

# Cedar Canyon Ranch & Rafter S Cattle Co.

82,882.00 Acres

Mohave County, AZ

\$7,200,000



HAYDEN  OUTDOORS.

# Cedar Canyon Ranch & Rafter S Cattle Co.

TOTAL ACRES:

82,882.00

PRICE:

\$7,200,000

COUNTY:

Mohave County

CLOSEST TOWN:

Kingman, AZ



*Presented by*



## DJ Calvin

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### Property Summary

Available now is the historic Cedar Canyon Ranch operated by the Rafter S Cattle Company. This 642.41 deeded acre ranch with 80,240-acre BLM lease carrying and AU number of 575. There are multiple thousands of adverse acres throughout the property as well. The headquarters is tucked away in the foothills of the Hualapai Valley twenty miles north of Kingman and two and a half miles off the paved Stockton Hill Road. Multiple pens, corrals, bar.



## Activities & Amenities

ATV/Off Road

Borders Public Lands

Cattle/Ranch

Equestrian/Horse Property

Farm/Crops/Ag

House/Cabin

Hunting - Big Game

Hunting - Small Game

Income Producing

Natural Spring

## Land Details

Address: 12375 N. Holstein Drive, Kingman,  
Arizona 86409, USA

Closest Town: Kingman

Total Acres: 82,882.00

Deeded Acres: 642.41

Leased Acres: 80,240.00

Zoning: AG

Include Business?: Yes

Source of lot size: Unknown

## Building Details

Homes: 3

Style of Home(s): Ranch

Finished Sq. Ft.: 4170

Bedrooms: 6

Full Bathrooms: 5

Basement: None

Parking Types:

Detached Garage

Carport



## Land

The deeded acres along with the BLM lease (United States Government Grazing Leases Allotment AZ00019) and Adverse make for a perfect cow/calf operation as it currently is operated. Many transitions can be made to the property for Agricultural use but be sure not to overlook the entertainment value of the property. Las Vegas is just an hour and a half away. The East dock to Lake Mead and the town of Meadview are just 40 miles to the north and the Grand Canyon West Skywalk is just east of Meadview.

## Agriculture

The Cedar Canyon ranch is a year-round grazing ranch with a mild climate. Numerous native vegetation can be found throughout the property. The deeded land is zoned General Rural in the Arizona county of Mohave. There are several center pivot sights within the boundary of the grazing lease. The current owners have worked with private owners of the pivots for access to grazing and would encourage any prospective buyers to negotiate the continued use or purchase some of those pivot areas. The current owners are working with Bureau of Land Management to enact extensive landscaping projects in the valley where the ranch is located which will greatly enhance the entire valley.

