



Marley Ranch
AMADO, ARIZONA





Marley Ranch AMADO, ARIZONA

\$43,000,000 | 17,265± ACRES



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Executive Summary

The Marley Ranch is located in Southern Arizona in the Sonoran Desert, with rolling grasslands and rimmed with high mountains. It is west of the Santa Cruz River, which has been the historic path of the Spanish Conquistadors and Father Kino. It is midway between Nogales, Arizona, on the Mexico-Arizona Border and Tucson, Arizona, to the north. The ranch has been in the Marley family's ownership for over 75 years and consists of 178± square sections within the ranch boundary, with the capacity to run 1,600 cattle.





Location

The Marley Ranch is located about 20 miles south of Tucson, Arizona on the west side of Interstate 19 at Amado, Arizona. The paved Arivaca Road is on the south side of the ranch. The east boundary of the ranch borders the community of Green Valley, and about 19 miles to the west, the ranch borders the Buenos Aires National Wildlife Refuge.



Locale

The Marley Ranch is located in the southern central part of Pima County, with the ranch headquarters on Arivaca Road, within the northern boundary of Santa Cruz County. The ranch adjoins the small community of Amado near the southeast corner of the ranch. There are large ranches that neighbor the Marley Ranch and smaller horse properties along Arivaca Road. Major shopping and services are available in Green Valley and Tucson.



General Description

Marley Ranch is a large ranch about 20 miles wide (East-West) and about 15 miles North-South on the West side. Batamote Road is the major ranch road, a dirt road that serves as the division between the west and east sides of the ranch. All the roads within the ranch are maintained by the ranch. The ranch comprises deeded Land and six grazing leases of land within the ranch boundary. The Arizona State Land Grazing Lease is the primary lease. Livestock water is derived from wells, pipelines, stock ponds, and two irrigation wells. There are 28 major pastures with smaller traps and branding corrals scattered around the ranch. The ranch is predominantly rolling hills with large washes. The grasses are grama and lovegrass, with Mesquite and Palo Verde trees, Ocotillos, barrel and cholla cactus, Hackberry Trees, and some Arizona Sycamores in the canyons and washes. The headquarters is on Arivaca Road on the south side of the ranch. There are shipping pens with scales at the headquarters.



Land Tenure/Carrying Capacity

17,265.07± acres deeded land

97,014.40± acres State Grazing Lease #05-1938

2,500.00± acres BLM Black Hills Allotment #AZ06119

6,370.23± acres Freeport McMoRan Sierrita Grazing License

1,819.08± acres Caterpillar, Inc. Grazing Lease

6,337.00± acres Pima County Land Adverse Use

2.00± acres AZ Land & Water Trust Lease

114,279.47± acres total or 178.56 sections



The carrying capacity based on the State Land allowed use is 996.5 animal units (AU). The BLM carry capacity is 34 AU. 570 AU are allocated to the deeded land for a total of 1,600 AU during normal rainfall years. Actual use will vary depending on rainfall.



Structural Improvements

The improvements at the headquarters on Arivaca Road in Santa Cruz County include a ranch manager's double-wide mobile home, three small ranch hand houses, and a mobile home. There is a shop, hay shed, tack room, covered horse pens, shipping corrals with a scale, and a feed yard. There is an irrigation well and two domestic wells at the headquarters. At the homestead on the Interstate 19 frontage road in Pima County, the improvements include an owner's residence and a separate bunkhouse that are currently non-habitable, and a guest house and residence occupied by ranch hands.



Additionally, there is a tack room and feed shed adjacent to covered horse pens. There is an irrigation well and two domestic wells at this location. There is also a dirt airstrip at the homestead, which, when maintained, can accommodate twin-engine aircraft. There are 19 wells scattered across the ranch (10 solar-equipped), 52+ miles of pipeline, 60 dirt stock ponds, 28 pastures, several large working corrals, numerous small branding corrals, and traps. The ranch is fenced on the perimeter.





Water Rights

There are two grandfathered Irrigation wells registered with the Department of Water Resources. There are four domestic wells, 19 stock wells, 15 of which are operating, 10 wells powered by solar, four powered by generators, and one electric, serving 52 miles of pipelines with storage and troughs, and 60 dirt stock ponds more or less.

Elevation

Marley Ranch runs from 3,109' above sea level at the homestead on the east side up to 4,700' above sea level on the Colorado Mountains. The ranch is primarily 3,200' to 3,800' above sea level.



