Coon Creek Ranch
Gila County, Arizona

Offered for sale exclusively by:

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Location
Located approximately 32 miles north of Globe, 10 miles northeast of Roosevelt Lake. Accessible from Globe via 23 miles on State Route 88/288 to the Cherry Creek Road, then 9 miles east to the property. SR 88/288 are paved, Cherry Creek Road is dirt. 1 ½ hours from Phoenix. (Please see the location map below)

General Description
Consists of 86.92 acres surrounded by the Tonto National Forest. Homesteaded in 1914. Coon Creek meanders through the length of the property. Elevation 2,800 to 3,010 feet. About 7 acres irrigated land, gravity flow from Coon Creek. Irrigated area includes fifty± mature pecan trees. Classic riparian habitat along Coon Creek includes large Sycamore and Cottonwood trees.

Improvements
- Dwellings consist of the historic (1918) adobe house, approximately 2,590 sq. ft. This house is in poor condition.
- The second dwelling is a mobile home, 1,100 sq. ft. in fair condition
- Open barn
- Storage/shop
- Solar/generator building

Utilities
- Electricity provided by solar system with a propane generator backup. There is also a small hydro generator.
- Domestic water supplied by spring or well

Summary
The Coon Creek Ranch is an outstanding retreat with classic Arizona riparian features and irrigated pasture/orchard around the buildings. It is an island surrounded by National Forest which provides unlimited opportunities for horseback riding and hiking. The Salt River Canyon Wilderness is ¾ miles south and the Sierra Ancha Wilderness is 4 miles to the north. It is easily accessible from Phoenix and Tucson but is at the end of the road with a locked gate.

Price
$1,750,000. Terms available.
Pictures (Continued)

[10] Real estate broker

Location Map
The ranch is roughly 1 ½ hours from Phoenix