

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

104.511 Acres on the Agua Fria River Yavapai County, Arizona



Offered for Sale Exclusively by:

Andy Groseta

Headquarters West, Ltd.

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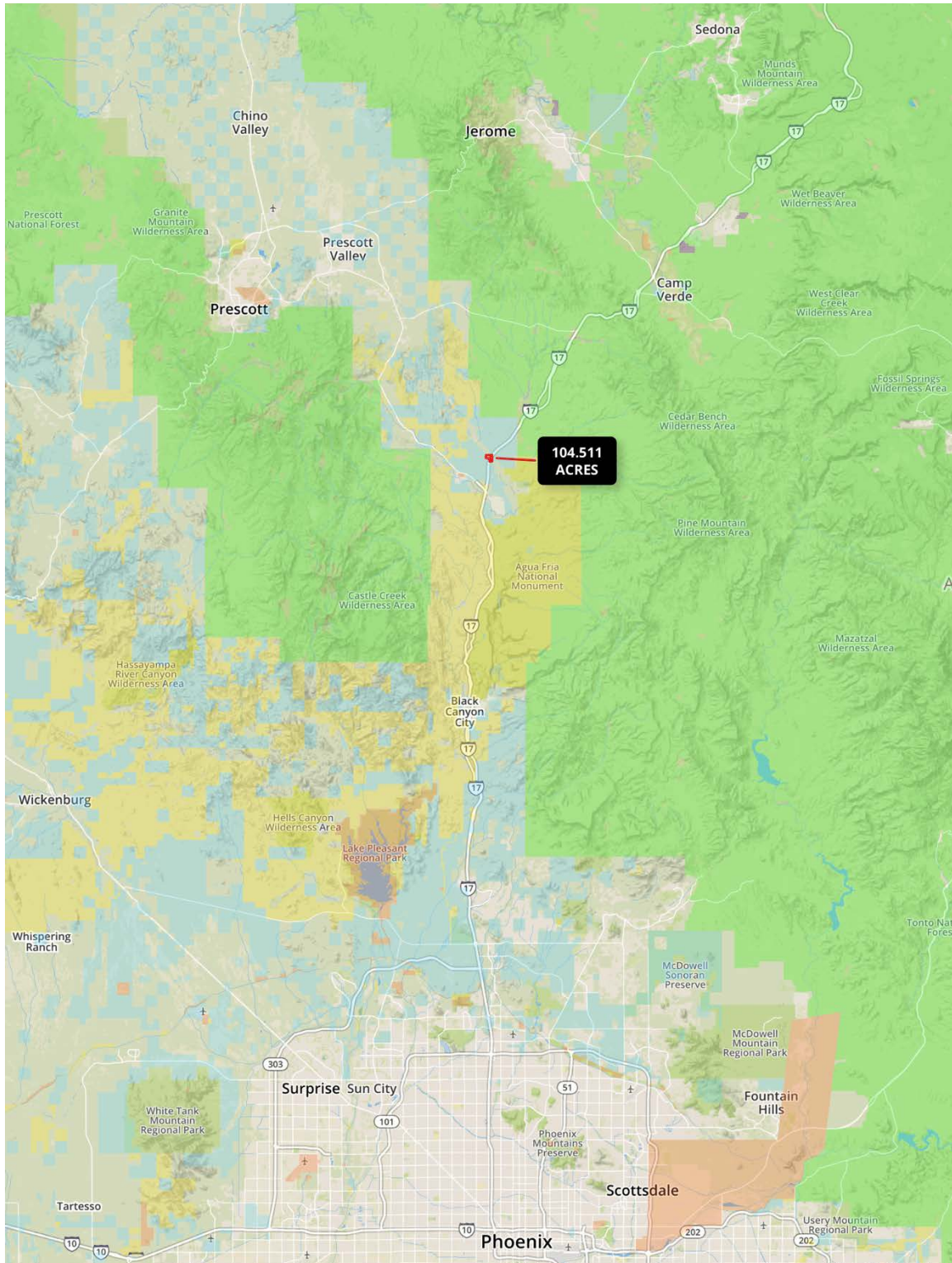
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LOCATION & ACCESS

The property is located 70 miles north of Phoenix via I-17. Take Exit 268 (Dugas Rd. – Orme Rd.) and travel west on Old Sycamore Road for approximately 4.2 miles; cross the Agua Fria River and turn left (south) on a two track ranch road approximately 1.3 miles to the property. Old Sycamore Road also connects to Highway 69, the two track road turn off is 3.5 miles east of Highway 69. The owner is in the process of acquiring legal access to the property through State Trust land and neighboring ranch.



Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

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DESCRIPTION

The property consists of 104.511 surveyed acres. Approximately 2/3rds of the property is located northeast of I-17 with the balance being located southeast of I-17. The property adjoins State Trust lands on its western, southern, eastern and northeastern property boundary. The Agua Fria River runs through the middle of the property. Elevation is approximately 3,700' with level to gently rolling topography.

IMPROVEMENTS

There is a small horse corral by the non-functional windmill in the northwest corner of the property.

VEGETATION

Vegetation includes mesquite bosques on the benches on both sides of the Agua Fria River. There are a few cottonwood and willow trees along the river.

WATER

The property has two wells, one has a non-operable windmill and the other is unequipped (ADWR registration #'s 55-618740 and 55-618741). The Agua Fria River bisects the property for approximately half a mile and runs water intermittently.

ZONING

Zoning is controlled by Yavapai County and is classified as RCU-2A, a two acre minimum parcel size.

PROPERTY TAXES

The 2016 property tax bill was \$19.30 (Yavapai County Assessor Parcel No. 500-04-002).

COMMENTS

- 1) This is a prime investment property located only one hour north of Phoenix; 40 minutes from Prescott; and 50 minutes from Sedona.
- 2) For those who enjoy riparian properties, the Agua Fria River runs through the middle of this acreage for approximately 3/8th of a mile. There are mesquite bosques that are located on benches on both sides of the Agua Fria River.
- 3) The property is located in the middle of Arizona's ranching country. This is your chance to own a piece of the West.

PRICE

\$400,000 cash – submit all offers.

