



TOMBSTONE RANCH

TOMBSTONE, ARIZONA | 6,366 ACRES | \$7,080,000

The Tombstone Ranch is a large-scale, highly improved cattle ranch offering 6,366± acres of deeded land, complemented by 14,000 acres of state lease. The ranch has seen extensive infrastructure upgrades focused on water reliability, grazing efficiency, and livestock management, significantly enhancing long-term productivity and drought resilience. Improvements include a robust water system with eight operational wells, 13 storage tanks, 19 drinkers, and seven dirt tanks, supported by solar-powered wells, six miles of new HDPE pipeline, and expanded distribution across the ranch. Additional enhancements include new and repaired fencing, upgraded working and holding pens with modern handling equipment, and an occupied headquarters. With its scale, water security, and thoughtful improvements, Tombstone Ranch is well positioned as an efficient, sustainable, and productive western cattle operation.



IMPROVEMENTS

Tombstone Ranch has undergone extensive upgrades designed to enhance water reliability, operational efficiency, and livestock management. These improvements significantly strengthen the ranch's long-term productivity and overall management capabilities.

Water Infrastructure Upgrades: Installed two new storage tanks and three additional drinkers, increasing the total number of stock tanks from 10 to 12. These additions improve livestock distribution and overall grazing management.

Solar Well Development: Equipped two previously unused wells with solar pump systems and Grundfos pumps. One well is now tied into the existing pipeline, delivering water from the east side of the ranch to the west and reducing demand on the central well, which now serves only the western pastures. The second solar well supplies the north and central pastures but is not yet connected to the broader pipeline system.

Pipeline Expansion & Sustainability: Added six miles of new HDPE pipeline linking new tanks and drinkers into an integrated network. With this expansion, two strategically located wells can now supply most of the ranch, increasing long-term reliability and drought resilience.

Solar Conversion: Converted two additional wells to solar power, lowering operating costs and improving system dependability. In total, eight wells with shallow groundwater are currently operational and connected to storage, drinkers, and pipelines. One unused well remains available and could easily support its own tank and drinker.

Water summary: There are in total 8 wells in use, 13 storage tanks, 19 drinkers, and 7 dirt tanks.





Fencing Improvements: Built more than three miles of new fence to create a holding pasture with direct access to the working pens and repaired roughly one mile of existing fence in other trap areas.

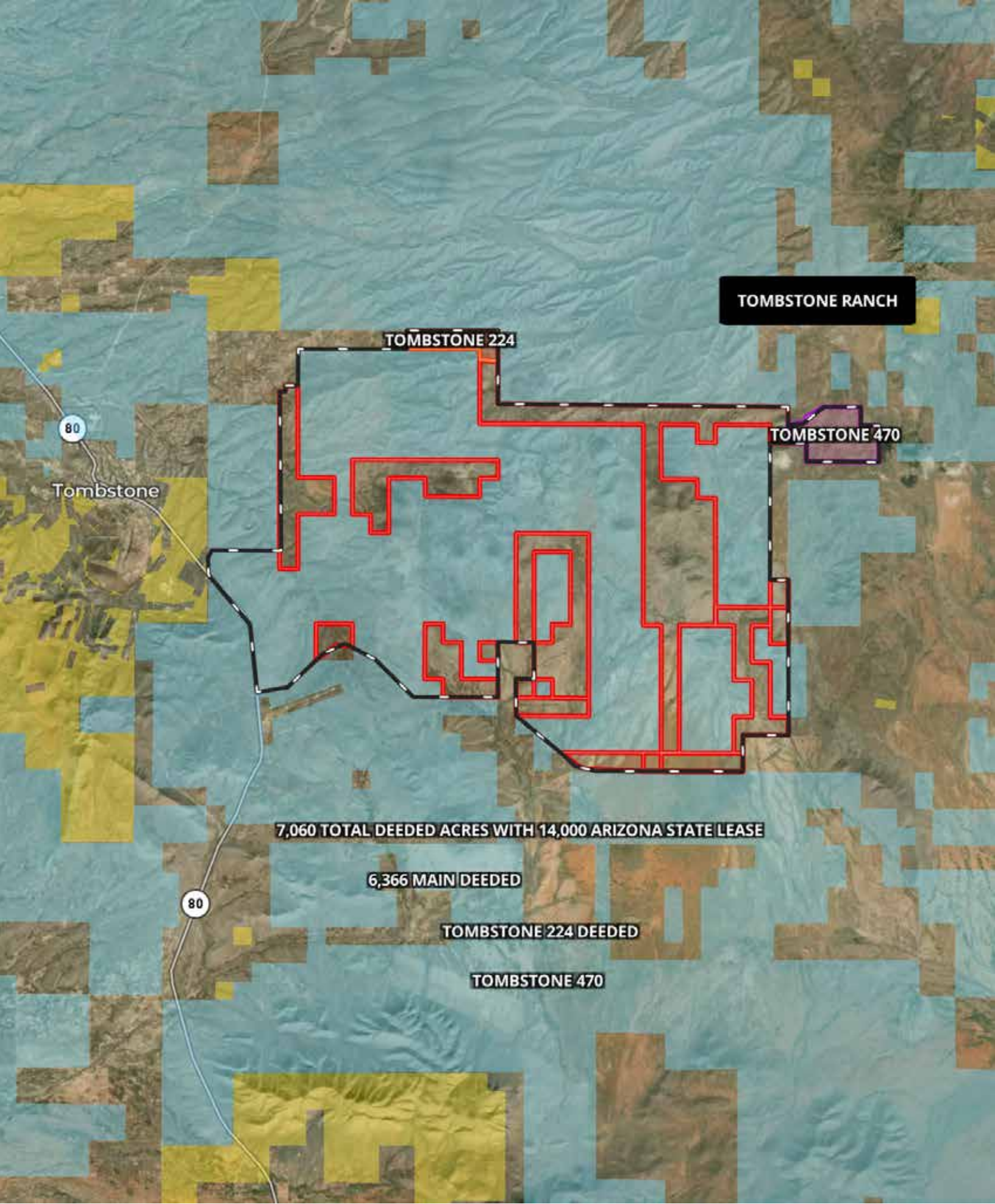
Working Pen Enhancements: Upgraded the handling facilities with a new drinker, squeeze chute, and additional functional drinkers in the holding pens, improving livestock flow and operational efficiency.

Headquarters: The headquarters is occupied and includes a large workshop, multiple outbuildings, and functional pens.

SUMMARY
The Tombstone Ranch is a large, well-positioned working cattle ranch encompassing approximately 6,366± deeded acres, supported by 14,000 acres of state lease land. Thoughtfully managed and extensively improved, the ranch is designed for efficient livestock operations with a strong emphasis on water reliability, grazing distribution, and long-term sustainability. Its scale, water resources, and operational infrastructure make Tombstone Ranch a highly productive and resilient western ranch with significant expansion potential.







TOMBSTONE RANCH

TOMBSTONE 224

TOMBSTONE 470

80

Tombstone

80

7,060 TOTAL DEEDED ACRES WITH 14,000 ARIZONA STATE LEASE

6,366 MAIN DEEDED

TOMBSTONE 224 DEEDED

TOMBSTONE 470



WESLEY MILLER
928-245-6560
wesley@ranchland.com
www.ranchland.com

RANCH@COMPANY
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