

T Anchor Ranch  
Yavapai County, Arizona



Offered Exclusively By:

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## Location

The T- Anchor Ranch is located approximately 60 miles north of Phoenix in the Dugas area of Yavapai County. The Headquarters is located on the Sycamore Creek approximately 10 miles east of Interstate 17 from the Dugas Road exit. The Creek crosses the Ranch from east to west and bisects three of the deeded parcel. The grazing permit runs from the Sycamore Ranger Station to the Verde Rim and encompasses a portion of the Pine Mountain Wilderness area.

## Topography

The elevation ranges from approximately 4,200' at the headquarters to above 6,800' on some of the higher peaks in the Pine Mountain Wilderness area. The terrain varies from gently sloping to rolling grassland in the western portion of the ranch to mountainous in the eastern portion. This elevation range and terrain provides for a mild climate and a wide variety of vegetation.

## Vegetation

The vegetation on the T Anchor Ranch ranges from semi desert grassland at the lower elevations, to interior chaparral to great basin conifer woodland at the upper elevations. Predominant grasses are Tobosa, Curly Mesquite, Galleta and various Grama grasses. Annuals such as Indian Wheat and Alfilaria occur in years with adequate late winter and early spring precipitation. Browse includes Shrubby Buckwheat, Guajilla, and Mountain Mahogany. Other vegetation includes mesquite, pinion and juniper and pines.

## Climate

This area has a mild year-round climate. Rainfall averages approximately fourteen to eighteen inches annually. The average temperature at Cordes, the nearest reporting station indicates, from mid-June until early September is in the 80's, varying from the upper 50's at daybreak to the low 90's in the afternoon. Temperatures do occasionally reach 100° during some mid-summer days but typically cool down in the evenings. Winter temperatures range from the 30's at night to the low 60's in the afternoon.

## Utilities

Electricity provided by Arizona Public Service to the Headquarters. Telephone is provided by various Cellular Companies. Internet and Television are provided by Satellite providers.

## Water

The domestic water at the headquarters is provided by two equipped wells. There is also a registered well at the Double T deeded that is not currently in use. Livestock water is provided by approximately 17 springs, surface water and 8 dirt stock tanks.

## Tenure

Type	Acres	Animal Units	Taxes/Fees
Deeded	286.2±	-0- Head	\$2,484.72 <sup>2</sup>
USFS Sycamore Allotment	-	450 Head	\$1.35/AUM

## Improvements

- Owners House consists of 4 bedroom 3 ½ bath house built in 2005. It has approximately 3,190 sq. ft. plus over 1,976 sq. ft of covered wrap around porch and patio. It has a fireplace, a wood stove and dual air conditioning units. This house is highly improved with upgraded cabinetry, extensive tile, ceiling fans and high end appliances and fixtures.
- Guest House/Lodge consists of a 2 bedroom 2 bath house with approximately 2,500 sq; ft. It has wood floors, vaulted ceiling, two fireplaces, ceiling fans and dual central air and heat. This house sits on a hill and was designed to take advantage of the views of Sycamore Creek and the western portion of the ranch with floor to ceiling windows and a large elevated deck.
- Managers House consists of a comfortable 3 bedroom 2 bath house with a fireplace and central air conditioning and heat.
- Bunk House consists of a one bedroom one bath house.
- Mare Motel six covered pens with a breezeway, a tack room and feed storage.
- Horse Barn
- Tack Room
- Hay Barn
- Shop
- Pipe Working Corrals at Headquarters
- Shipping Corrals at Double T
- Extensive Range Improvements including two sets of steel pipe working pens, developed water, boundary and cross fencing into four primary pastures and a holding pasture.

## Carrying Capacity

The overall carrying capacity is estimated at 450 Animal Units yearlong based on the US Forest Service Ratings.

## Price

\$2,975,000 cash

## Comments

The T Anchor Ranch is very well improved ranch with a mild year around climate located just over an hour north of Phoenix making it an easy commute to all of the amenities of a big city but still being able to enjoy the rural ranching lifestyle. The deeded land consists of 4 individual Forest in holdings with 3 of the 4 lying along Sycamore Creek and the fourth at 1/8<sup>th</sup> mile spring which has consistently provided live water to a small spring fed pond. These deeded Forest in holdings along riparian areas with this close proximity to Phoenix should provide for an excellent investment opportunity.