Climate

The climate in this area is four seasons with mild winters and warm summers. The average annual rainfall is estimated to be between 14 and 16 inches.



Topography

The rangeland slopes to the south and southeast on the east side and slopes to the south and southwest on the west side. There are ridges divided by large washes with deeper canyons on the north end leading up to the higher elevations. The rangeland has perennial grasses such as grama and lovegrass. Shrubs on the ranch include mesquite, catclaw, ocotillo, and Palo Verde trees. There are mesquite, hackberry, and willow trees along the drainages.

Real Estate Taxes

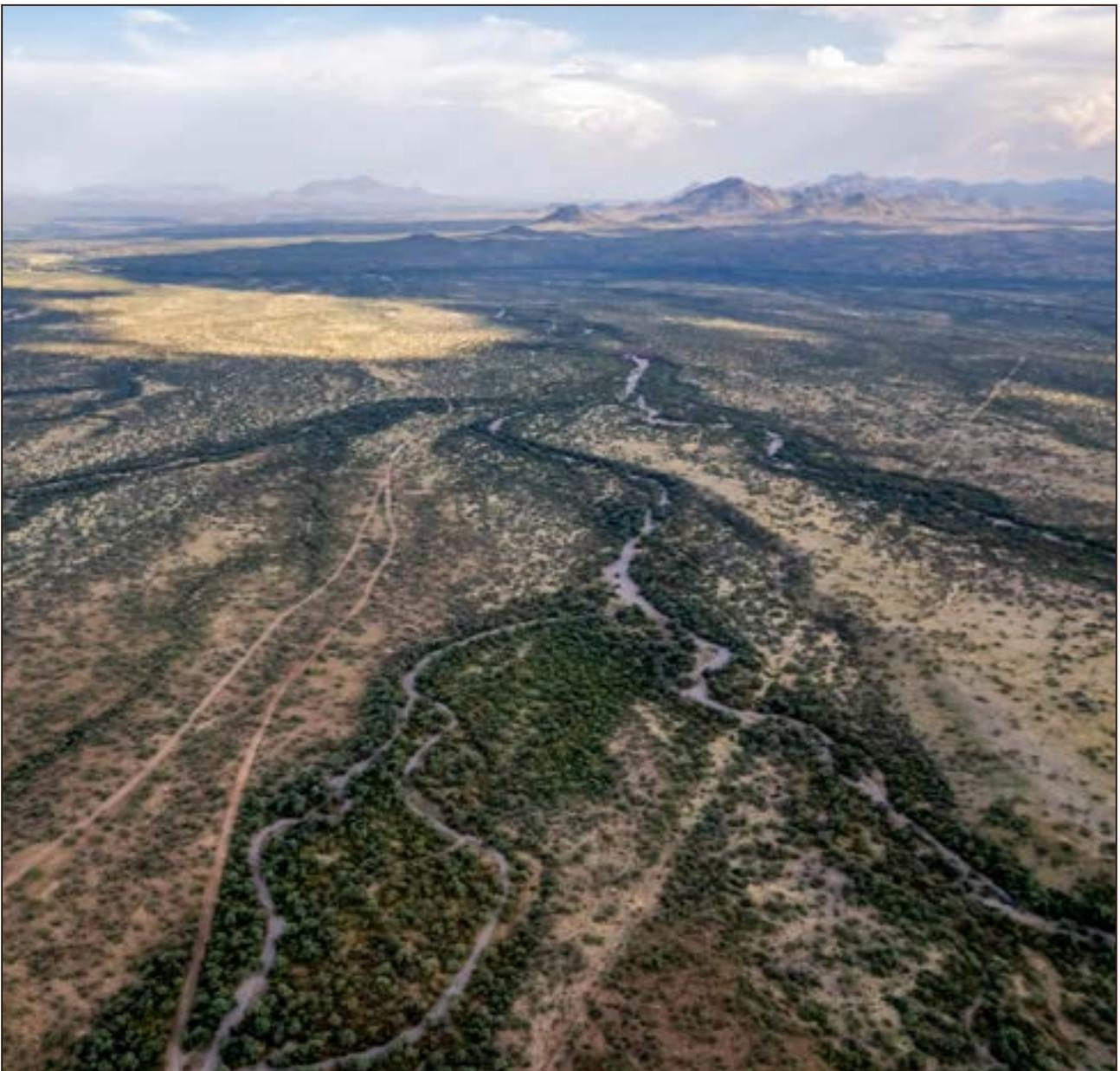
Pima County and Santa Cruz County Real Estate Taxes were \$23,790 for 2025.

