

# Diamond Bar & Music Mountain Ranch

205,795.51 Acres

Mohave County, AZ

\$6,200,000



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## Activities & Amenities

ATV/Off Road  
Boat Slip  
Borders Public Lands  
Cattle/Ranch  
Equestrian/Horse Property  
Hiking/Climbing  
House/Cabin  
Irrigation  
Natural Spring  
Off Grid Power  
Propane

## Land Details

Address: 807 Parkview Ave,  
Meadview, Arizona 86444, USA  
Closest Town: Kingman  
Total Acres: 205,795.51  
Deeded Acres: 376.51  
Leased Acres: 205,419.00  
Zoning: AG  
Include Business?: Yes  
Source of lot size: Unknown

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 2965  
Unfinished Sq. Ft.: 2965  
Bedrooms: 2  
Full Bathrooms: 2  
Basement: None



For the first time the Diamond Bar and the Music Mountain Ranch are being offered together. Between the two ranches you have 376.51 deeded acres, 205,419 BLM Grazing lease acres, Thousands more in Adverse Grazing, 2,965 square foot house on the headquarters with corrals and barns. All this with a 615 + AU carrying capacity. There are very few ranches in American that have a natural barrier with the majestic Grand Canyon.





## Land

The Diamond Bar is just such a ranch with its entire north border being the Grand Canyon. Add Lake Mead Park, Columbine Falls, South Cove & Grand wash cliffs all within the borders of the ranch. If you are looking for a cattle ranch with a Dude Ranch possibility you won't find a better opportunity.

16 different lots make up the deeded acreage between the two ranches. Three allotments make up the grazing lease acres. Diamond Bar unit A (96,132 acres). Diamond Bar Unit B (61,701 acres) and the Upper Music Mountain (47,586 acres). Along with the thousands of Adverse acres this ranch could easily handle close to 1,000 head of cattle. The Diamond Bar A & Music Mountain are BLM and the Diamond Bar B is National Parks department.

## Improvements

- 1941 main home on the Music Mountain Ranch with corrals, barns and equipment
- Numerous corals throughout the property both on deeded and lease land.
- Numerous wells, dirt tanks and troughs throughout the property both on deeded and lease land.
- 22 springs within the ranch borders
- 7 wells and 15 piped in waters from wells
- 15 sets of working pens and traps (some need attention but usable)





## Agriculture

The Ranches are a year-round grazing ranch with a mild climate. Numerous native vegetation can be found throughout the properties. The deeded land is zoned General Rural in the Arizona county of Mohave. The Diamond Bar BLM lease #AZ00098 comes in two units. A and B. The A unit is managed by BLM and has an AU of 373. The unit B was turned over to the "US Parks" division several years ago. The lease can declare annually the amount of cattle to be grazed, but the historic AU for that unit has been 373. Upper Music Mountain is BLM lease #AZ00100 and has an AU of 242. Combined with thousands of Adverse grazing checkerboarded throughout the leases there are ample opportunities to increased grazing.

## Water/Mineral Rights & Natural Resources

The Diamond Bar and Music Mountain Ranches are well watered ranches. Many deeded and lease wells exist throughout the properties.

## General Operations

The ranches are ready to be stocked! While most of the cattle on the ranches have been removed from the property there are still some stragglers. Any purchaser is welcome to keep whatever cattle on the property they find. A high-capacity ranch with a headquarters is not easily found in Arizona.





## History

The Diamond Bar ranch was once the largest ranch in the entire country in the 1880's with 1.4 million acres at its highest point and incasing most of the ranches in Kingman AZ. However, the dark history of the ranch is that it founded and formed by "Tap" Duncan a known associate of the "Hole in the Wall Gang". Tap was a pillar in the Kingman community and people often overlooked his colorful past.

Any potential Buyer should know that the two ranches are being combine because of the carrying capacity of the Diamond Bar and the headquarter element of the Music Mountain. While being sold together there are similar, but separate, ownership of the two ranches hence there will need to be two separate offers. Please discuss the complexities with the listing agent and the ideal ways to present any offers.

While most furniture and equipment has been removed from the Property the Sellers reserve the right to remove any personal items and any things not specifically listed on an inclusion list.

Diamond Bar & Music Mountain not enough? These two ranches are contiguous with the Cedar Canyon Ranch and the Middle Water Ranch. Please see our other listings if you would like to combine for an even larger ranch.

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## *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