## Contact

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## Photos



*Front View Owners House*



*Rear View Owners House*

## Photos (continued)



*Managers House*



*Bunk House*

## Photos (continued)



*Lodge/Guest House*



*Mare Motel*

**Photos (continued)**



*Horse Barn and Tack Room*



*Corrals at Headquarters*

## Photos (continued)



*Overview of Headquarters*



*Looking East at Lower Grazing Permit from Headquarters Deded*



## Photos (continued)



*Sycamore Creek at Headquarters*



*Sycamore Creek at Double T Deeded*

## Photos (continued)



*Double T Shipping Corrals*



*Overview Double T Deeded*

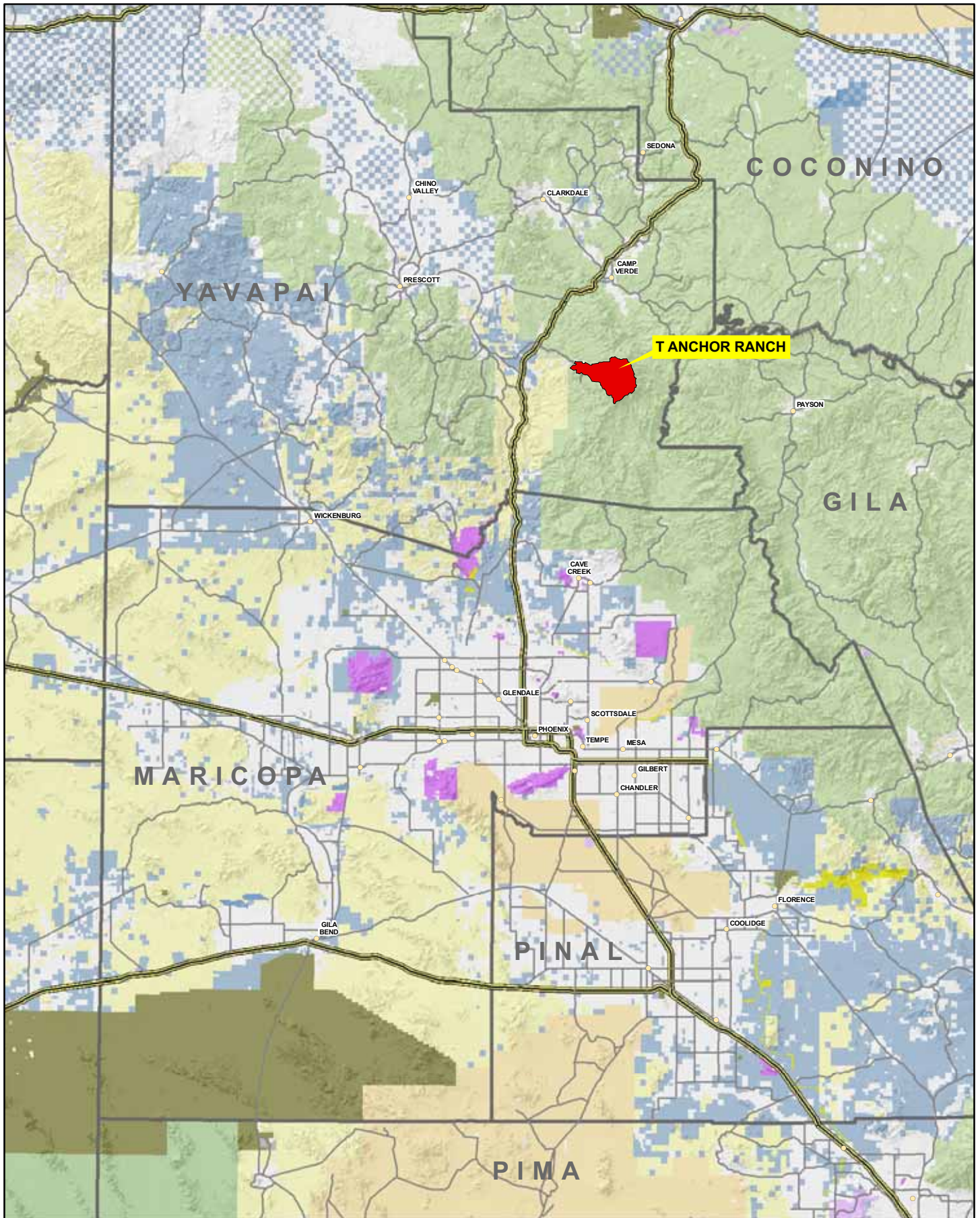
## Photos (continued)