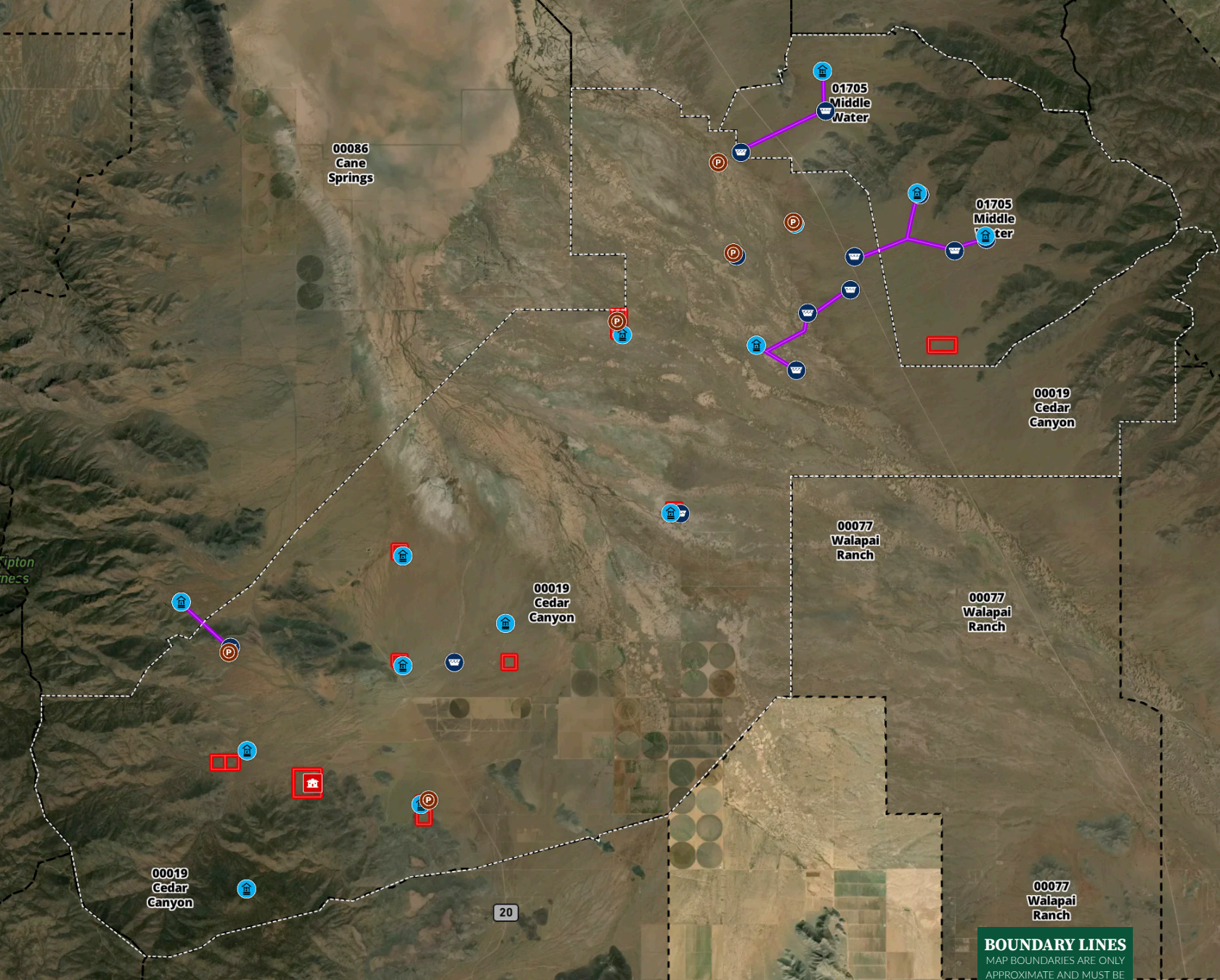




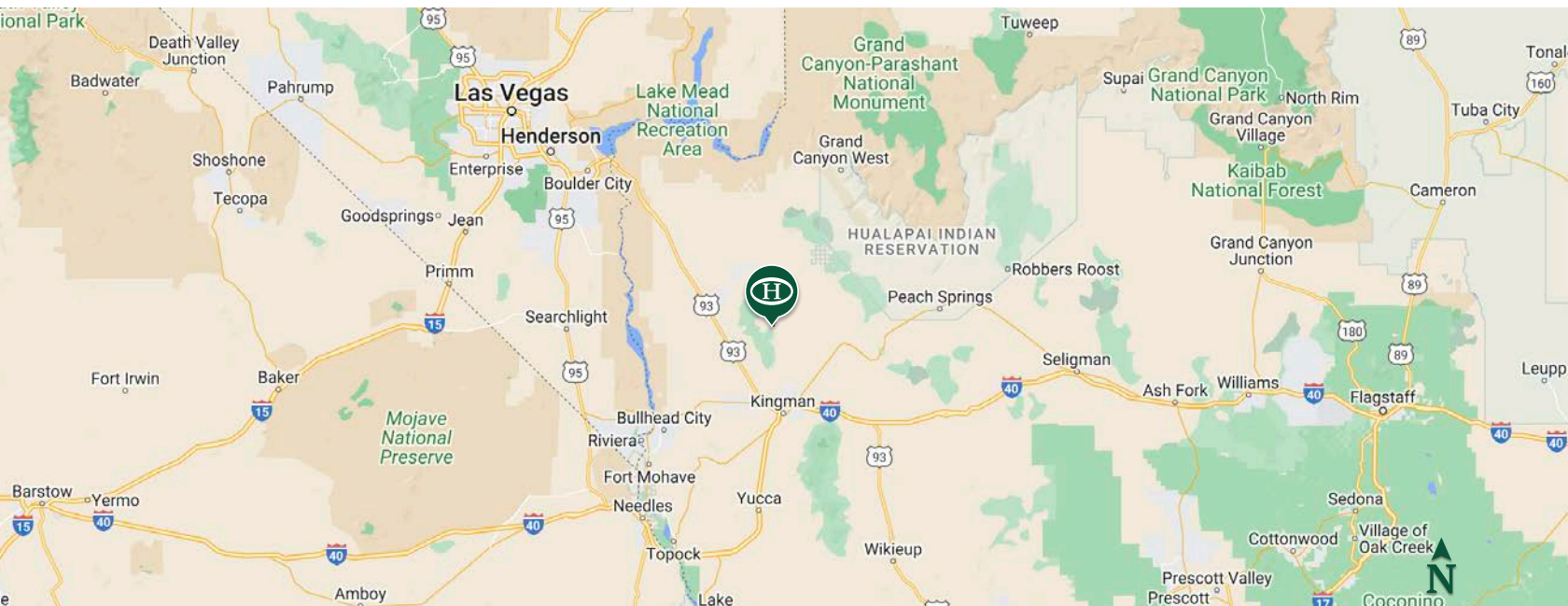
## Improvements

- 1928 Main home. 2,150 sq ft +/- site build adobe home with 2 bedrooms and 2 bathrooms, wrap around porch, large enclosed closet off the master sitting area and a cellar.
- 1950's Bunkhouse 1,520 square ft +/- site build block and frame construction. Remodeled with newer plumbing, sewer, electrical, new waterlines, A/C and heat, 3 bedroom 2 bathroom. Jacuzzi, Pergola, and custom metal fence. Detached 14' x 20' garage.
- 1905 original ranch house. A Sears and Roebuck home fully functional and restored above its original condition. Finished to the time period of the early 1900s with modern conveniences. This nod to the past is centered as you enter the ranch headquarters complete with Koi Pond and stream with 2 waterfalls.
- Oversized detached 3 car Garage. 26' x 65' includes workshop and storage. Rewired and outfitted to house and operate the Rafter S Cattle Company sales and storage with multiple freezer units and walk in cooler.
- Hay Shed 40' x 80'
- Equipment shed 40' x 80'
- 80' calf shed
- 1935 Barn 3,432 square ft Dutch style two story barn. Usable livestock area and half concrete pad.
- Greenhouse with automatic water system, light and exhaust fan.
- Fenced garden with water system and orchard with a variety of fruit and nut trees.
- Shipping corrals with loading chute, scales and a Manual squeeze chute under shade.
- Fuel tanks
- Wells (multiple throughout the property. Owned, on lease and adverse. Ask for a more detailed list.)
- Arena - 330' x 198' with ride through gates. Custom stripping chute fully lit with LED lighting.
- Working pens, water lot, feedlot and shipping pens with water and trees for shade.
- Certified scales.
- Hot horse walker
- 3 RV parking spots. One dry camp and two with waist systems.
- 10 pastures with working corrals throughout the ranch.





 Boundary
  Water Well
  Water Storage





### **Water/Mineral Rights & Natural Resources**

There is a long list of Wells and short descriptions that can be supplied to prospective buyers and those locations are marked on the map with the best efforts for accuracy, but we encourage buyers to do their own investigation. There are several parcels the current owners use for water they don't own. While it is the Sellers belief that historical use would not be hampered, any Buyer should pursue purchase of those wells or administer alternatives.

