



The Dos S Inholding - 22.78 Acres

Surrounded By
Tonto National Forest
Maricopa County, Arizona



Exclusively Listed For Sale By:

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Paul Groseta

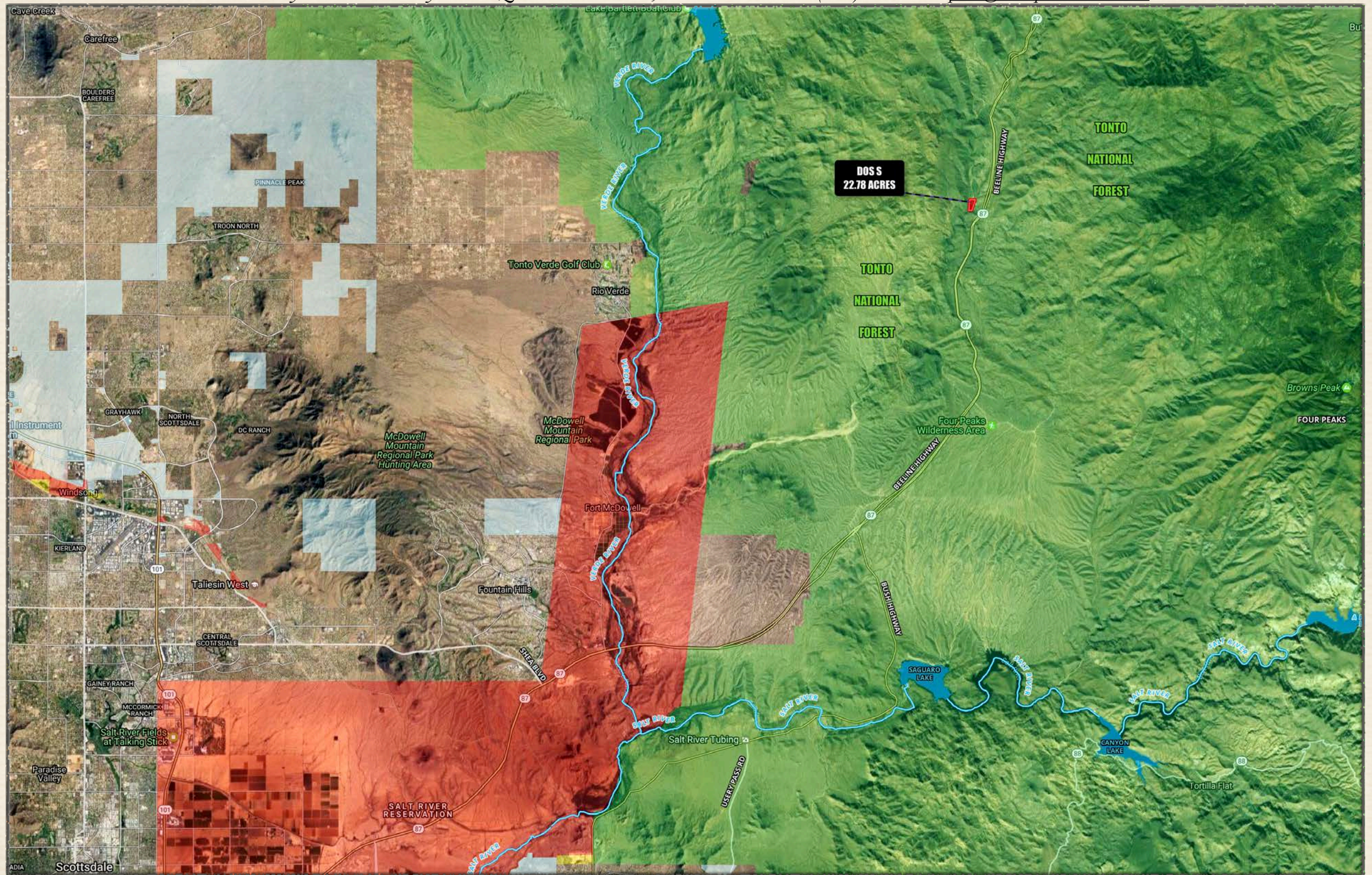
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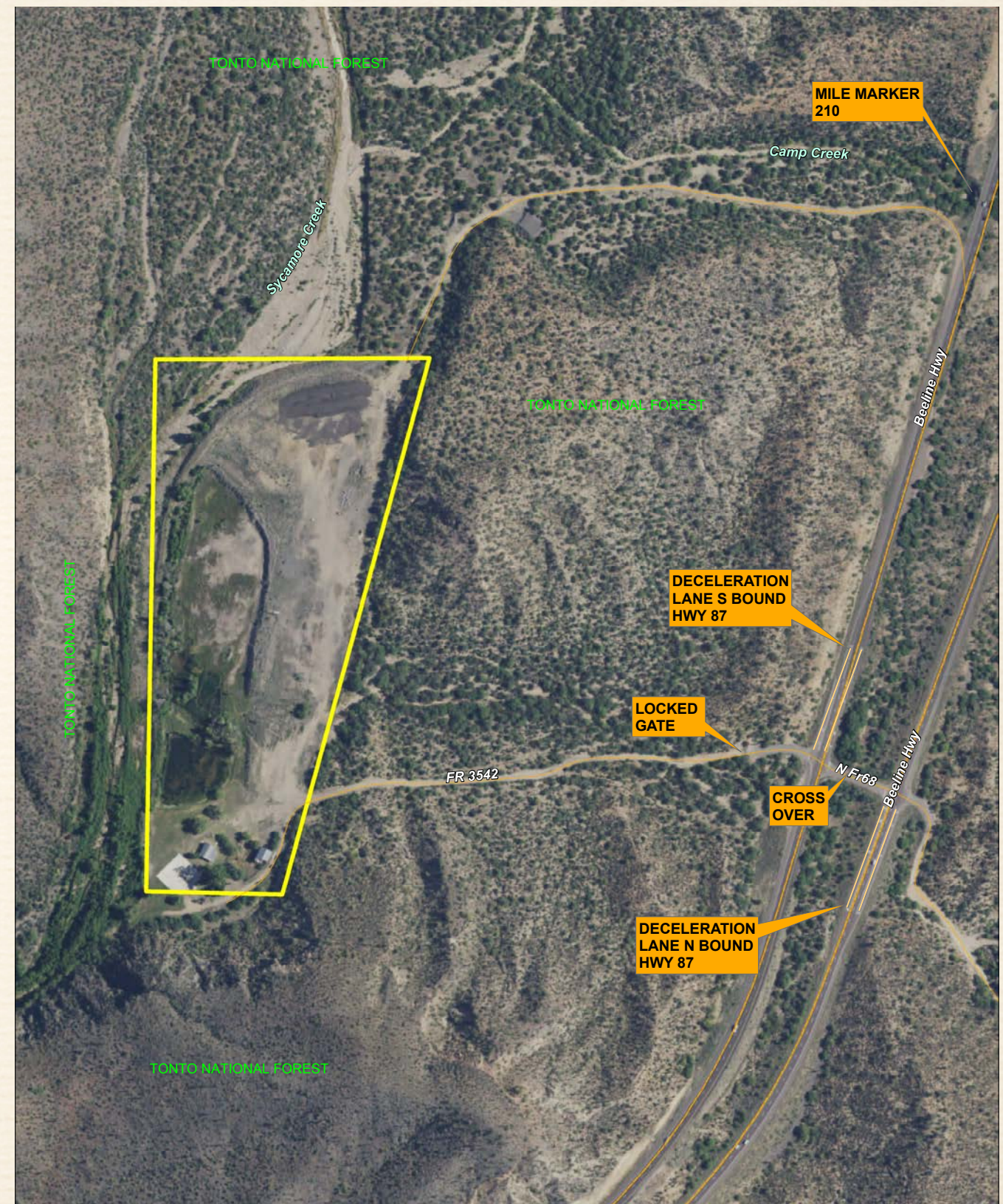


