

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

AN EXCLUSIVE OFFERING • WATER RIGHTS & LEGACY RANCH • VERDE VALLEY, ARIZONA

BROCKET RANCH

27.71 Acres • 1,000' of Live Water on Wet Beaver Creek • Pre-Statehood Water Rights



3650 N. BROCKET RANCH ROAD • RIMROCK, YAVAPAI COUNTY, ARIZONA

22 miles to Sedona • 17 miles to Cottonwood • 9 miles to Camp Verde

\$3,250,000

Cash • Shown by Appointment Only to Qualified Buyers

OFFERED EXCLUSIVELY BY

Paul Groseta | Headquarters West, Ltd.

P.O. Box 1840, Cottonwood, Arizona 86326 • (928) 853-8369 • paul@headquarterswest.com • www.headquarterswest.com

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

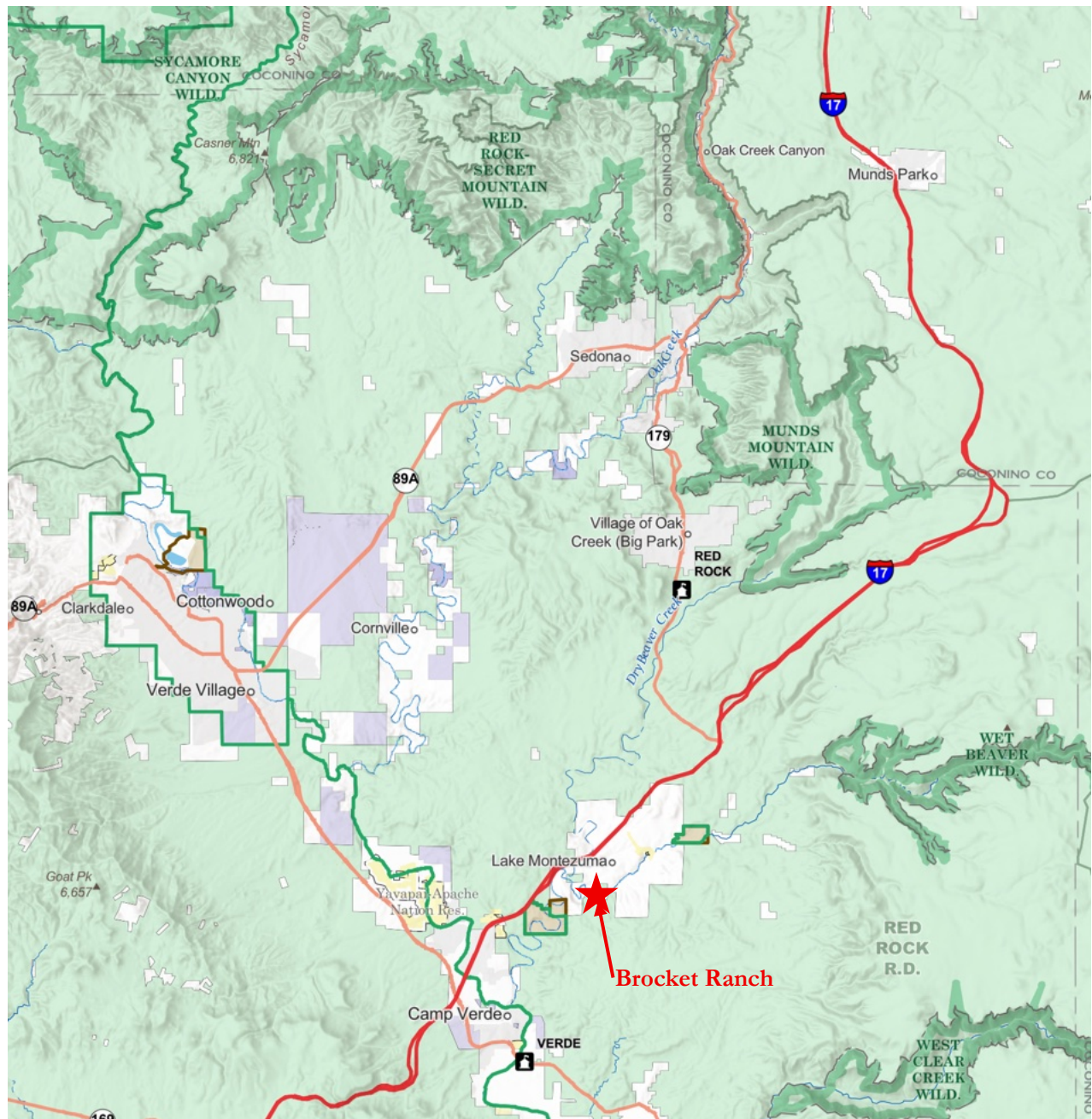
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LOCATION & ACCESS

