

Horseshoe Ranch

Purpose of Acquisition: Gila chub (*Gila intermedia*), Gila topminnow (*Poeciliopsis occidentalis occidentalis*), Desert pupfish (*Cyprinodon macularius*), and Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)

Conveyance Type: Warranty Deed

Grantor: The Trust for Public Land

Funding:

Funding Source	Deeded	Allotment	Personnel Property
Heritage Fund	\$1,600,000	-	
Section 6 Recovery Land Acquisition Grant	\$1,000,000	-	
HPC - Arizona Antelope Foundation	-	\$214,150	
HPC - Arizona Deer Association, Mule Deer Foundation	-	\$5,000	
Arizona Wildlife Federation	-	\$2,500	
HPC - National Wild Turkey Federation	-	\$1,000	
Sonoran Audubon Society	-	\$3,355	
Bring Back the Natives	-	\$200,000	
The Nature Conservancy	-	\$50,000	
Wildlife Conservation Funds	-	\$233,995	\$40,000
Totals	\$2,600,000	\$710,000	

The land and resource values associated with this acquisition provide opportunities to meet objectives of Arizona's Heritage Fund Program and Section 6 Funds for Threatened, Endangered and Sensitive (TES) species and their habitats, as well as provide benefits for other wildlife species and the public.

Purchase Price: \$3,300,000

Assessor Parcel Numbers: 501-26-001F

Acquisition Costs

TPL

Appraisal - \$6,000

Appraisal Update - \$1,430

ALTA Survey - \$16,124

Phase I Environmental Site Assessment - \$5,355

Title Insurance - \$905

Department

Additional Environmental Surveys - \$18,162.87

Appraisal Review - \$900

Appraisal Review Update - \$375

Cultural Surveys - \$14,789

Title Search for Bloody Basin Road - \$98

Sub Escrow Service to First American Title Insurance Company National Commercial Service - \$1,000

Recording - \$100

Recorded: 03/11/11

Water Rights: Yes, see water rights tables

Improvements: 5 livable structures, 1 other structure (the information below is from the Yavapai GIS site)

Type: Single Family Dwelling

Floor area: 3599

Effective/constructed: 1968

Type: Single Family Dwelling

Floor area: 804

Effective/constructed: 1968

Type: Single Family Dwelling

Floor area: 868

Effective/constructed: 1968

Type: Labor Dormitory / Bunk House

Floor area: 2062

Effective/constructed: 1968

Type: Barn

Floor area: 2820

Effective/constructed: 1956

Type: Hay Shed/Livestock Shelter

Floor area: 2246

Effective/constructed: 1968

20 and 5 acre Irrigated Fields

2 acre pond

Private airstrip

Deed Restrictions: N/A

Location: The Horseshoe Ranch is located in the Agua Fria National Monument along the Bloody Basin Road about 5 miles east of I-17 and approximately nine miles southeast of Cordes Junction in Yavapai County, Arizona

<u>Legal:</u>	<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Quarter</u>
	10N	03E	8 and 9	within

County : Yavapai

Area:

Deeded: 198.8 acres

Allotment: ~35,899 acres and Horseshoe allotment (Bureau of Land Management) ~32,388 acres, for total allotment acres of ~68,290 acres

Region: 6

Comments:

The Horseshoe Ranch base property was purchased by the Department with the allotment values also purchased by the Department and an Agreement with the USFS-Tonto, Bureau of Land Management, and Department has been signed allowing for cooperative management of the allotments. The Agreement identifies the Department as a non-qualified entity holding the Horseshoe Allotment (BLM) and the Copper Creek Allotment (USFS) held in vacant status and offered to the livestock operator of the Horseshoe Allotment.