

# HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

## *Offered For Sale*

**1,278.2± Acres**

**Black Canyon City, Yavapai County, Arizona**

**Location:** The offered property is located northeast of Black Canyon City, 41 miles north of Downtown Phoenix, and adjacent to the Tonto National Forest and the Agua Fria National Monument, in southern Yavapai County, Arizona.

**Access/Frontage:** The property has physical access via dirt Tara Springs Road. The property does have physical access, but legal access must be perfected across some State Land and two privately owned 40 acre parcels.

**Acreage/Use:** 1,278.2± tax roll acres of land. The property is currently utilized for livestock grazing. Seller will lease back the property for grazing uses so that the Buyer can preserve the agricultural use tax status. There are no structures on the site. There are 2 to 3 natural springs, and Squaw Creek will flow on an intermittent or seasonal basis.

**Water Rights:** All water rights associated with the 1278.2± acres will be conveyed to the Buyer.

**Zoning:** Yavapai County Rural Conservation Use – 2 Acre minimum site, (RCU-2A).

**Flood Hazards:** Per FEMA Flood Map #04025C, Panel 3655F, dated 6/6/01, the offered property that fronts Squaw Creek is in a narrow Flood Zone A area, a 100 year flood plain, while the remainder of the property is located in a Zone X area, an area outside of the 100 year flood hazard area.

**Utilities:** There are no City water and sewer utilities in the area. No electric or telephone to the property at this time. Utilities typical to the neighborhood include:

- Telephone: Qwest is the primary carrier in the area, and various cellular and long distance carriers.
- Electric: APS.
- Water: Domestic wells are permitted. There are three wells on the property, and one is equipped for livestock use.
- Sewage: Individual septic tanks.
- Television: Antennae or various satellite services.

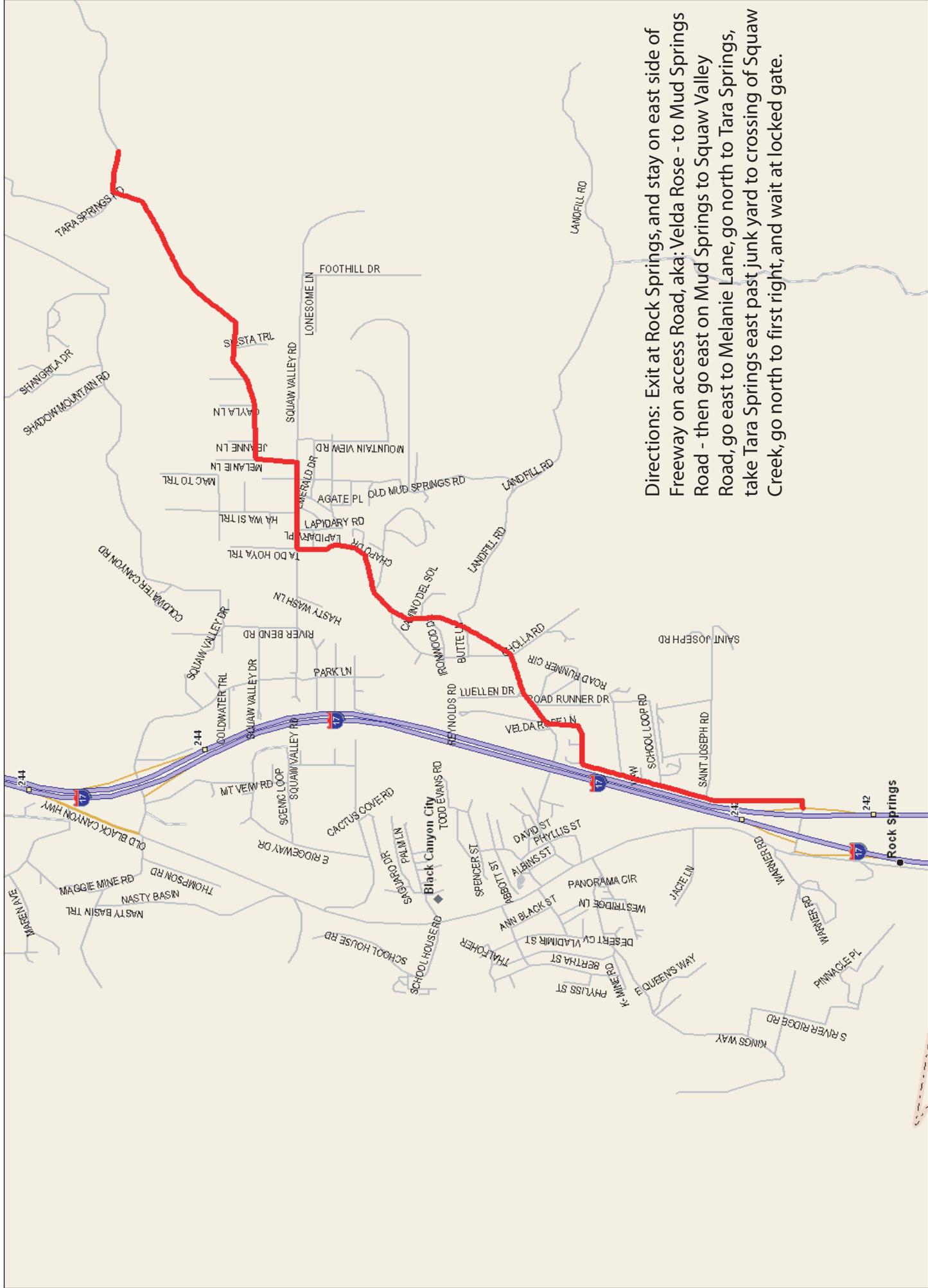
**Price: \$31,955,000, or \$25,000 per gross acre.**

**Terms: Cash.**

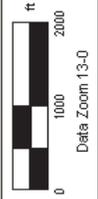
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The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.