The Brocket Ranch is located at 3650 N. Brocket Ranch Road in the unincorporated area of Yavapai County known as Rimrock. The ranch sits behind a locked gate, with alternative access — also by locked gate — from Orlandi Trail. It lies just two miles off Interstate 17 at the Rimrock/McGuireville Exit #293, reached via paved Beaver Creek Road and gravel Brocket Ranch Road. From the ranch, Sedona is 22 miles, Cottonwood is 17 miles, Cornville is 11 miles, and Camp Verde is 9 miles — close enough for convenience, far enough for privacy.



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DESCRIPTION

The Brocket Ranch's 27.71 acres offer an abundance of live water which, paired with its privacy and countless intricacies, unquestionably places this exclusive offering at the top of anybody's list. Spanish explorers believed the mountainous areas of central Arizona lacked water — until they discovered the Sinaguan people thriving along the banks of the perennial creeks and rivers of the Verde Valley.

The Brocket Ranch has 1,000 feet of live water frontage on the perennially flowing Wet Beaver Creek. The creek is the source for two irrigation ditches which flow through the ranch and feed a one-plus-acre lake and another pond. The ranch has been thoughtfully designed to showcase water features throughout, making it one of the most pastoral settings you will come across. Extending south along its boundary with Coconino National Forest, the ranch offers several elevated home sites with incredible views of Sedona's Red Rocks.

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WATER RIGHTS

Water is Arizona's defining scarcity. Fewer than five percent of the state's stream miles flow year-round, and of the free-flowing streams that greeted its earliest settlers, an estimated one mile in seven still runs today. The Verde Valley lies outside any state-designated Active Management Area, meaning — unlike Phoenix or Tucson — there is no cap on groundwater pumping here, which places even greater weight on a property's decreed and adjudicated surface water rights. Those rights cannot be created after the fact; they only grow scarcer as agricultural land is subdivided and rural groundwater draws closer legislative scrutiny. A ranch holding senior, court-decreed water rights reaching back to the nineteenth century holds something increasingly difficult to find at any price.

The perennial stream of Wet Beaver Creek is fed by springs originating on the Colorado Plateau in the Wet Beaver Wilderness. The creek's first human settlers were the Sinagua, who mysteriously disappeared in the fifteenth century — though their ingenuity and creativity live on at Montezuma Castle and Montezuma Well. The Brocket Ranch sits between the Castle and the Well, both National Monuments. As the creek provided for the Sinaguan people over 500 years ago, its water still provides for the Brocket Ranch today.

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DECREED WATER RIGHT

Part of the ranch's water rights were decreed in 1912 by Yavapai County Superior Court Case No. 5669 (Langdon vs. Reid, Book No. 10, Page 499; Decree 3, Page 154, filed 10/19/1912). Portions of the ranch were part of the Reid property, for which this case set a priority date of 1891.

ADWR SURFACE WATER #36-61324.2

60-acre estimate for irrigation use, priority date of 1899, delivered via the Maxwell (Lightfoot) Ditch.

ADWR WELL REGISTRATIONS #55-561138 & #55-646032

One equipped well with submersible pump and one capped, unequipped well on the ranch are registered with ADWR. An inoperable windmill sits over an old hand-dug well which is not registered.

