

2.5 Acres of the Gold Tooth Claim Yavapai County, Arizona



“The Jewel of the Verde River”

Offered for sale exclusively by:

Paul Groseta

Headquarters West Ltd.
51 Verde Heights Drive, Suite A
P.O. Box 1840
Cottonwood, AZ 96326
Phone: (928) 634-8110; Fax (928) 634-2113; Mobile: (928) 853-8369
Email: paul@headquarterswest.com
Web: www.headquarterswest.com/goldtooth

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.

LOCATION

Located in one of the most peaceful and scenic settings around, the property is on the Verde River just above the confluence of Sycamore Creek. The site is located behind a locked gate at the trailhead for the Sycamore Canyon Wilderness (Parsons Trail) at the end of the road. Old Town Cottonwood is a 15 mile drive. The road after the locked gate is primitive and crosses Sycamore Creek, four wheel drive may be necessary and Sycamore Creek may be impassable at times. There is also a cable cart crossing over Sycamore Creek.



Overlooking the property on the Verde River below the red rock cliffs of Packard Mesa.

DESCRIPTION

The property is a portion of the Gold Tooth Lode Mining Claim in the Verde Mining District (M.S. 2868). It is the only mining claim in private ownership on the entire Verde River. It is set amongst some of the most scenic country in Arizona. Less than a ½ mile to the north are the red rock cliffs of Packard Mesa that tower over a 1,000' looking down on the property. The Verde Canyon Railway touches the southern boundary of the property. Elevation is 3,600' with the north end having steeper cliffs and the bottom land along the river is fairly level.

ACREAGE

2.5± gross tax roll acres. The site has not been surveyed.

IMPROVEMENTS

1,100 sf cabin built in 1970s and added onto 10-20 years ago. The cabin is built into the rock cliffs and has two beds and one bath. The home has electrical service, telephone is via a cell phone with booster, sewer is via septic, water for domestic use and irrigating is pumped from the Verde River – drinking water is hauled in. There are three other outbuildings for storage.



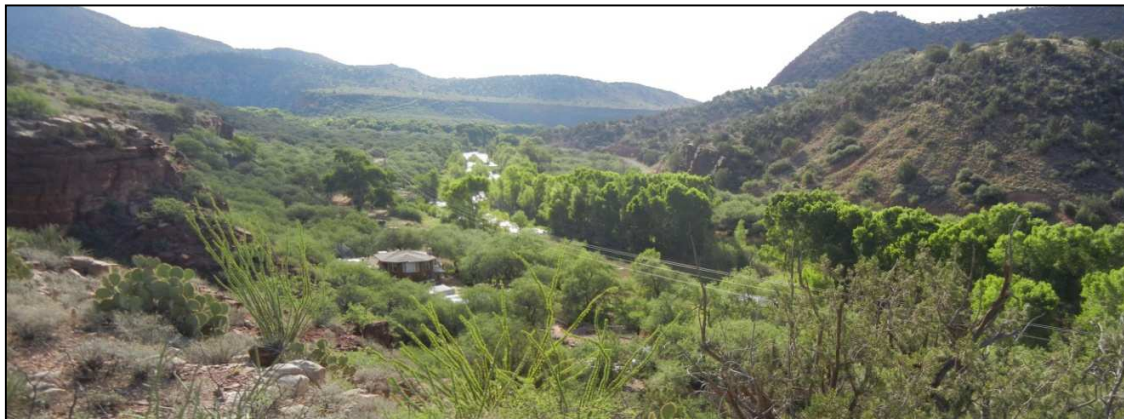
The cabin in lush foliage.

WATER RIGHTS & VERDE RIVER

The site shares in ADWR Right No. 36-29482 which is a claim of 122.27 Acre Feet annually for the entire Gold Tooth claim (20.66 acres). The priority date of this right is April 14, 1900 – about a decade before Arizona’s statehood. Uses are for mining, irrigation, stockwater and domestic uses. The property has 125’ of frontage on both sides of the Verde River. Cottonwood and willow trees and other riparian flora and fauna are abundant.

