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O X RANCH - YAVAPAI AND COCONINO COUNTIES, ARIZONA



– O X Ranch Headquarters



EXECUTIVE SUMMARY

The O X Ranch is a beautiful desert ranch, highly improved for an efficient livestock operation. The headquarters is situated in a lush valley surrounded by desert mountains. It is uniquely located close to the cowboy atmosphere of Wickenburg, which has all the amenities of a small town and is isolated enough for the quiet enjoyment of the desert scenery. The combination of range land and irrigated pastures allows great flexibility for a cattle or horse operation. The headquarters site has been studied as an ideal location for a resort operation utilizing the vast expanse of the ranch property for recreation, scientific studies and horse and cattle experiences.

FACTS

- 65,232± total acres at O X Ranch at Congress
- 29,057± total acres at Little Horse Ranch at Munds Park
- 1,171 AU at O X Ranch and 170 AU at Little Horse Ranch
- 189± acres developed for irrigation
- State and BLM grazing leases plus a U.S. Forest Allotment
- Seven homes, working facilities, and seven corrals
- Combination of range land and irrigated pastures
- Large variety of native grasses, shrubs, and trees
- 13-acre stocked lake with water provided by Billingsley Spring
- Abundant water resources including 3 perennial springs and 29 wells
- Fenced and crossed fenced
- 25 large pastures, 29 small pastures and 11 water traps
- Equipped to accommodate multiple herds and pasture rotation plan
- 700 cattle plus their offspring and equipment included in price

OFFERED AT \$22,000,000

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



LITTLE HORSE RANCH - SUMMER PASTURE

The Little Horse Ranch (included as part of this sale) adds to the O X Ranch with summer grazing for a substantial portion of the O X calf crop, increasing the flexibility of the overall operations and expanding the marketing opportunities for the ranch calves. The high pine country of the Little Horse Ranch is a pleasant summer experience, close to Flagstaff, Arizona with Northern Arizona University, FAA-manned public airport, golf courses, museums and activities.



O X Ranch	Carrying Capacity
Deeded Land	360 AU
State Grazing Lease	677 AU
BLM Grazing	13 AU
Private Leases	121 AU
TOTAL	1,171 AU

Little Horse Ranch	Carrying Capacity
June 1 – October 31	165 AU or 1,975 AUM for 395 yearlings
Private Lease	5 AU
TOTAL	170 AU

**Potential carrying capacity assumes returning all fields to irrigated cultivation.*

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