Coyote Creek
Apache County, Arizona

Listed for sale exclusively by:

Traegen Knight
Headquarters West Ltd.
PO BOX 1980
St. Johns, AZ 85936
Phone: (928) 524-3740, Fax: (928) 563-7004, Cell: (602) 228-3494
info@headquarterswest.com
www.headquarterswest.com/ coyote
Location
The property is located in eastern Arizona near the New Mexico state line in southern Apache County approximately 200 miles northeast of Phoenix, Arizona and 170 miles southwest of Albuquerque, New Mexico. The property is situated ½ mile south of US Hwy 60 along Coyote Creek and 11 miles east of Springerville, near the White Mountains of Arizona. The property is accessible by 8 miles of paved US Hwy 60 east from Springerville, Arizona to County road #4225 (maintained gravel), then 3½ miles southeast on #4225 to a dirt road, then 2 miles east to the boundary.

Land Tenure
504 deeded acres – vacant unimproved

Legal Description
Township 9 North Range 31 East
Gila and Salt River Baseline and Meridian
Sections 27, 28 & 34: Portions thereof
Apache County Assessor parcel numbers: 105-38-001, 105-39-001 & 105-41-001

Property Description
The land is contained in an irregular block along Coyote Creek. The creek is a dry wash and only runs during periods of heavy rain or significant snow melt in the spring time. The deeded land is completely surrounded by State Trust land in Arizona and neighbors the Escudilla Bonita subdivision across the state line in New Mexico. There are no building improvements located on the property. Topography includes rolling hills with scattered Pinion Pine and Juniper trees, overlooking the Coyote Creek arroyo. The arroyo and hillsides are made up of red and tan sandstone formations with many large boulders scattered among the trees. A large malpais mesa lays along the eastern boundary of the property providing a private atmosphere.

Water
There is no developed water on the property, however; wells in the area vary between 100 and 400 feet deep with domestic drinking water quality.

Vegetation
Plains & Desert Grassland, Pinion/Juniper Woodland and Montian-Conifer Forest. Primary grasses include Kentucky bluegrass, pine drop seed and mountain muhly on the summer range and blue grama, black grama, squirrel tail, needle & thread on the winter range. Browse species include white sage, blue sage and chamisa.

Climate
Average annual precipitation ranges from 10 to 12 inches with the majority coming in the late summer months during the monsoon season. Winter months will see snowfall on occasion typically melting down after a few days.

Average daily maximum temperature is 82.3° Fahrenheit in July and 47.5° in January.
Average daily minimum is 51.1° in July and 15.2° in January.

Utilities
No public utilities are currently in use on the property. Electrical service lines are located across the state line in New Mexico within a ¼ mile of the property.

Zoning
Apache County GU: General Unclassified

Taxes & Fees
Year 2005: $3,929.34

Price
$2,520,000 – Cash

Inquire about other deeded parcels available:
Bar Flying V Ranch $7,400,000
Bennett 480 acres $2,400,000
Chase Tank 40 acres $400,000
Escudilla Mtn. 160 acres $4,800,000

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.
Photos

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Aerial Image of Deeded Land

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