



STUTTS RANCH & RESORT

WICKENBURG, ARIZONA | 8 ACRES | \$2,750,000

Stutts Ranch Resort & Arena represents a rare turnkey opportunity to acquire a fully operational luxury equestrian resort in the heart of Wickenburg, Arizona. Spanning eight acres across two 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 under one roof, RV accommodations, and complete training facilities, all positioned just 10 minutes from downtown Wickenburg and legendary roping venues. With established operations and proven income potential, 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 and other equestrian events create enduring value and unmatched appeal.



PROPERTY HIGHLIGHTS

- 8± acres across 2 parcels
- Professional 150' x 280' pipe roping arena
- 42 covered stalls (15' x 20') with premium construction
- Automatic horse walker and complete training infrastructure
- Four luxury abode casitas under one roof 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 underground storage and dedicated water station
- Large underground propane tank
- Turnkey operation in the Team Roping Capital of the World
- 10 minutes to downtown Wickenburg and major roping, break-away and barrel racing venues.

IMPROVEMENTS

World-Class Roping

At the heart of Stuttz 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 – 15' x 20' accommodations to keep equine athletes comfortable and competition-ready
- Four large turnouts – Generous paddocks for rest and relaxation
- Steer pens – Complete training infrastructure
- Automatic horse walker – Professional conditioning amenities
- Covered hay storage
- Private well with 10,000-gallon underground storage – Reliable water supply with dedicated fill station





Luxury Guest Accommodations

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

- New construction in 2020 with exceptional attention to detail
- Totalling 2,625 square feet with a 1,933 square feet wrap-around porch
- Each unit is one bedroom, one bathroom and separated from the others
- Two king suites offering upscale privacy and comfort
- Two double queen bunkhouses ideal for groups and families
- Two units have a full kitchen with a range
- The units have propane heat and air conditioning
- Authentic western design elements throughout

Additional Guest Amenities

The clubhouse building was constructed in 2020 and totals 586 square feet with a front porch that is 290 square feet.

- Clubhouse and recreation room – Social gathering space with laundry facilities, full bathroom, and wet bar
- RV Park - Six full 50-amp RV hookups for extended stays in the main RV area
- Additional electrical service – two 30-amp and two 50-amp hookups conveniently located by the stalls. Perfect for trainers, competitors, and groups traveling with horses.





LOCATION & ACCESS

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.



INVESTMENT

Stutts Ranch Resort & Arena represents a turnkey hospitality and equestrian business with established infrastructure, proven concept, and significant expansion potential. 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

Stutt's Ranch Resort and Arena, located just six miles northwest of Wickenburg and minutes from downtown and the renowned Rancho Rio arena, offers a rare blend of authentic western tradition and refined comfort. Designed for ropers, trainers, and western enthusiasts, the property features a 150' x 280' pipe roping arena, 42 covered stalls, four 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 RV park with multiple hookups, creating a complete Arizona retreat where exceptional horsemanship and relaxed desert living come together seamlessly.



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