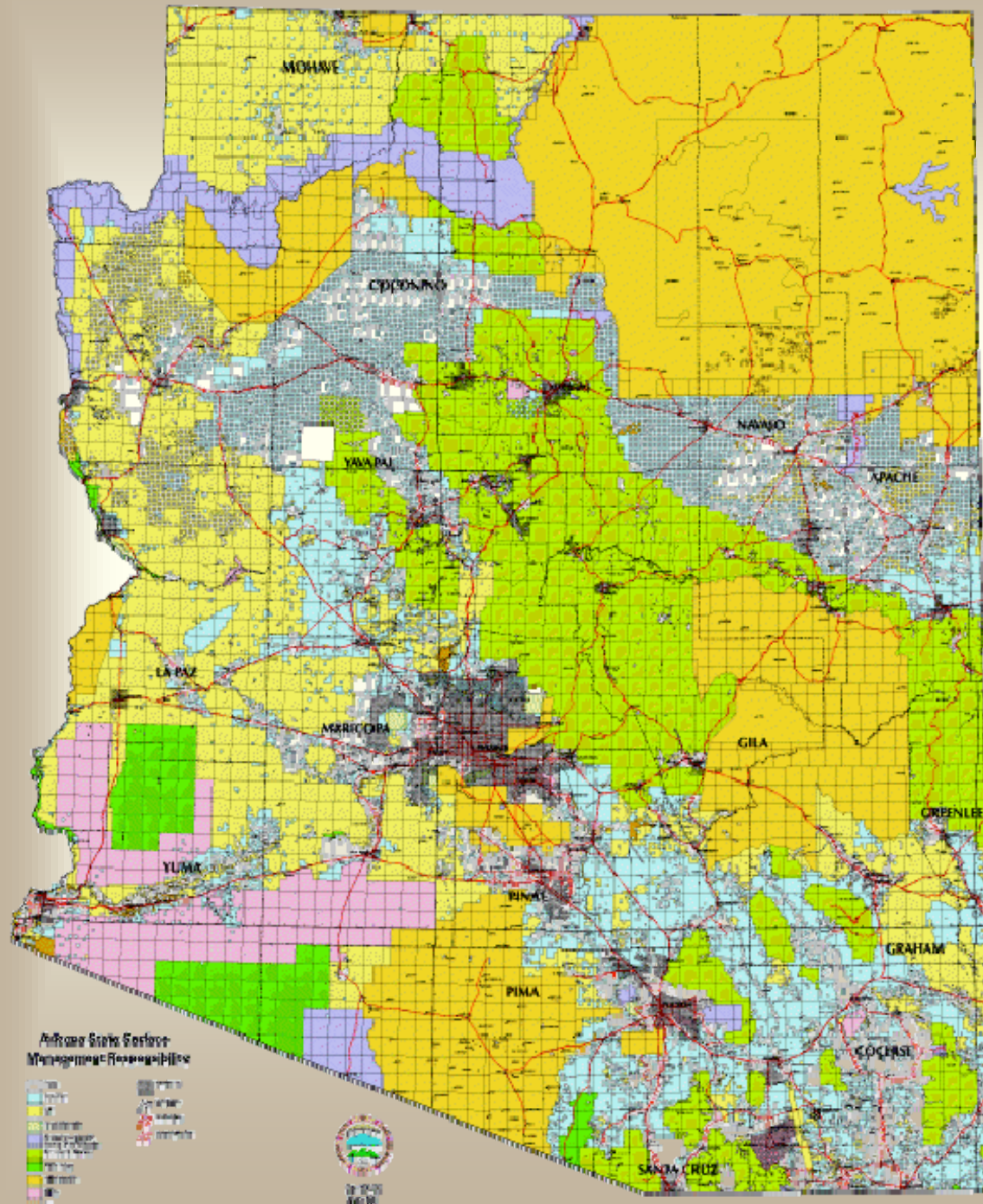


Arizona Ranches



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
Checkerboard ranches	5 Year Range \$75-\$335/AC Current Market \$75-\$106	1.7% - 2.7%	Slower/Steady
	5 Year Range \$3,300-\$6,000/AU Current Market \$3,300-\$4,000		
Checkerboard ranches w/40-acre subdivision & surface grazing	5 Year Range \$381- \$2,200/AU Current Market \$800- \$1,000	7.50%	Increasing /Steady

Seasonal Grazing Permits

Value per Unit	Cap Rate	Activity Trend
5 Year Range \$116-\$2,200/AU Current Market \$300/AU	N/A	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

	Value per Unit	Cap Rate	Activity /Trend
APACHE/ SITGREAVES NF	5 Year Range \$850-\$1,300/AU Current Market \$850-\$1,300/AU	N/A	Steady /Steady
CORONADO NF	5 Year Range \$1,000-\$4,200/AU Current Market \$1,000-\$3,000/AU	N/A	Steady /Steady

BLM Grazing Permits

	Value per Unit	Cap Rate	Activity /Trend
WESTERN AZ	5 Year Range \$350-\$4,800/AU Current Market \$1,000-\$3,000/AU	1.43%-3%	Slow /Steady
SAFFORD 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

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

Arizona State Grazing Leases

Type	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

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

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

40- Acre Subdivisions