Grazing Fees

The Arizona State Land Department's 2025 grazing fee is \$3.28 per AUM. The authorized AUMs total 11,958, making the 2025 Grazing Fee \$39,222.24 for full use.

The Bureau of Land Management 2025 grazing fee is \$1.35 per AUM. The authorized AUMs total 408 AUMs, making the 2025 Grazing Fee \$550.80.

All other grazing leases are nominal.

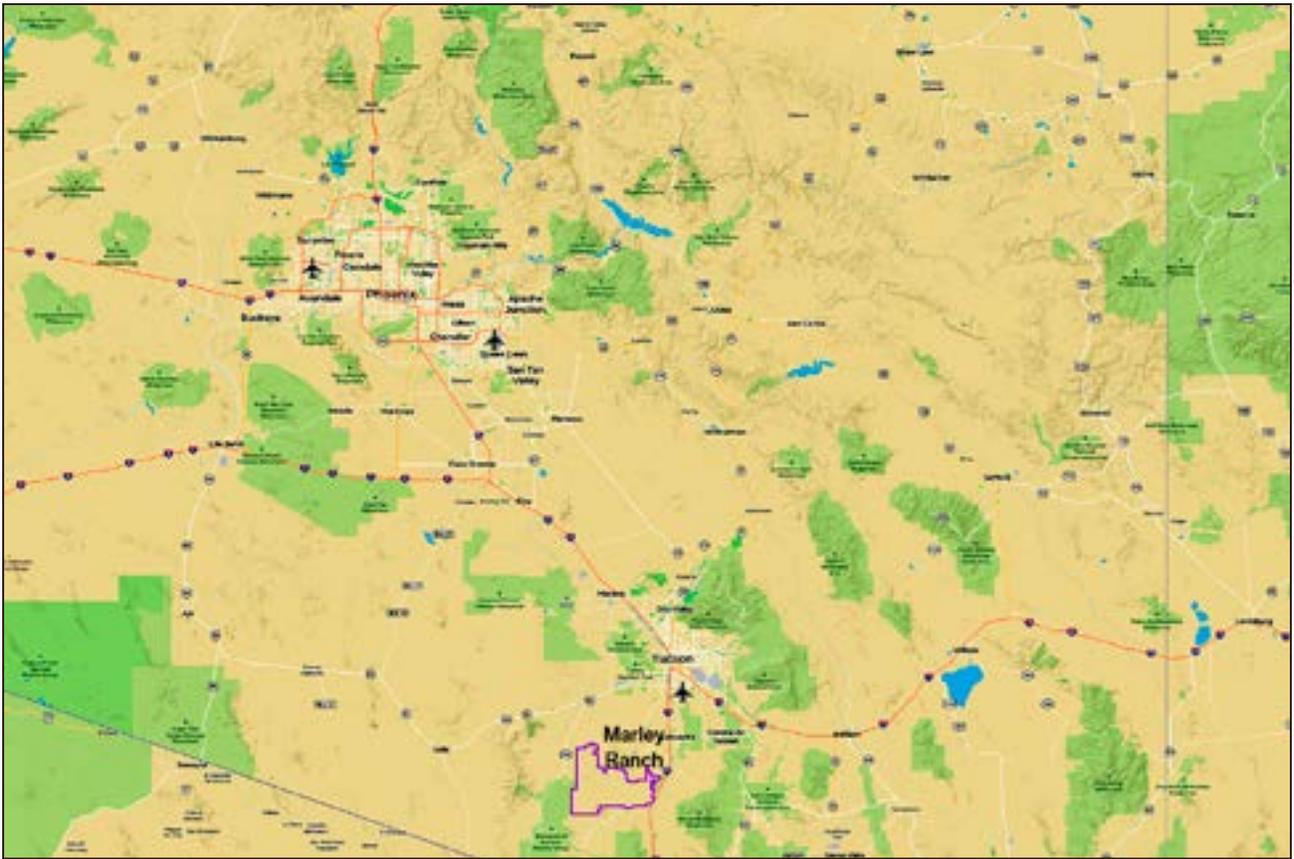




Broker's Comments

The Marley Ranch is for sale for the first time in over 75 years. The ranch is in the high Sonoran Desert in Southern Arizona cow country. It is in a prime area with a large block of deeded land with direct access off the main highway. The Marley Ranch is a large Arizona ranch with opportunities for future higher and better uses. This outstanding ranch property is an extraordinary montage of rolling hills interspersed with large washes and deep canyons, all surrounded by scenic mountains. Add in an enjoyable year-round climate, along with close proximity to the Green Valley and Tucson, making the Marley Ranch a true one-of-a-kind property that rarely comes to the market.