*US Forest Grazing Permit*



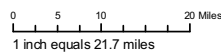
*US Forest Grazing Permit*



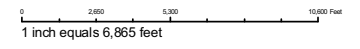
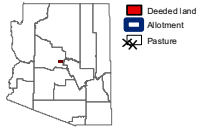
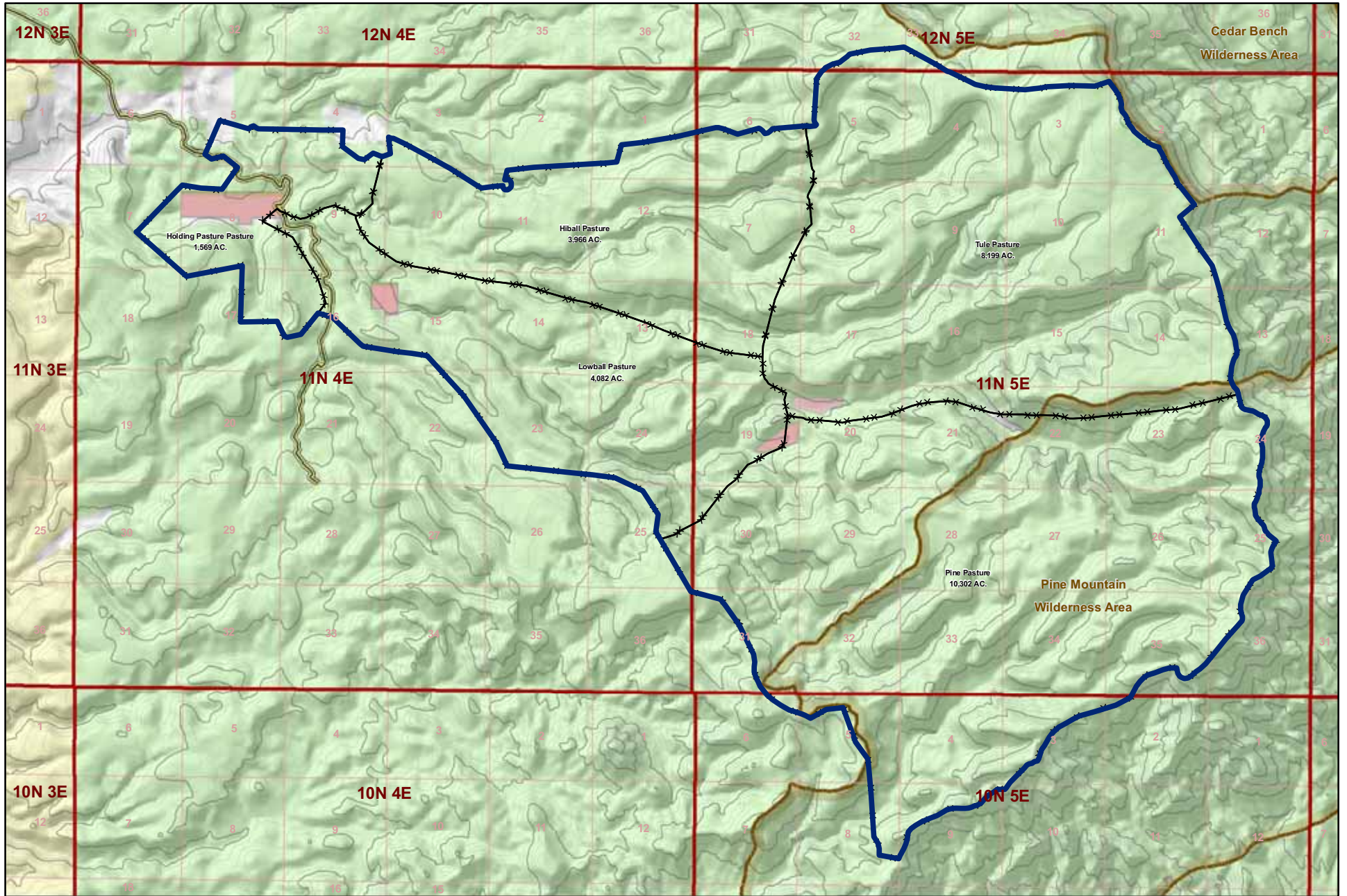
T ANCHOR RANCH

