

5,263+/- ACRES
POST CANYON RANCH
PURCHASE PRICE \$2,300,000

ELGIN, AZ
SANTA CRUZ COUNTY

CARRYING CAPACITY -
***200 ANIMAL UNITS (AU's)**
157 DEEDED ACRES HEADQUARTER

Post Canyon Allotment (#336)

- 3,245+/- Acres

PRIVATE LEASES

- 1,861+/- Acres

Pastures - 3 • Traps - 2 • Wells - 3 • Storage tanks - 4 • Drinkers - 9 • Large set of pipe corrals with scales, tub, squeeze chute, and semi load out

POST HEADQUARTERS ON DEEDED LAND

- 157+/- Acres • Main House (1,350+/- sf) - 2 BD, 1 BA • The Barn (800+/- sf) - Enclosed with tack room • The Hay Barn (1,920+/- sf) - Covered



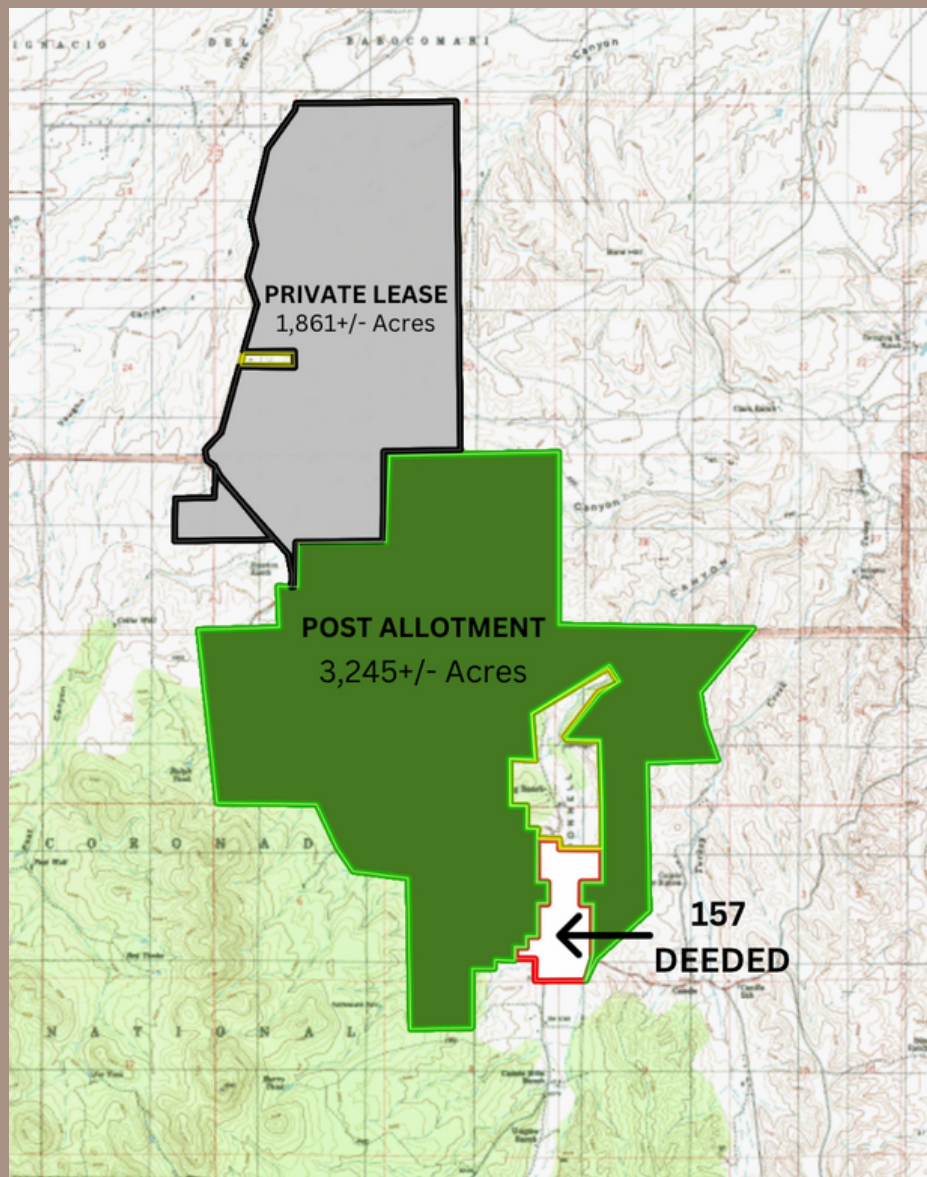
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THE POST CANYON HOUSE

THIS BEAUTIFUL LITTLE 200 HEAD CATTLE RANCH IS A PARADISE! THE 157 ACRES OF DEEDED LAND IS EXCEPTIONAL!! IT IS SURROUNDED BY GOVERNMENT LAND ON 3 SIDES! IT HAS UNOBSTRUCTED MOUNTAIN SCENIC VIEWS FROM THE DREAM HOME BUILDING SITES THAT ARE BREATHTAKING. THE CREEK HAS RUNNING WATER YEAR ROUND AND PROVIDES NATURAL SUBIRRIGATION FOR THE LARGE MEADOW PASTURE AND HUGE COTTONWOOD TREES. FORREST AND PRIVATE GRAZING LEASE, TWO WATER WELLS, BARN, CORRALS, WORKSHOP, HAY STORAGE AND TWO BEDROOM HOME INCLUDED. PUT A WHITE FENCE AROUND IT AND ADD A MILLION DOLLARS TO YOUR PORTFOLIO.



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