The Dos S Inholding is located at 29806 N Beeline Highway approximately 20 miles from the Shea Boulevard/Highway 87 intersection at Fountain Hills. Just north of mile post 209 is a deceleration lane and cross over with a locked gate. The Dos S is less than 1/4 mile off Highway 87 but remains private and secluded on Sycamore Creek, it is not visible from Highway 87. Payson is located 40 miles north of the Dos S.

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- ❖ The 22.78 acre Dos S inholding is situated in a secluded classic Sonoran desert setting with saguaro cactus and large Sycamore trees along the creek. It is completely surrounded by Tonto National Forest.
- ❖ Maricopa County APN 219-03-002A. Zoning is RU-190 with a 4.36 acre minimum parcel size. There are no utilities to the Dos S. It is located on a non-printed flood map, however Sycamore Creek bisects portions and flows part of the year. There is a levee in place to protect from flooding hazards.
- ❖ Dos S Spring is on the property (ADWR #33-96885.0) and flows part of the year, typically drying in the heat of the summer. There are three submersible wells and one hand pump well, one well is artesian (not in the Phoenix AMA). The spring and artesian well fills a pond.
- ❖ Improvements consist of a poured concrete home with porch that was built in 1926. There is an older pole barn with small corral and a concrete pad where another former barn was located.
- ❖ The elevation of the Dos S is approximately 2,200'. The entire site has been leveled and is mostly usable.

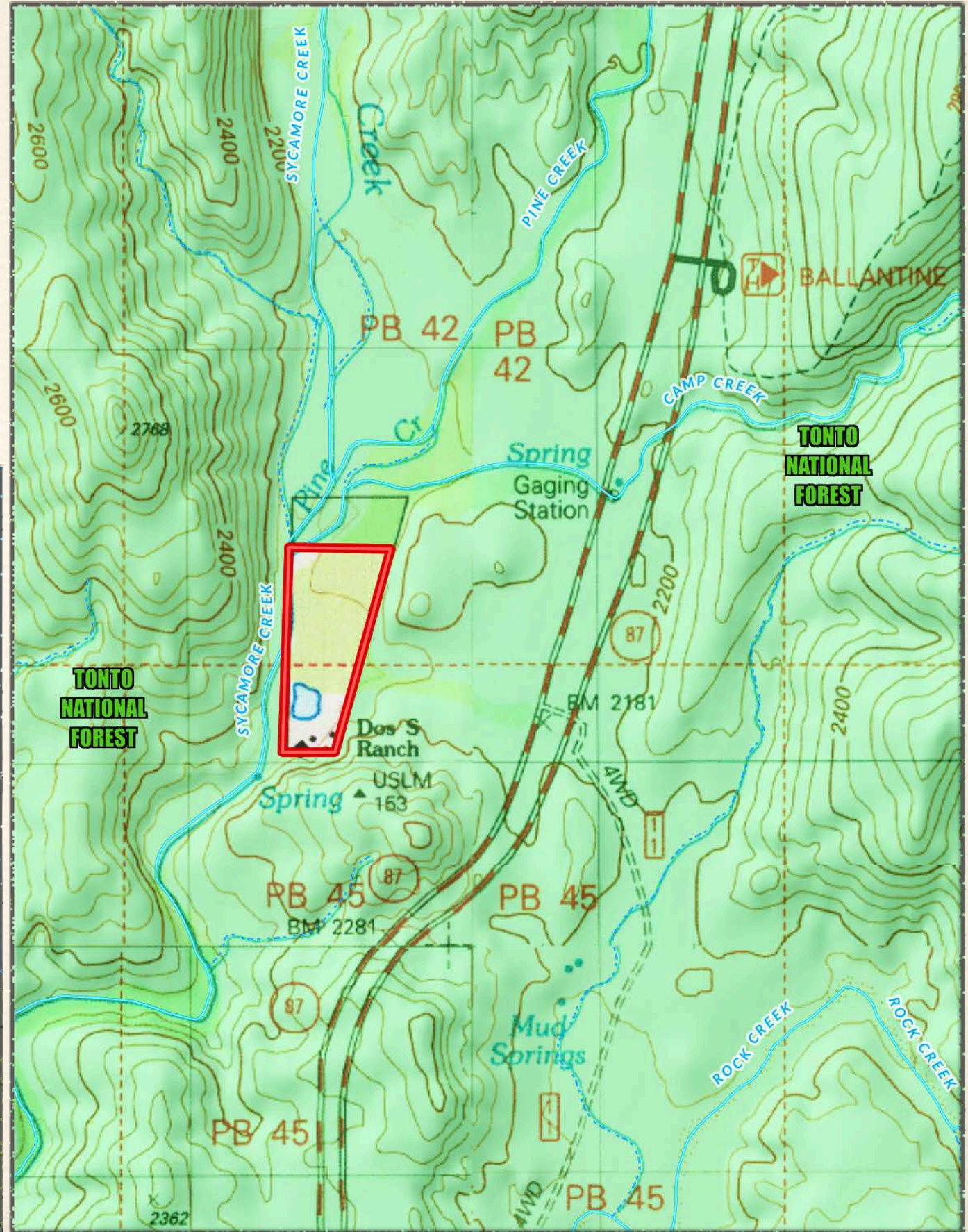
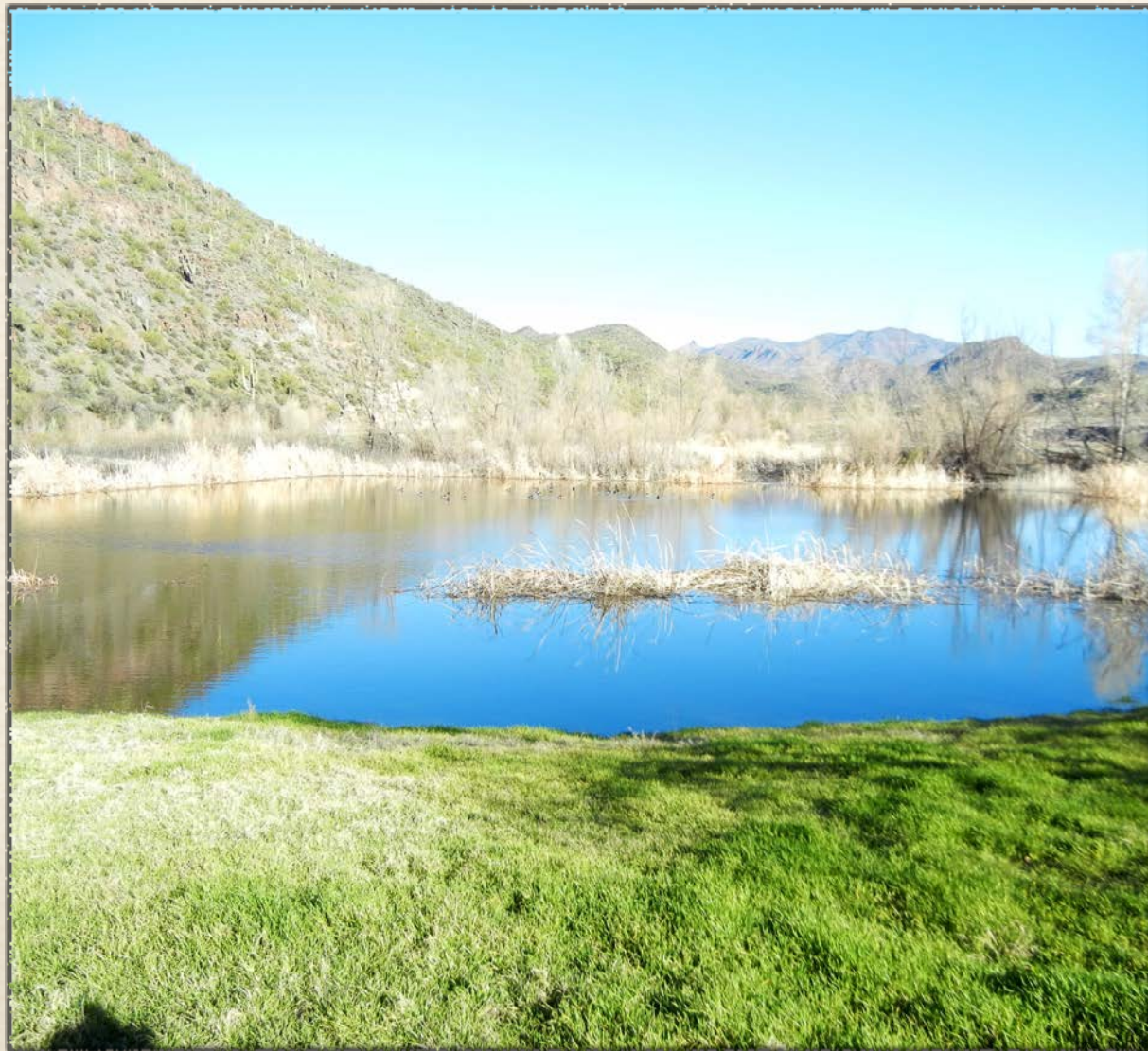


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The Dos S has been in the same family ownership for over 100 years. It conveys to a new owner with 100% of whatever mineral or water rights the seller actually owns. The seller and broker make no representation as to the quantity or quality of any mineral, other sub-surface or water rights appurtenant to the property. The information provided herein was obtained from sources deemed reliable but is not guaranteed by the broker. Prospective buyers should check all the facts to their satisfaction. The Dos S is offered for sale exclusively by Headquarters West, Ltd. Please contact Paul Groseta for more information (928) 853-8369 paul@headquarterswest.com

Price: \$1,025,100 or \$45,000 per acre
Submit all offers.



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