**Tenure**

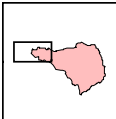
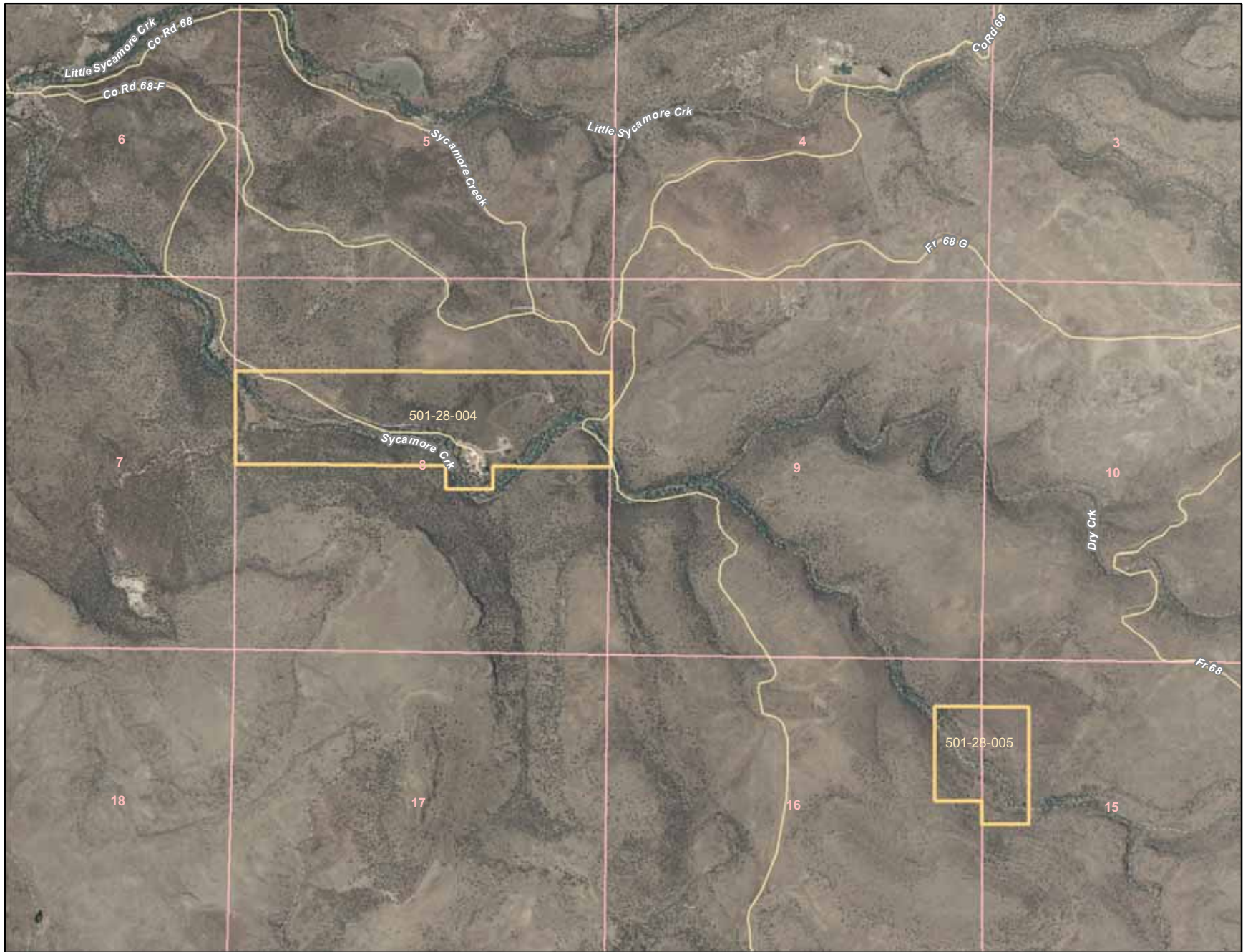
- BLM
- BR
- Indian Lands
- Local or State Parks
- Military
- NPS
- Private
- State
- State Wildlife Area
- USFS
- USFS NWR



