



STUTTS RANCH & RESORT

WICKENBURG, ARIZONA | 320 ACRES | \$3,900,000

Stutts Ranch Resort & Arena represents a rare turnkey opportunity to acquire a fully operational luxury equestrian resort in the heart of Wickenburg, Arizona. Spanning approximately 23 acres across three parcels, this premier facility seamlessly blends world-class roping infrastructure with high-end hospitality amenities. The property features a professional 150' x 280' pipe arena, 42 covered stalls, four luxury adobe casitas, RV accommodations, and complete training facilities, all positioned just 10 minutes from downtown Wickenburg and legendary roping venues. With established operations, proven income potential, and a 15-acre unimproved parcel offering significant expansion possibilities, this ranch delivers immediate cash flow alongside long-term development upside. Whether continued as a thriving guest ranch and training facility, expanded into a larger resort operation, or transformed into a private family compound, this property stands as an exceptional investment in one of Arizona's most dynamic equestrian markets, where authentic western lifestyle, year-round climate, and proximity to major roping events create enduring value and unmatched appeal.



PROPERTY OVERVIEW

The ranch consists of three legal parcels totaling approximately 23 acres:

- Two improved parcels encompassing 8 acres with all facilities and improvements
- One 15-acre unimproved parcel offering significant future development potential

PROPERTY HIGHLIGHTS

- 23± total acres with 15 non-contiguous acres available for future development
- Professional 150' x 280' pipe roping arena with practice cattle
- 42 covered stalls (15' x 20') with premium construction
- Automatic horse walker and complete training infrastructure
- Four luxury adobe casitas with high-end finishes
- Clubhouse with recreation room and full amenities
- Six full 50-amp RV hookups plus two 50-amp and two 30-amp electrical hookups
- Private well with 10,000-gallon storage and dedicated water station
- Turnkey operation in The Team Roping Capital of the World
- 10 minutes to downtown Wickenburg and major roping venues

WORLD-CLASS ROPING FACILITIES

At the heart of Stutts Ranch lies a professional-grade 150' x 280' pipe roping arena designed for serious competitors and recreational ropers alike. The facility features:

- 42 covered stalls – Extra-luxurious 15' x 20' accommodations to keep equine athletes comfortable and competition-ready
- Four large turnouts – Generous paddocks for rest and relaxation
- Practice cattle and steer pens – Complete training infrastructure
- Automatic horse walker – Professional conditioning amenities
- Private well with 10,000-gallon storage – Reliable water supply with dedicated fill station





LOCATION & ACCESS

Situated at 36175 Bar Five Road in Wickenburg, Arizona, Stutts Ranch offers the perfect balance of accessibility and seclusion:

- 10 minutes from downtown Wickenburg's restaurants, shopping, and western heritage attractions
- Minutes from the famous Rancho Rio Arena and Downtown Arenas
- Located in Wickenburg—The Team Roping Capital of the World
- Easy access to major roping events and competitions throughout the region
- 55 miles south of Prescott
- 159 miles southwest of Flagstaff
- 232 miles southeast of Las Vegas, NV

Wickenburg, Arizona, stands as the authentic heart of the American West and has earned its reputation as "The Team Roping Capital of the World." This historic desert community offers year-round sunshine, mild winter temperatures, and an unmatched western lifestyle that attracts ropers, ranchers, and outdoor enthusiasts from across the country. Located just an hour northwest of Phoenix, Wickenburg provides convenient access to metropolitan amenities while preserving its genuine cowboy heritage through legendary guest ranches, world-class roping events, and a vibrant equestrian community. The town's desert landscape, framed by saguaro-studded hills and the Hassayampa River, creates an ideal climate for horses and outdoor recreation 300+ days per year. Beyond the arena, visitors enjoy authentic western shopping, renowned restaurants, the Desert Caballeros Western Museum, and countless trails for horseback riding and hiking. Wickenburg's proximity to major roping venues like Rancho Rio, combined with its welcoming community and exceptional winter weather, has made it the preferred winter destination for professional ropers, trainers, and horse enthusiasts seeking to escape harsh northern climates while staying competition ready.

LUXURY GUEST ACCOMMODATIONS

Stutts Ranch Resort features four fully furnished, luxurious adobe casitas with high-end finishes that blend authentic southwestern style with modern comfort:

- Two double queen bunkhouses ideal for groups and families
- Two king suites offering upscale privacy and comfort
- Brand-new construction with exceptional attention to detail
- Authentic western design elements throughout

ADDITIONAL GUEST AMENITIES

- Clubhouse and recreation room – Social gathering space with laundry facilities and full bathroom
- RV park – Six 50-amp full hookups for extended stays
- Additional electrical service – Four combination 50/30-amp hookups conveniently located by the stalls
- Perfect for trainers, competitors, and groups traveling with horses





IMPROVEMENTS

Main Residence

The main residence was constructed in 2020 and totals 2,625 square feet in size. The residence is adobe-style and has a wrap-around porch that totals 1,933 square feet. The main residence consists of four bedrooms and four bathrooms, each of which are separated from each other as individual units.

There are two king bed units and two queen bed units with closets. Of the four units, two units have a full kitchen with range and two units have a wet bar.

Clubhouse

The clubhouse building was constructed in 2020 and totals 586 square feet in size. The clubhouse has a front porch area that totals 290 square feet. The clubhouse consists of a large communal living room/kitchen area with wet bar (no range), one bathroom and a laundry room.

INVESTMENT

Stuttts Ranch Resort & Arena represents a turnkey hospitality and equestrian business with established infrastructure, proven concept, and significant expansion potential on the 15-acre undeveloped parcel. Whether operated as a luxury guest ranch, professional training facility, event venue, or private family compound, the property offers flexibility and income-generating potential in one of Arizona's most sought-after equestrian destinations.

Wickenburg and its immediate area boast a high concentration of professional grade roping arenas, including major venues like Rancho Rio, which annually hosts the National Team Roping Finals (NTR) and sees approximately 30,000 teams compete annually. The sheer volume of year-round events and jackpots is unparalleled, attracting thousands of contestants and spectators from across the U.S. and Canada. The seasonal influx of "roping snowbirds"—competitors and enthusiasts who stay for months to practice and compete—creates a significant economic boom for the small town of roughly 8,000 residents. This generates demand for equestrian properties, specialized services (feed, tack, veterinary), second homes, and long-term RV/horse boarding, making the roping industry a primary engine for local real estate and tourism.

Beyond the economic metrics, the title defines the town's culture. Wickenburg offers a genuine Western atmosphere where the roping lifestyle is central, attracting professional and amateur ropers alike to an environment dedicated to the sport.



TAXES: \$7,721 (2025)

SUMMARY

Stutts Ranch Resort and Arena, located just six miles northwest of Wickenburg and minutes from downtown and the renowned Rancho Rio arenas, offers a rare blend of authentic western tradition and refined comfort. Designed for ropers, trainers, and western enthusiasts, the property features a premier 150' x 280' pipe roping arena, 42 covered stalls, multiple turnouts, steer pens, an automatic horse walker, and a private well with ample water storage. Complementing the top-tier equestrian facilities are four fully furnished luxury adobe casitas, a clubhouse and recreation room with laundry and bath, and a well-equipped RV park with multiple full hookups, creating a complete Arizona retreat where exceptional horsemanship and relaxed desert living come together seamlessly.



SCOTT LEACH

307-331-9095

sleach@ranchland.com

www.ranchland.com

JOHN STRATMAN

303-536-7571

john@ranchland.com

www.ranchland.com

RANCH@COMPANY
REAL ESTATE BROKERAGE & AUCTION SERVICES

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