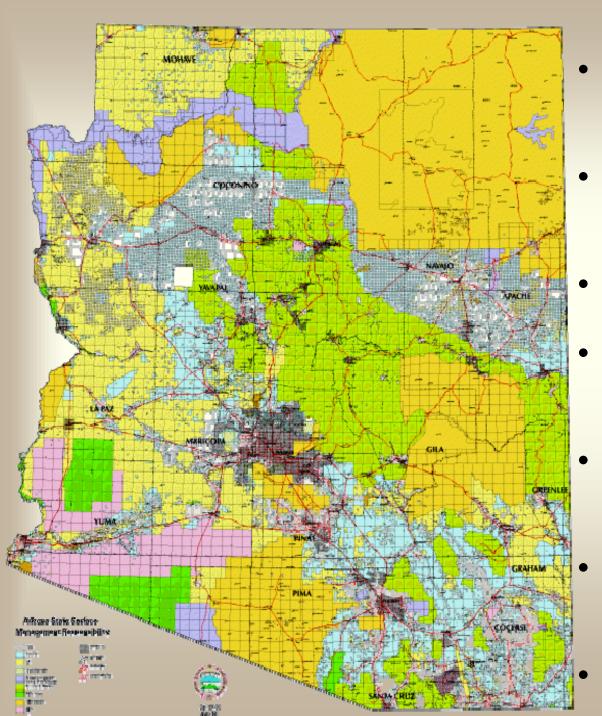
## Arizona Ranches





#### **Ranch Categories**

- Checkerboard Ranches of Northern Arizona
- Seasonal Forest Service Grazing Permits
- BLM Allotments
- Yearlong Forest Service Grazing Permits
- Arizona State Grazing Leases
- Southeastern Arizona Ranches
  - **Arizona Strip Ranches**

#### **Checkerboard Ranches**

	Value Per Unit	Cap Rate	Activity/Trend
	5 Year Range		
Checkerboard ranches	\$75-\$335/AC	1 <b>7</b> 0/ _ <b>2 7</b> 0/	Slower/Steady
Checkerboard randies	Current Market	1.7 /0 - 2.7 /0	
	<b>\$75-\$106</b>		
	5 Year Range		
	\$3,300-\$6,000/AU		
	Current Market		
	\$3,300-\$4,000		
Checkerboard ranches	5 Year Range \$381-		
w/40-acre subdivision &	\$,200/AU Current	7.50%	Increasing
surface grazing	Market \$800-	7.30/0	/Steady
Sullace grazilig	\$1,000		

#### **Seasonal Grazing Permits**

Value per Unit	Cap Rate	<b>Activity Trend</b>
5 Year Range \$116-\$2,200/AU Current Market \$300/AU	NA	Active Market/ Steady Trend

### **Yearlong Forest Grazing Permits**

	Value per Unit	Cap Rate	Activity/Trend
TONTO NF	5 Year Range \$1,015-\$3,600/AU Current Market \$1,000-\$2,500/AU	N/A	Slow/Steady
PRESCOTT NF	5 Year Range \$667-\$3,100/AU Current Market \$1,000-\$3,000/AU	N/A	Steady /Steady

#### **Yearlong Forest Grazing Permits**

	Value per Unit	Cap Rate	Activity/Trend
COCONINO NF	5 Year Range \$1,300-\$3,900/AU Current Market \$1,500-\$3,900/AU	N/A	Steady activity in past 5 years

#### **Yearlong Forest Grazing Permits**

			Cap	Activity
		Value per Unit	Rate	/Trend
٨١	APACHE/ ITGREAVES NF	5 Year Range		
		\$850-\$1,300/AU	N/A	Steady
3110		<b>Current Market</b>		/Steady
		\$850-\$1,300/AU		
		5 Year Range		
CO	ORONADO	\$1,000-\$4,200/AU	N/A	Steady
	NF	<b>Current Market</b>		/Steady
		\$1,000-\$3,000/AU		

#### **BLM Grazing Permits**

				Activity
		Value per Unit	Cap Rate	/Trend
V	/ESTERN AZ	5 Year Range \$350-\$4,800/AU Current Market \$1,000-\$3,000/AU	1.43%-3%	Slow /Steady
S	AFFORD AREA	5 Year Range \$1,000-\$2,700/AU Current Market \$1,000-\$2,000/AU	1.4%- 1.83%	Slow /Steady

#### Southeastern Arizona Ranches

				Activity
		Value per Unit	Cap Rate	/Trend
	SE ARIZONA	5 Year Range		
	RANCHES OVER	\$120-\$496/AC	0.014% -	Slow
ľ	50% DEEDED	<b>Current Market</b>	1.75%	/Steady
	30% DEEDED	\$200-\$300/AC		
		\$2,500-\$9,300/AU		
	CE ADIZONA	5 Year Range		
	SE ARIZONA	\$1,000-\$5,000/AU	1.10% -	Slow
L	ANCHES UNDER	Current Market	1.87%	/Steady
50% DEEDED		\$1,000-\$4,000/AU		

#### **Arizona State Grazing Leases**

Туре	Value per Unit	Cap Rate	Activity Trend
Mixed Land Tenure	5 Year Range \$1,200-\$4,600/AU Current Market \$1,200-\$3,200/AU	1.27% - 7%	Slow /Steady
100% State Lease	5 Year Range \$850-\$3,600/AU		Slow /Steady

#### **Arizona Strip Ranches**

	Cap	Activity
Value per Unit	Rate	Trend
5 Year Range \$900-\$2,500/AU Current Market \$1,000-\$1,500/AU	NA	Unknown

- This is an isolated portion of the state
- Real Estate Activity is centered in Southern Utah & Las Vegas, Nevada

# 40- Acre Subdivisions