ADJUDICATION FILINGS #39-141816 & #39-141815

Adjudication 39-141816 covers irrigation and stockpond uses, claiming six acres of irrigated land with 32.4 AFA of water and a priority date of 1891; the stockpond uses serve the lake and pond built in the mid-2000s. Adjudication 39-141815 covers domestic uses from the well serving four dwellings, totaling 0.68 AFA.

WATER, BY THE NUMBERS

In Arizona, a single acre-foot typically supplies three to three-and-a-half average households for a year; by that measure, the ranch's decreed rights alone approach the annual water use of 100 homes, delivered here to just 27.71 acres and four residences. That water is far more than a figure on a decree: it fills 1,000 feet of live frontage on Wet Beaver Creek, feeds two irrigation ditches, a one-plus-acre lake, and a second pond, and is backed by three wells on the property.



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IMPROVEMENTS

The ranch's four separate residences allow for family gatherings or retreats, providing peaceful privacy to guests. Site improvements are extensive, including a one-plus-acre lake and pond, multiple irrigated pastures with pipe fencing, and covered pen space.

- **1,321 s.f. Log Home** — with detached 131 s.f. laundry room. The original Brocket Ranch homestead, built in the 1920s. One bedroom, one bathroom, and an office with metal roof; alder hardwood and tile flooring; granite countertops; central heat and air; RO system; Anderson windows with interior shutters; original wood-burning rock fireplace with a large juniper mantle from the North Rim of the Grand Canyon.
- **1,692 s.f. Manufactured Home** — (affixed 1997 Fleetwood) with 2,539 s.f. of full wraparound porch on concrete. Three bedrooms, two bathrooms, wood laminate flooring, granite polymer scratch/heat-resistant counters, central heat and air, RO system.
- **Two 393 s.f. Guest Cottages** — each with one bedroom, one bathroom, a loft, kitchen, covered porch, and wall heat/air unit.
- **640 s.f. Enclosed Shop** — on concrete pad, with electric and large swinging doors.
- **6,080 s.f. Barn** — with 680 s.f. enclosed tack room (on concrete) and attached 168 s.f. greenhouse. Water and electric, enclosed horse/livestock pens, ample hay and feed storage, and covered parking.
- **620 s.f. Shop/Storage** — — two conex box storage containers connected by cover.
- **280 s.f. Horse Shelter** — enclosed on three sides.
- **162 s.f. Well House** — for the main well, on concrete pad, with water system and tanks.
- **200 s.f. Well House/Storage** — for the capped well, on concrete pad.



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THE LAND, BY THE NUMBERS

WILDLIFE

Beaver Creek and the water features on the Brocket Ranch are home to countless wildlife. The Arizona Game & Fish Department notes species in the ranch's area include black bear, elk, mule deer, Merriam's turkey, white-tailed deer, javelina, mountain lion, Rocky Mountain bighorn sheep, tree squirrel, and waterfowl.

ZONING

Zoning is Yavapai County RCU-2A with a two-acre minimum parcel size; agricultural and residential uses are allowed. There are no other restrictions or covenants on the ranch.

UTILITIES

Electricity and telephone are available. Domestic water is from a private well, and sewer is served by three conventional and one alternative septic tank. Private providers service the two buried propane tanks and provide trash removal.

FLOOD HAZARDS

Being on Wet Beaver Creek, the ranch does have some flooding hazards, although the buildings are located outside the flood hazard area. Approximately six acres on the north end of the ranch sit within the "floodway" hazard zone, and five acres sit within the "fringe" hazard zone.

TAXES & ASSESSMENTS

2025 property taxes for the ranch's Yavapai Assessor Parcel Nos. 405-20-001V, 405-20-093E, and 405-20-093F totaled \$5,372.26. There are no other dues or assessments for the ranch.

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A LEGACY RANCH

The Brocket Ranch is a remarkable ranch and water right offering that checks every box the discerning buyer is searching for. From its combination of old, historic water rights coupled with a pastoral setting that puts the physical water to genuine use, all the makings of a legacy ranch property are here. The ranch's improvements have been carefully designed to complement its setting, overlooking the riparian-lined banks of Wet Beaver Creek, the lake, and the pond.



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BROCKET RANCH ON THE BANKS OF BEAVER CREEK:



Map is for visual reference only.

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