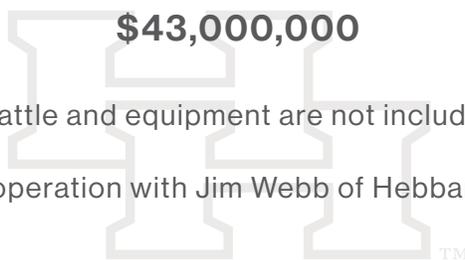
Click on map above for link to Land id™ map of property.

Price

\$43,000,000

Cattle and equipment are not included

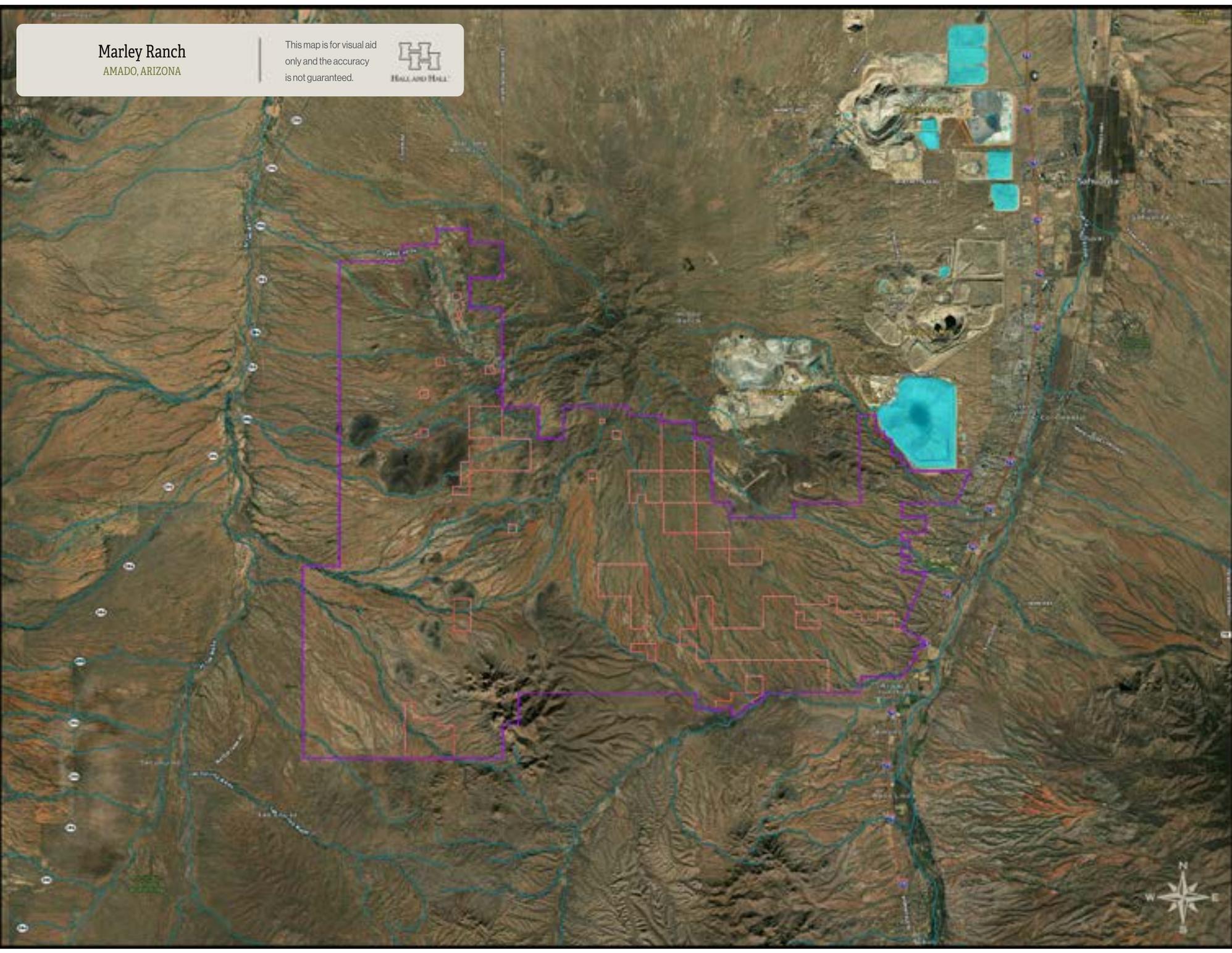
Offered in cooperation with Jim Webb of Hebbard & Webb, Inc.



