

# Windmill Ranch

Kingman, Arizona



## Property Details

Land 40 +/- Deeded Acres  
Tenure 15,680 State Lease  
15,680 +/- Adverse Deeded  
31,400 +/- Total Acres

Total Capacity: 462 CYL



## Property Description

Located on the north end of the Aquarius Mountains next to Trout Creek, the Windmill Ranch is a working cattle ranch with good feed, excellent water and well-maintained improvements. The headquarters sits on a 40 acre parcel of deeded land on the Big Sandy and has a newer 3,200 square foot modular home, with carport, deck and landscaped front yard, good set of working pens, barn, outbuildings and roping arena.

The Windmill Ranch consists of a +/- 15,680 acre state lease located in a checkerboard configuration providing an equal number acres available for adverse grazing at no cost. The state leased parcels are permitted for 231 CYL. With the adverse and an adjoining available private lease this ranch currently runs 460 CYL.

This is a cowman's ranch with good feed from a variety of grass and browse species, excellent water from springs, windmills and solar pumps and well-maintained ranch improvements. Although in rugged terrain, easy access is afforded by a system of well-maintained dirt roads throughout the ranch. The Windmill Ranch is offered at \$ 1,795,000.00. Cattle and some equipment available through private treaty.



For Complete Ranch Brochure

**CONTACT**

**Tamra Kelly, Broker**  
Phone: (928) 830-9127  
Tamra@aglandssw.com

**\$1,795,000**

Information is deemed reliable but subject to change without notice. All parties are obligated to independently verify property information prior to negotiating or entering into any legal agreement. CALL THE BROKER.