WILDLIFE & RECREATION

Typical wildlife in the area is bobcats, mountain lion, black bear, river otter, beavers and whitetail deer, along with numerous varieties of birds and fish species in the Verde River. As you can imagine in such a location surrounded on three sides by Prescott National Forest, bisected by the Verde River and being located near the mouth of the 55,937 acre Sycamore Canyon Wilderness (second largest canyon to emerge from Arizona’s Red Rock Country) - recreation possibilities are endless.



View above cabin looking east down the Verde River to the confluence of Sycamore Creek.

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View looking south above the canyon on site.

TAXES

2010 property taxes for parcel 400-09-007C are \$588.34.

COMMENTS

The Gold Tooth claim is the jewel of the Verde River. The possibilities are endless as this is one of the last true wild settings with private ownership on the Verde River. The supply of private property similar to the Gold Tooth claim in Arizona and even the southwest has significantly been reduced due to Federal acquisition. This is your chance to get a piece of property that may possibly be the last of its kind.

PRICE

\$750,000 cash and shown by appointment only.

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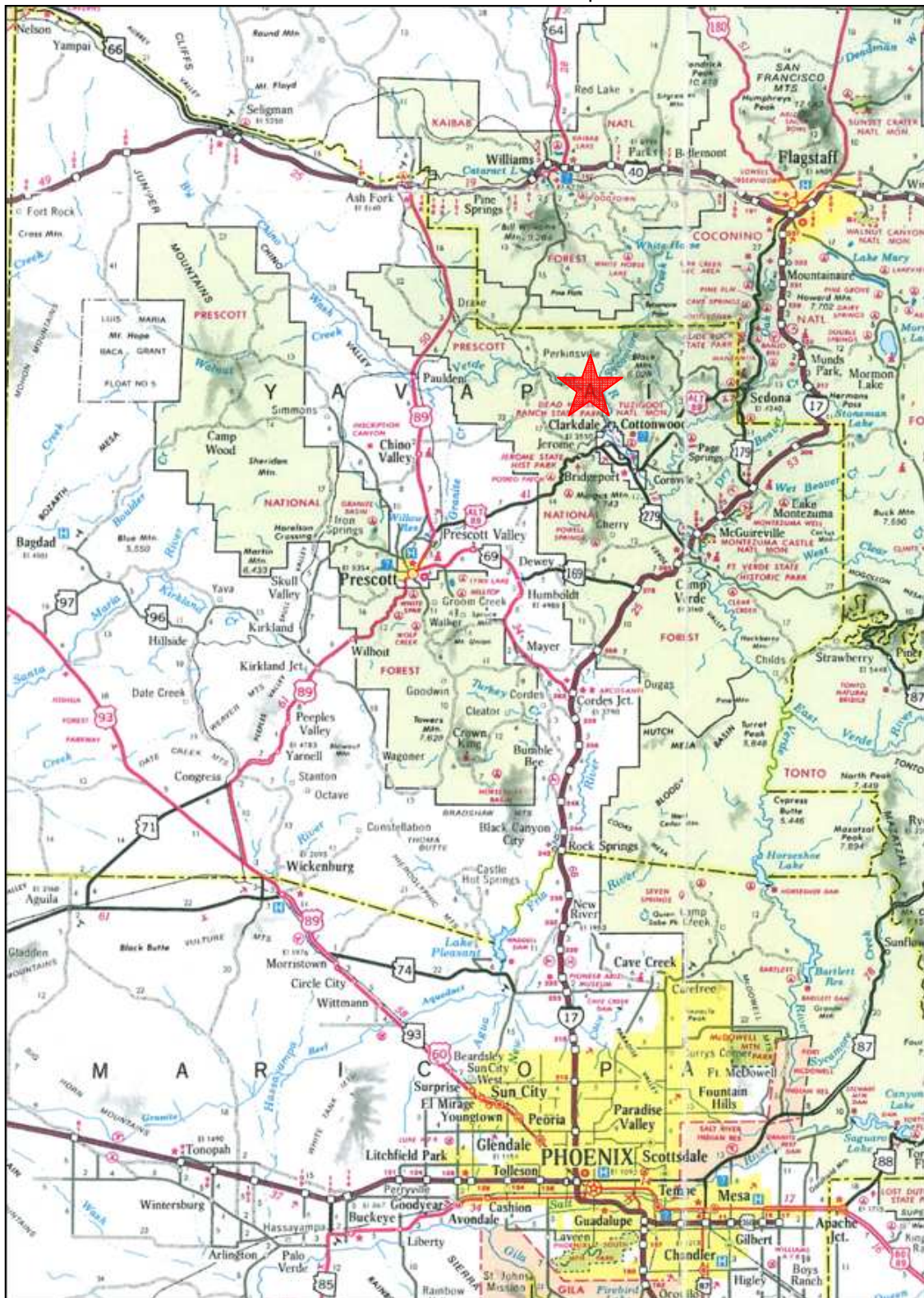
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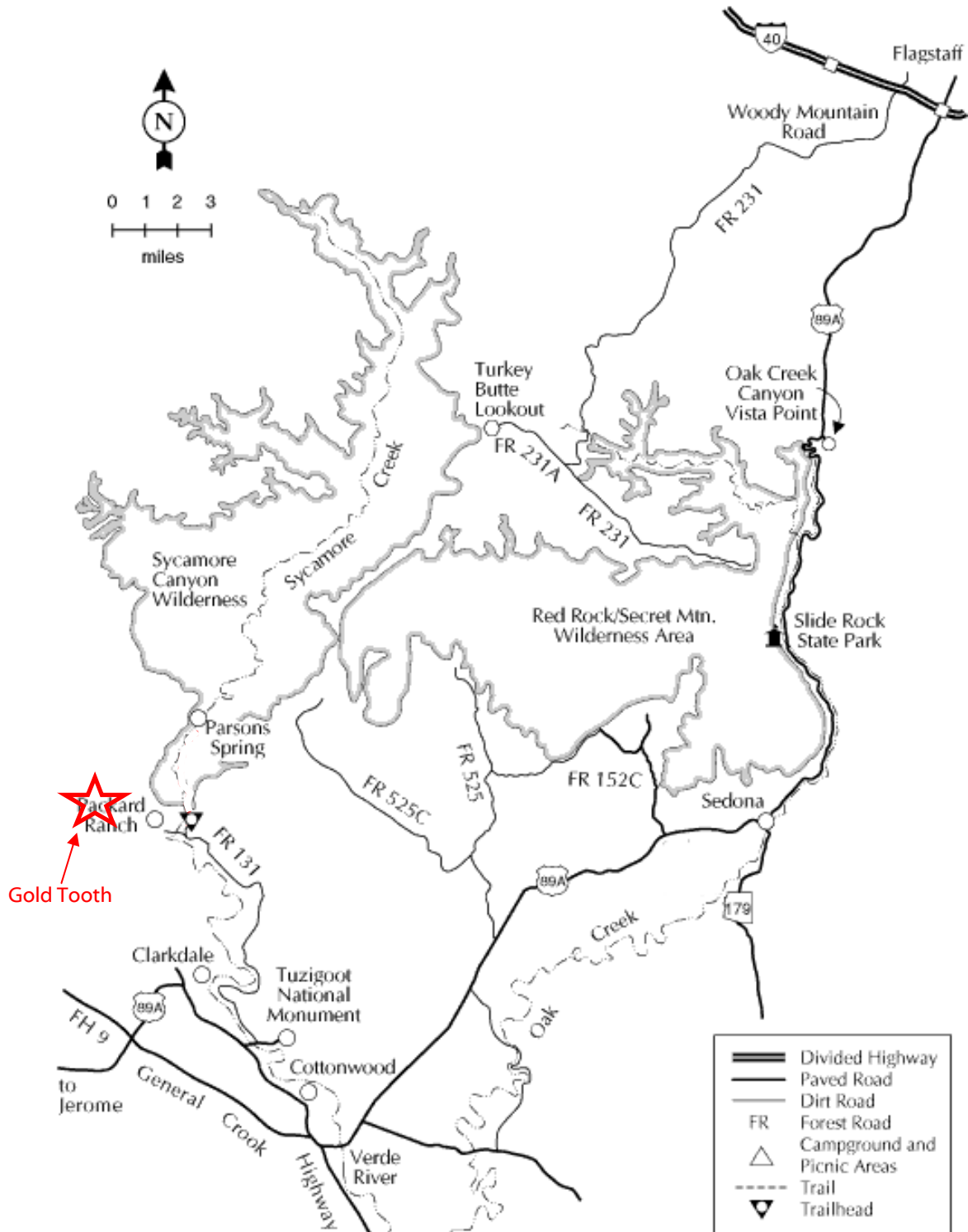
View downstream of Verde River frontage on the property.