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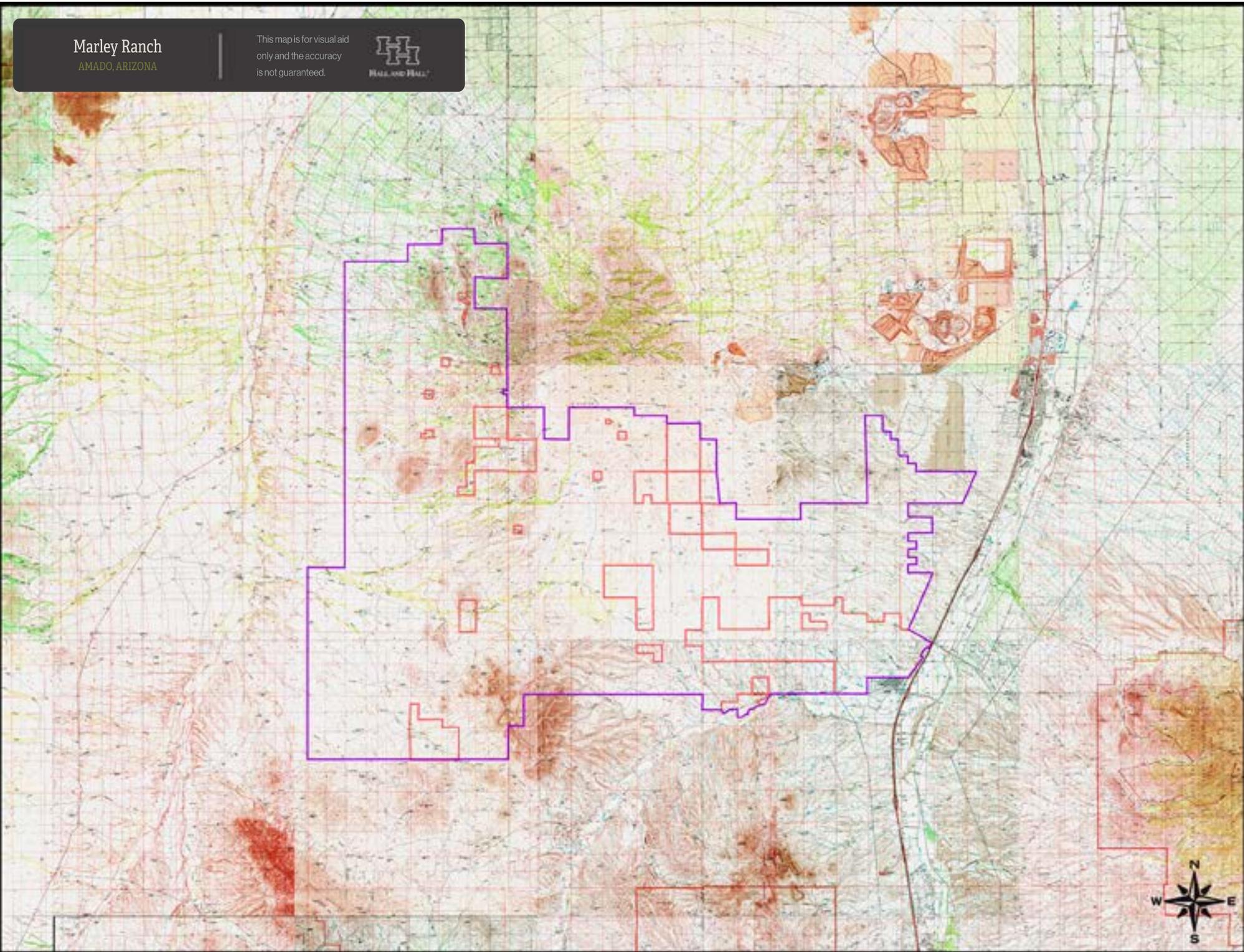
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TETON VALLEY, IDAHO	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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