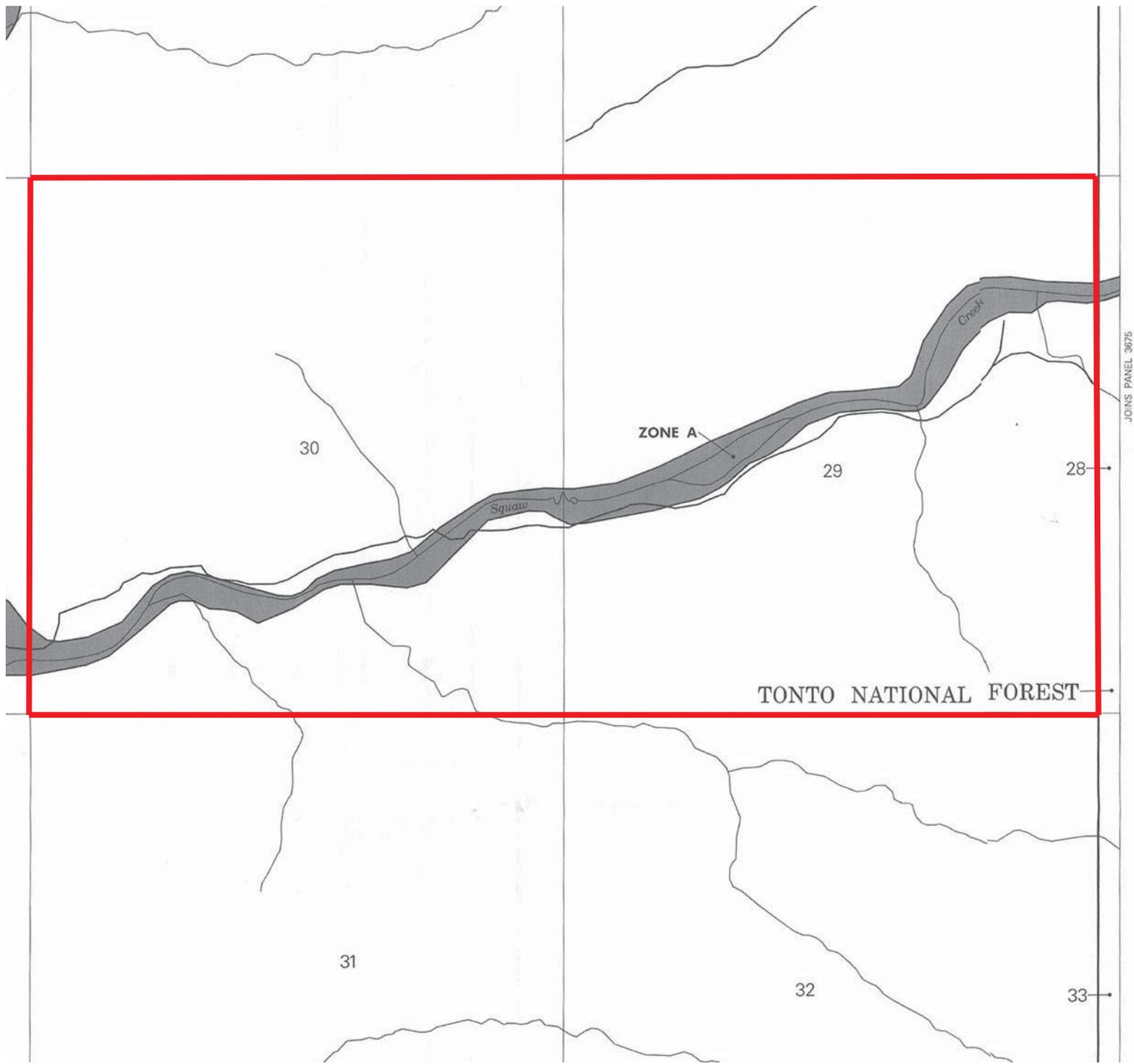


Directions: Exit at Rock Springs, and stay on east side of Freeway on access Road, aka: Velda Rose - to Mud Springs Road - then go east on Mud Springs to Squaw Valley Road, go east to Melanie Lane, go north to Tara Springs, take Tara Springs east past junk yard to crossing of Squaw Creek, go north to first right, and wait at locked gate.



1280 +/- ACRES YAVAPAI COUNTY

FLOOD HAZARD MAP



1280 +/- ACRES YAVAPAI COUNTY



1280 +/- ACRES YAVAPAI COUNTY

YAVAPAI COUNTY ZONING RCU-2A  
2 ACRE MINIMUM FOR RESIDENTIAL OR AGRICULTURAL USES

