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## THE HISTORIC FOURR RANCH



# The Historic Fourr Ranch

**Location-** Dragoon AZ

**Acreage-**

Deeded – A little under 2 Sections  
State – Approximately 18 Sections  
Forest – Approximately 5 Sections of Forest

**Carrying Capacity** – 225 Head Year Long

**History-** There are many items of interest related to the history of the ranch and immediate area.

- The headquarters and ranch were a stage stop from late 1800's.
- First Battle at Dragoon Springs
- Second Battle at Dragoon Springs
- Earp Vendetta Ride
- Amerind Foundation

**Elevation/Terrain** – The state and deeded land is located 4200' to 5200' above sea level. This is a high grassland with a lightly rolling terrain over looking the San Pedro Valley and nestled up to a mountain canyon.

The forest terrain includes the deep Fourr Canyon with surrounding peaks. Located at 5300' elevation and runs as high as 6700' elevation.

**Vegetation** – Gramma Grasses, Love Grass, Oak Trees, Junipers, Walnut, Sycamore, Cotton Woods and Mesquites.

**Pastures and Traps-** There are thirteen pastures plus two small horse traps at the headquarters.

**Waters -**

Main Water- This is an 80 foot well that is pumped to create a syphon. The syphon fills 150,000 gallons of storage, the ranch headquarters, many miles of pipe line and Drinkers.

Springs- There are multiple springs on the ranch. The most notable spring is located south of the Headquarters with others on the forest.

Wells- 2 windmills and the main well.

Pipeline- Over eleven miles of pipeline serving twelve troughs.

Dirt Tanks- There are 16 dirt tanks. However, the ranch relies on the wells, springs and pipelines for consistent water.

**Cattle** – None included with the sale.

**Fees/Taxes -**

2011 Taxes: \$8,719

2012 AZ State Grazing Fees: \$2.41/AUM

# The Historic Fourn Ranch

## Improvements-

The headquarters is one of the most notable improvements of this ranch.

### Headquarters Housing-

The Main House, is originally a stage stop from the 1800's. This home is tastefully updated while maintaining the beauty of the properties history. A modernized adobe with thick walls and soaring ceilings. The overall feel of this house lends a person to believe they have arrived at the Ponderosa. This home has been updated to include granite counters and a copper roof. The master bedroom is extremely large with a modern master bath. There is an indoor spa on the sun porch.

The Middle Bunkhouse, this home has a kitchen, bathroom and two bedrooms, wrap around porch on two sides with views. Nice wood interior and well maintained.

The Kids Camp Bunkhouse, this home has a kitchen, bathroom and two bedrooms with 8 bunk beds for a total of 16 beds, wrap around porch on two sides with Benson and Dragoon views. Nice wood interior and well maintained.

The Cowboy Managers House, a this is a great 3 bed 2 bath home, with tile floors, spaced from the other houses, and centered to the Mountain Canyon and views below. The home has a full size kitchen, copper roof and would be very comfortable for an entire family.

The Forest Edge House, this home is family sized and furthest from the other homes. The home boasts custom mesquite wood counter tops, tile floors, and is located at the entrance to the forest.

The Pool House, the headquarters has an indoor pool located steps away from the main house in a separate building. The pool house has a men's and women's restroom with showers and carpeted decking.

The Horse Barn, is a very large Quonset hut with stalls on each side, tack room and a possible office.

There is also a very large shop and a garage.

**Notes-** The ranch possesses a perfect mix of a functioning cattle ranch, rich history, and amazing headquarters with custom quality facilities with enough size to start a guest ranch. Steeped in history this ranch is a rare find. For a private showing, pre-qualified customers should contact Scott Thacker at 520-444-7069 or [ScottThacker@mail.com](mailto:ScottThacker@mail.com)

**Price-** \$2,800,000.00

**Contact: Scott Thacker**  
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# Maps