Gold Tooth Area Location Map



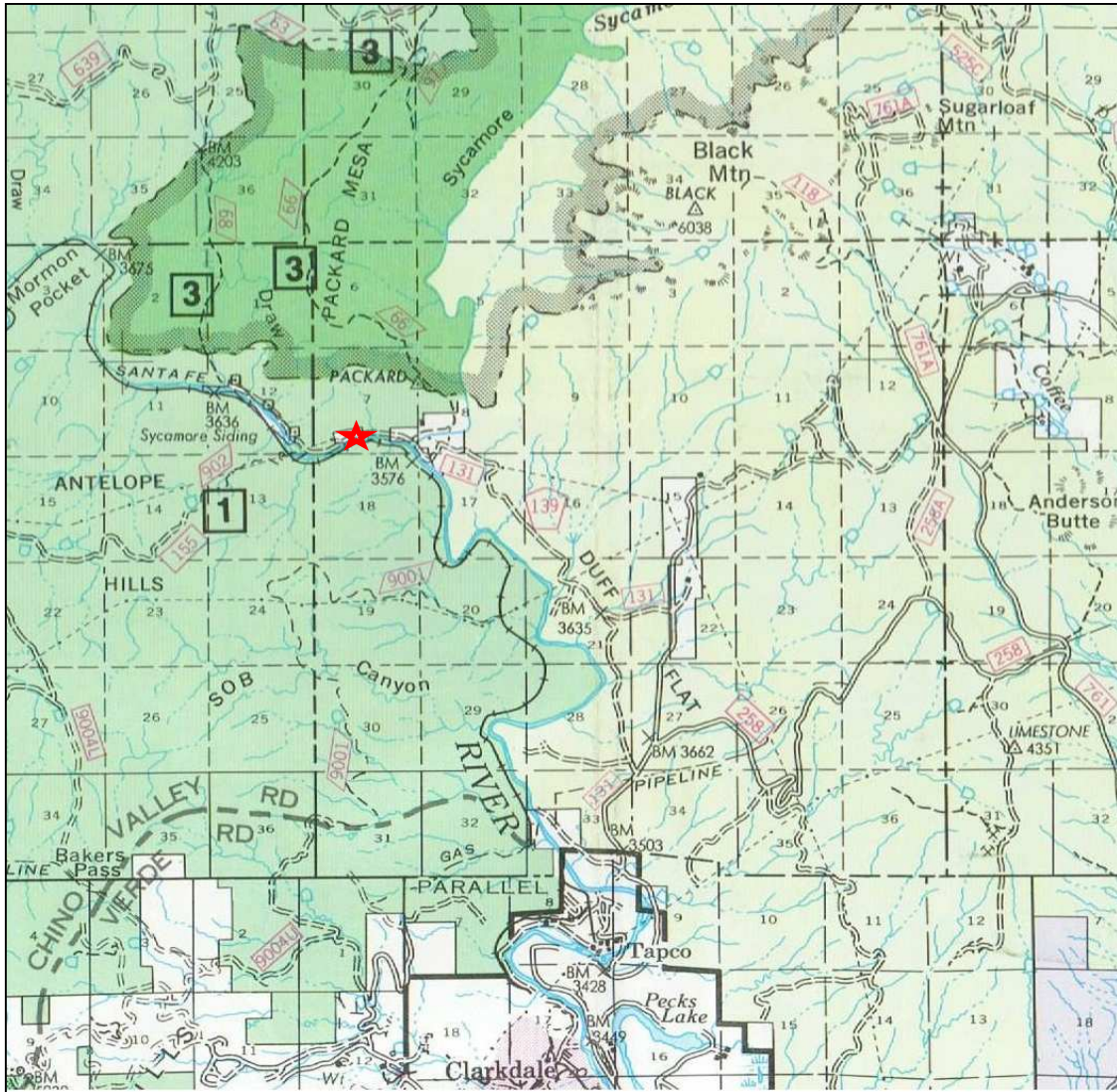
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Gold Tooth Verde Valley Location Map