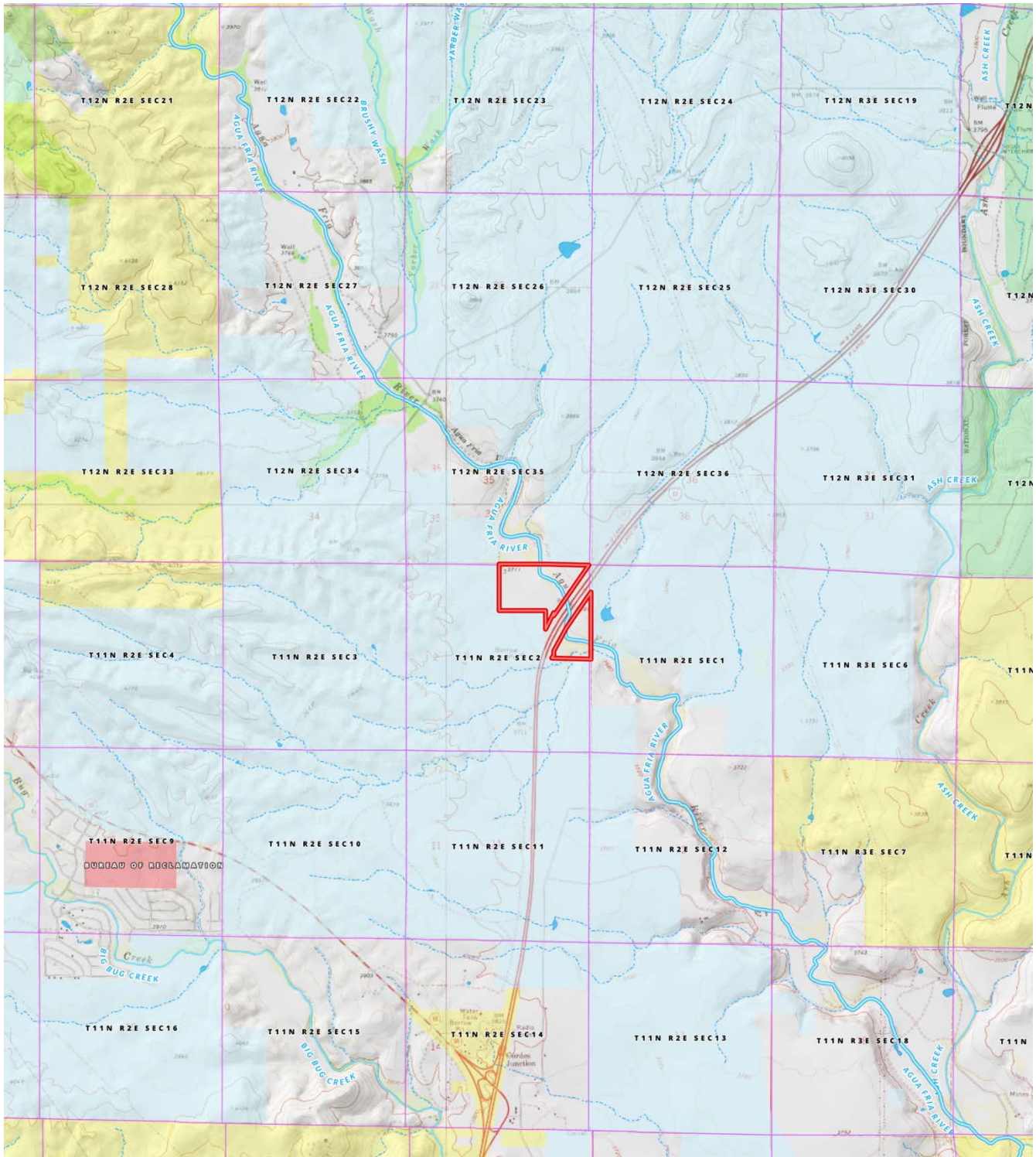
LISTED EXCLUSIVELY BY

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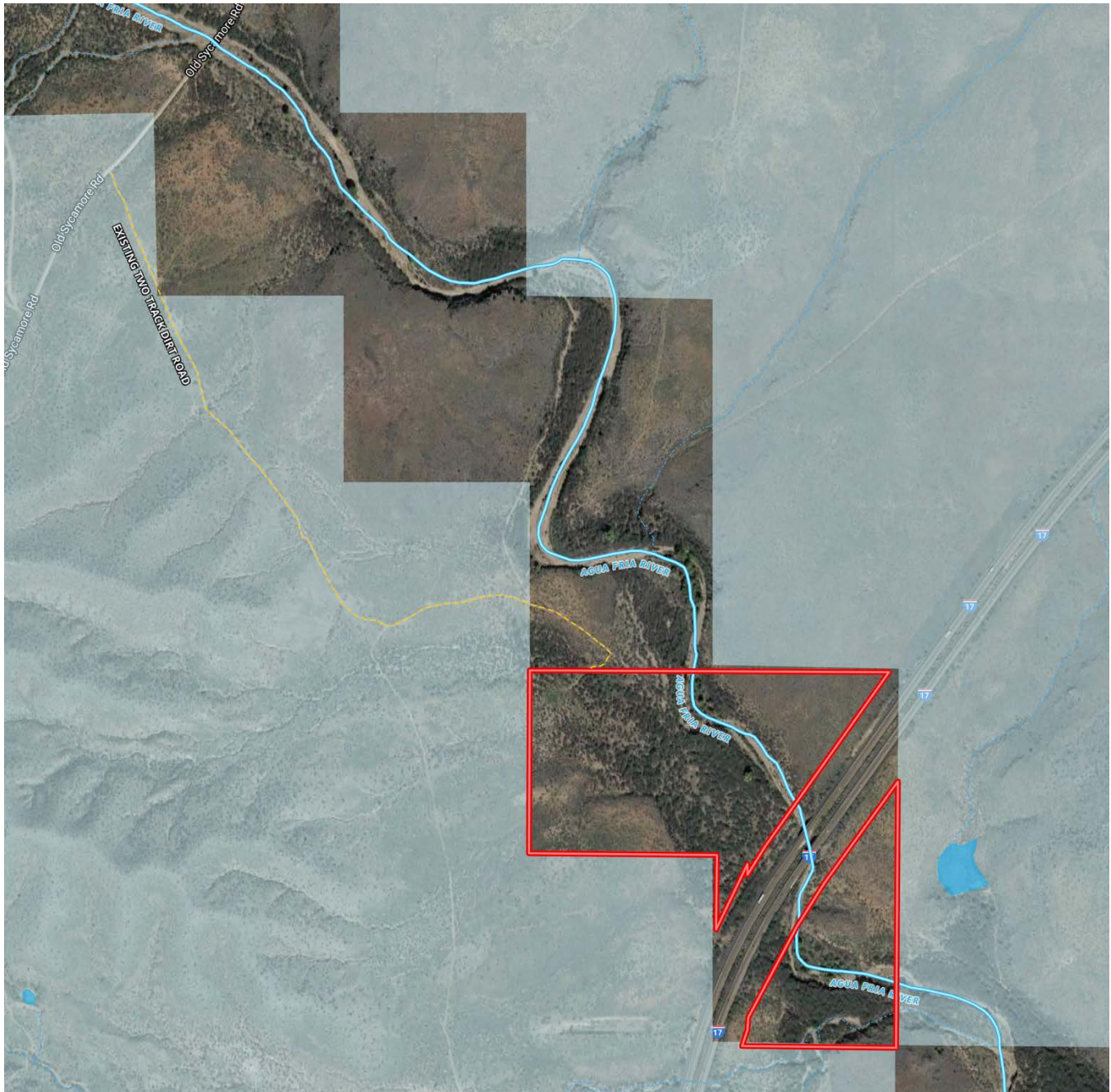


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