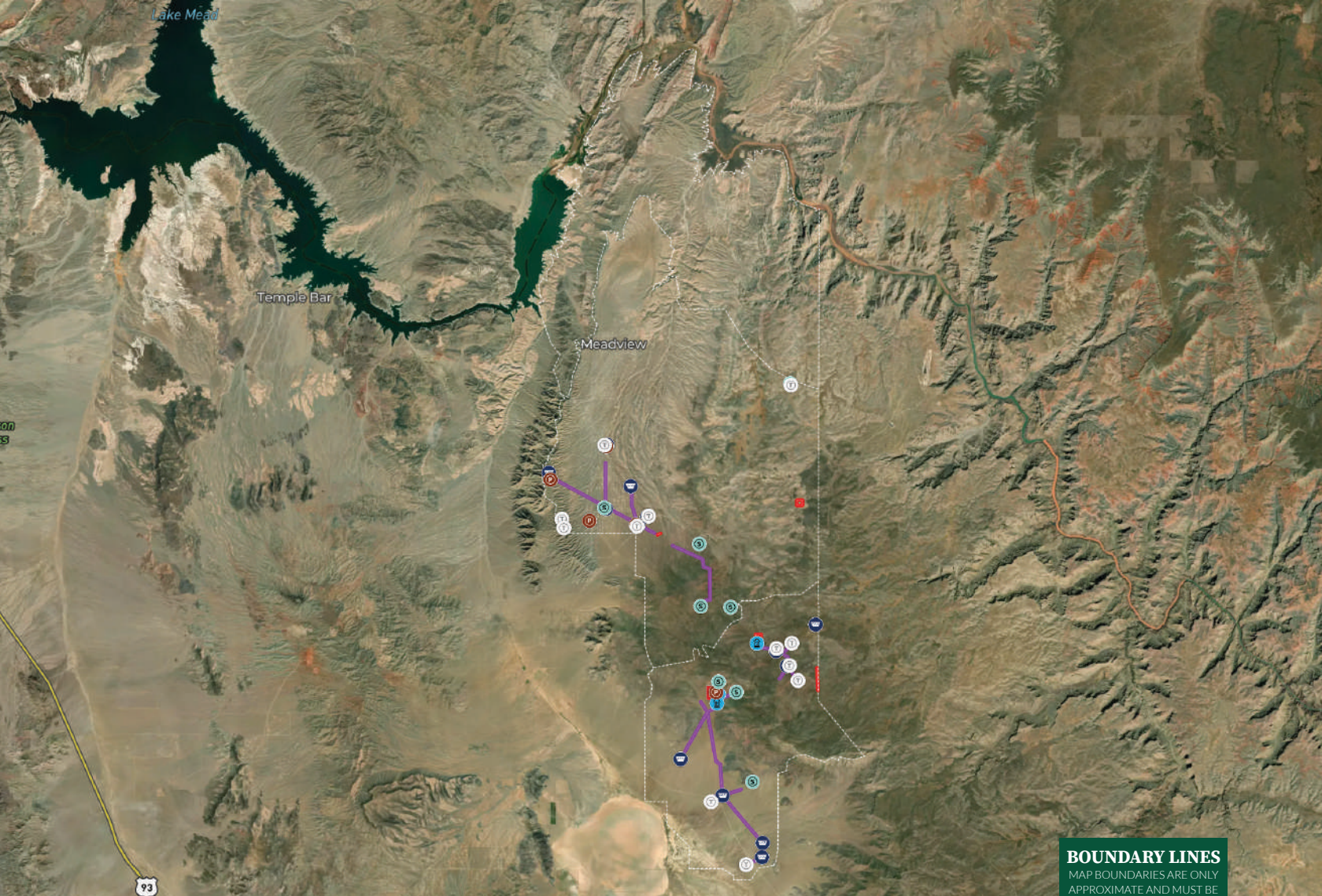


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

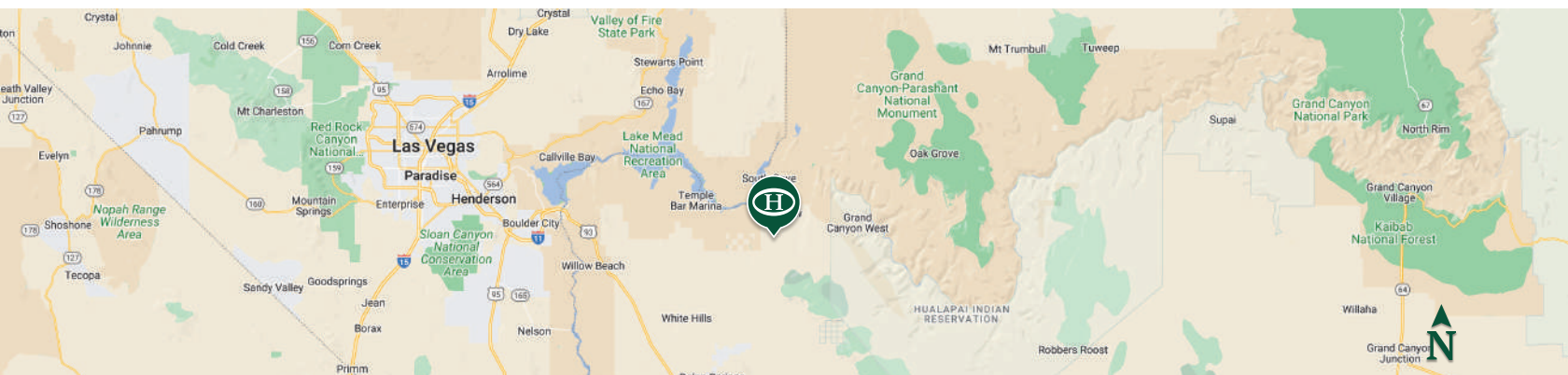
*- RICK STEINER, SELLER/BUYER*

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testimonials





 Boundary



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