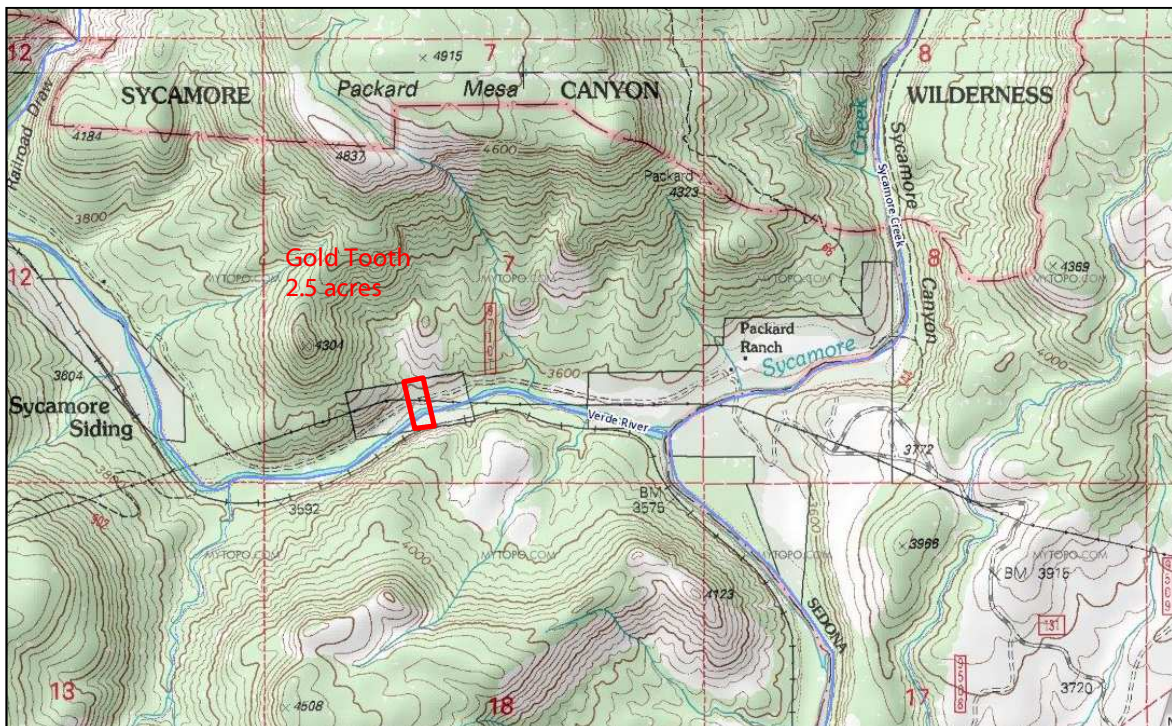
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Gold Tooth USFS Map



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Gold Tooth Aerial & Topography Map
*approximate boundary location, not survey accurate



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Photographs



View near the southern end of property looking north at the red rock cliffs of Packard Mesa.



View near the northern end of property looking up the Verde River.

Photographs



View of the cabin and the Verde River.



View of Sycamore Canyon Rd (FR 131) about two miles east of property, Packard Mesa on left.

Photographs



View from the locked gate at the Sycamore Canyon trailhead.



View of the low water crossing on Sycamore Creek.

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