4W Ranch
Gila County, Arizona

Photo [1] – View of the ranch

Offered for sale exclusively by:

Mat Englehorn

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**Location**
The property is near Giselia, Arizona, between Phoenix and Payson and is roughly 1 1/2 hours from Phoenix. From Rye, the property is approximately 5 miles off the Beeline Highway (US 87).
*(Please see the location map below)*

**General Description**
Surrounded on three sides by the Tonto National Forest. The property is on the western boundary by the Hellsgate Wilderness. Tonto Creek runs along the property on the south side.

**Size**
16± acres

**Parcel Number**
Gila County – 304-35-001

**Improvements**
- 3000± sq. ft., 2 story custom house by Canavi Log Homes, 3 bedrooms, 3 1/2 baths
  *(Please see photos 1, 2, 7, 8, 10, 11, and 12 below)*
- Horse barn/garage
  *(Photo 4)*
- Well house
- Horse pasture with sprinklers
  *(Photo 6)*

**Weather**
Weather records from Jake's Corner, show the following:

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<thead>
<tr>
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<th>Mean High</th>
<th>Mean Low</th>
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<tbody>
<tr>
<td>January</td>
<td>58</td>
<td>32</td>
</tr>
<tr>
<td>July</td>
<td>100</td>
<td>70</td>
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The property is at 2,945 feet.

**Utilities**
Power, phone, wells, septic, satellite.

**Remarks**
The 4W Ranch is an outstanding property with classic Arizona riparian features and irrigated pasture. It is an island surrounded on three sides by National Forest which provides unlimited opportunities for horseback riding and hiking. The Hellsgate Wilderness is a stones throw away. It is easily accessible from Phoenix and Payson but is at the end of the road with a locked gate. The exceptional custom home was featured in "Country's Best Log Homes" magazine.

**Price**
$1,950,000
Location Map

The ranch is roughly 1 ½ hours from Phoenix
Parcel Map
Floor plan