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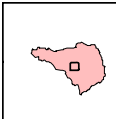
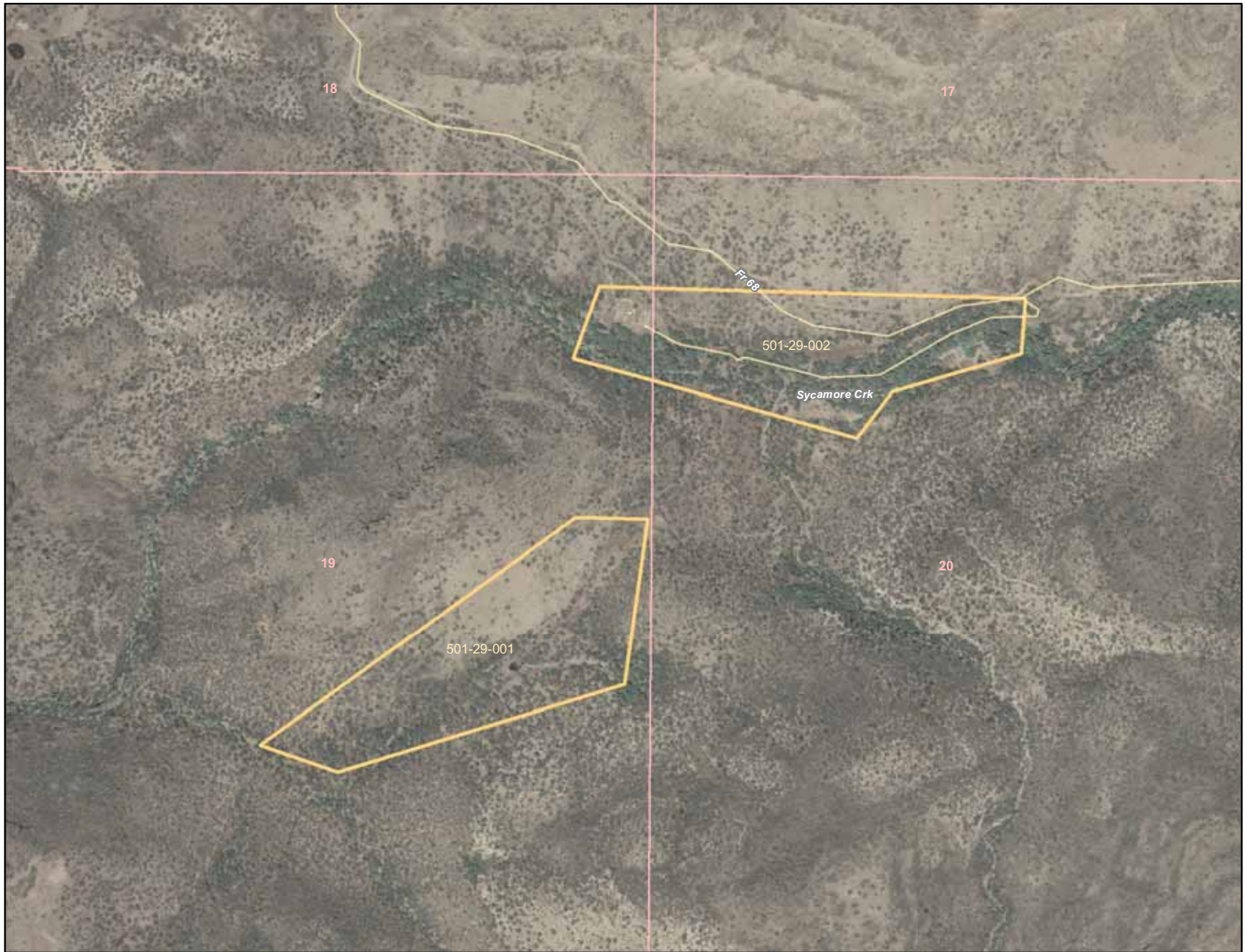
APN 501-28-004 AND 501-28-005



- Deadland
- Allotment
- Pasture

0 625 1,250 2,500 Feet  
1 inch equals 1,928 feet

APN 501-29-001 AND 501-29-002



-  Deadend land
-  Allotment
-  Pasture

0 255 510 1,060 Feet  
1 inch equals 815 feet