### **General Operations**

The ranch can be a turnkey operation with approximately 150 Angus cow/calf cattle and approximately 50 Corrientes cow/calf cattle. The owners shall retain and remove approximately 50 cows and several bulls. The Rafter S Cattle Company is an operating direct-to-public sales company with all the support infrastructure to continue those exact operations for whole, halves and quarter cows, as well as FDA inspected packaged beef. Rafter S Cattle company averages about 5 beef processes per month, and they have a Food Bank Government contract that can be expanded if you can increase production.







## History

This ranch can be paired with the Diamond Bar & Music Mountain ranch to create a ranch with a carrying capacity of well over 1,000 head. Buyers should be aware that they will need to negotiate separately with the owners of that ranch for purchase. The Cedar Canyon Ranch utilizes the Middle Water Allotment to enhance their operation. While not required, the current owners would encourage buyers to seek purchase of that property. While the owners can't guarantee the successful sale of that allotment, they do believe they could be a conduit to a successful purchase. Please speak to the listing broker for more information.

The Seller wants prospective buyers know that this ranch has been in operation for well over 100 years and the current owners will not be supplying any disclosures for the ranch. Buyers should rely on their own inspections and investigations. Additionally, the Owners will not order or provide any septic inspection or agree to any alteration. While an inspection is required in the state of Arizona to transfer property, that action should be performed by any perspective purchaser.

While most furniture and equipment will stay with the property the Sellers reserve the right to remove any personal items and any things not specifically listed on an exclusion list.

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## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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*- RICK STEINER, SELLER/BUYER*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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