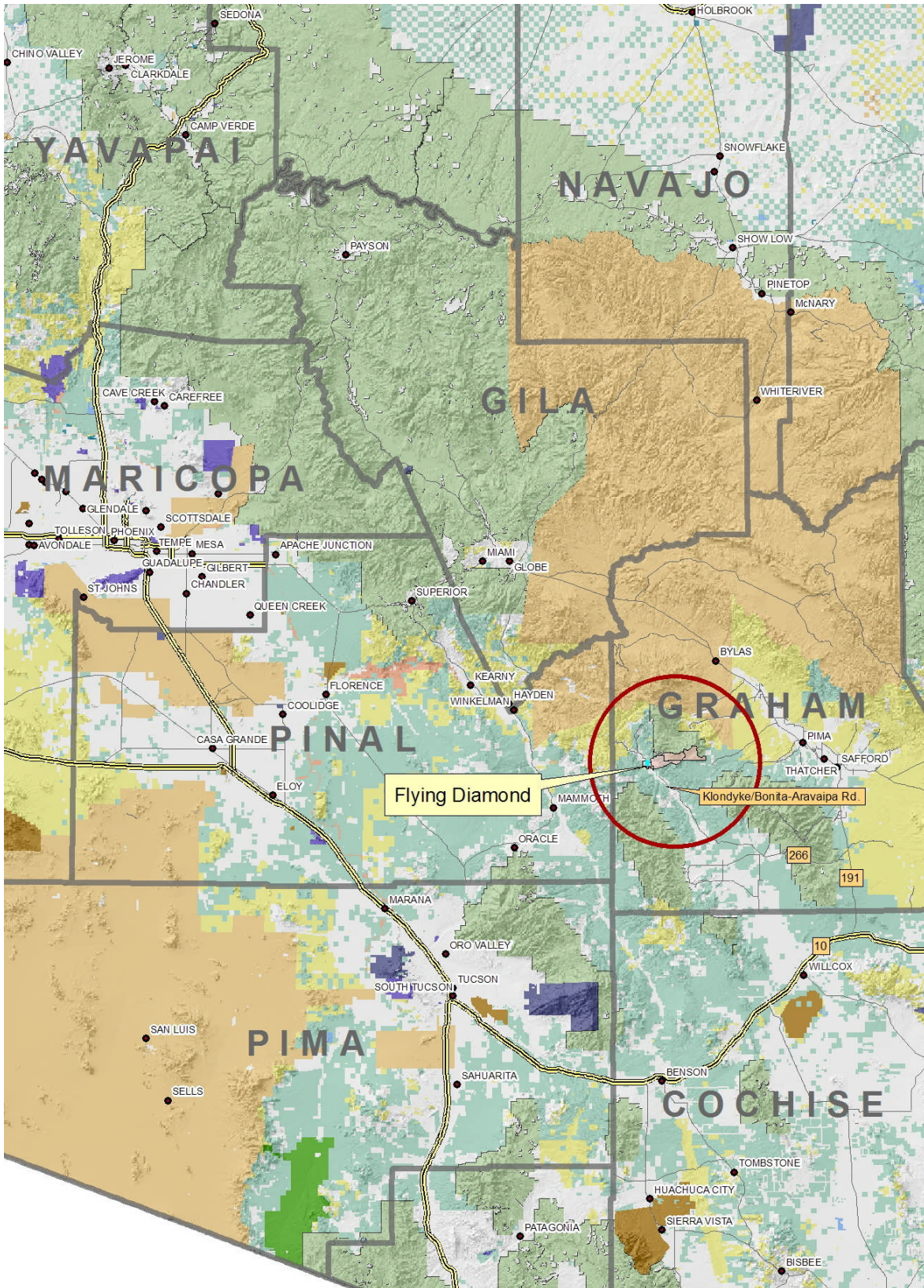


Content calves at Headquarters



Lamb camp

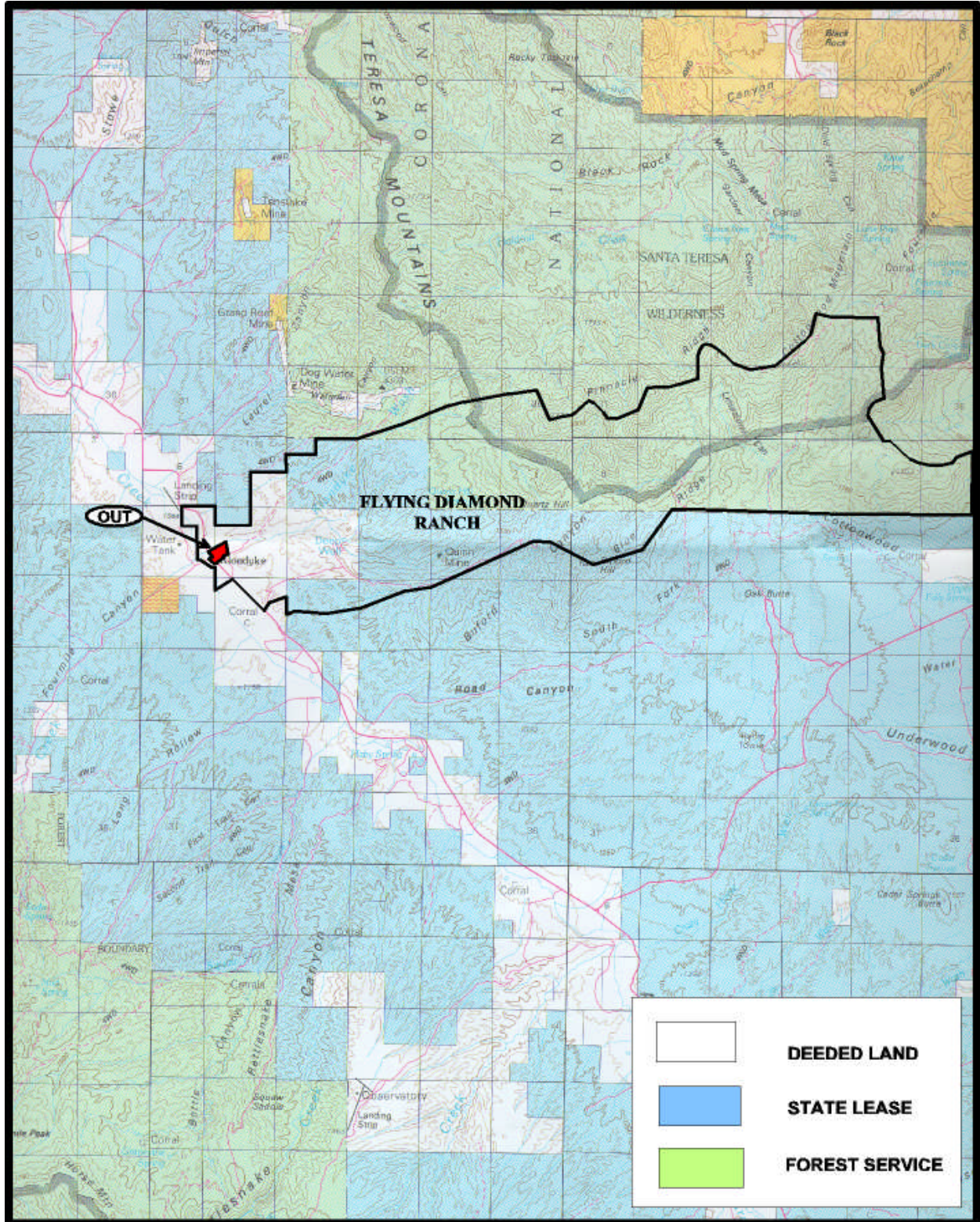
# Location Map



*Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.*



# Tenure Map



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