

# Red Horse Ranch Parks, Arizona



*Offered for sale exclusively by:*

**Paul Groseta**

Headquarters West, Ltd.  
51 Verde Heights Drive, Suite A  
P.O. Box 1840  
Cottonwood, Arizona 86326  
Phone: (928) 634-8110; Fax (928) 634-2113; Mobile: (928) 853-8369  
Email: [paul@headquarterswest.com](mailto:paul@headquarterswest.com)  
Web: [www.headquarterswest.com/listings/redhorse](http://www.headquarterswest.com/listings/redhorse)

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### **Location**

The Red Horse Ranch is located two miles north of I-40 at Parks, 18 miles west of Flagstaff. The ranch has great physical and legal access, Flagstaff is a 20 minute drive.

### **Description**

The Red Horse Ranch is an outstanding horse property in the pines at an elevation of 7,300'. The ranch's 59.55± acres consist of scattered ponderosa pine and native grassland for pasture. The ranch has marvelous views overlooking Government Prairie, the San Francisco Peaks and Kendrick Peak. The ranch borders Kaibab National Forest on the north and south sides, there are gates for exploring and trail riding among hundreds of thousands of acres of National Forest.

### **Building Improvements**

- Main Home – two story with four beds and two baths, vaulted ceilings in living area with large windows, propane fireplace with large rock facade, wood floors throughout on first floor, deck with built in barbeque and spiral staircase going to deck off main bed on second story, approx 2,624 sf, has backup propane powered generator that can run all buildings.
- Bunkhouse – 1,400 sf with full bath and kitchen, has stained concrete floors and a covered porch.
- Covered Arena – 100' x 50', dressage size, lighted and enclosed on two sides, I beam construction.
- Roping Arena – Pipe fencing with automatic chute, catch pen and alley, 140' x 270', cinders 2' deep.
- Horse Barn – 6 stalls, (2 are large foaling stalls), automatic waterers with hot water, 10' breezeway with two coil doors, tack room with alarm, has lighting and water spigots.
- Hay Barn – Fully enclosed with coil door, metal roof and siding with metal I beam and pipe pole frame, has lighting and water spigot.
- RV Storage – 15' x 45' with 11' wide coil door, has electricity hooked up.
- Horse Trailer Storage – 12' x 24', two coil doors with electricity.
- Greenhouse – 20' x 16', has new roof, block and glass construction, has water and grow lights.
- Property is fenced and cross fenced into six pastures with native grass.

### **Water**

Water is a rare commodity in northern Arizona, however this property sits in an area that has good, ample and close groundwater. The ranch has three good producing wells, two of which are equipped. The main home and bunkhouse each has a 2,500 gallon buried cistern.

### **Utilities**

Electricity (APS) and telephone (Qwest) are to the property. Propane, television/internet and trash service are by private providers. The property has two septic tanks, three wells and a propane powered backup generator that runs all buildings.

### **Taxes, Zoning & Weather**

2009 property taxes for Coconino County Assessor Parcel #'s 203-52-001S, -001T, -003 and -005 are \$12,627. The zoning for the ranch is Coconino County General 10 acre minimum parcel size. Weather records from Flagstaff show the average July low of 50.8° and high of 81.6°, average January low of 15.2° and high of 42.1°, average annual precipitation is 20.8" and average total snowfall is 99.1".

### **Comments**

The Red Horse Ranch provides for unlimited horse riding and recreational activities, whether it is trail riding or hiking through National Forest or hosting roping events on site. The ranch is a 20 minute drive from northern Arizona's largest city, Flagstaff, where numerous dining and shopping venues are available. Flagstaff Pulliam Airport is capable of handling commercial aircraft and corporate jets.

### **Price**

\$3,000,000, Cash – Shown by appointment only.

### **Contact**

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Red Horse Ranch Photographs



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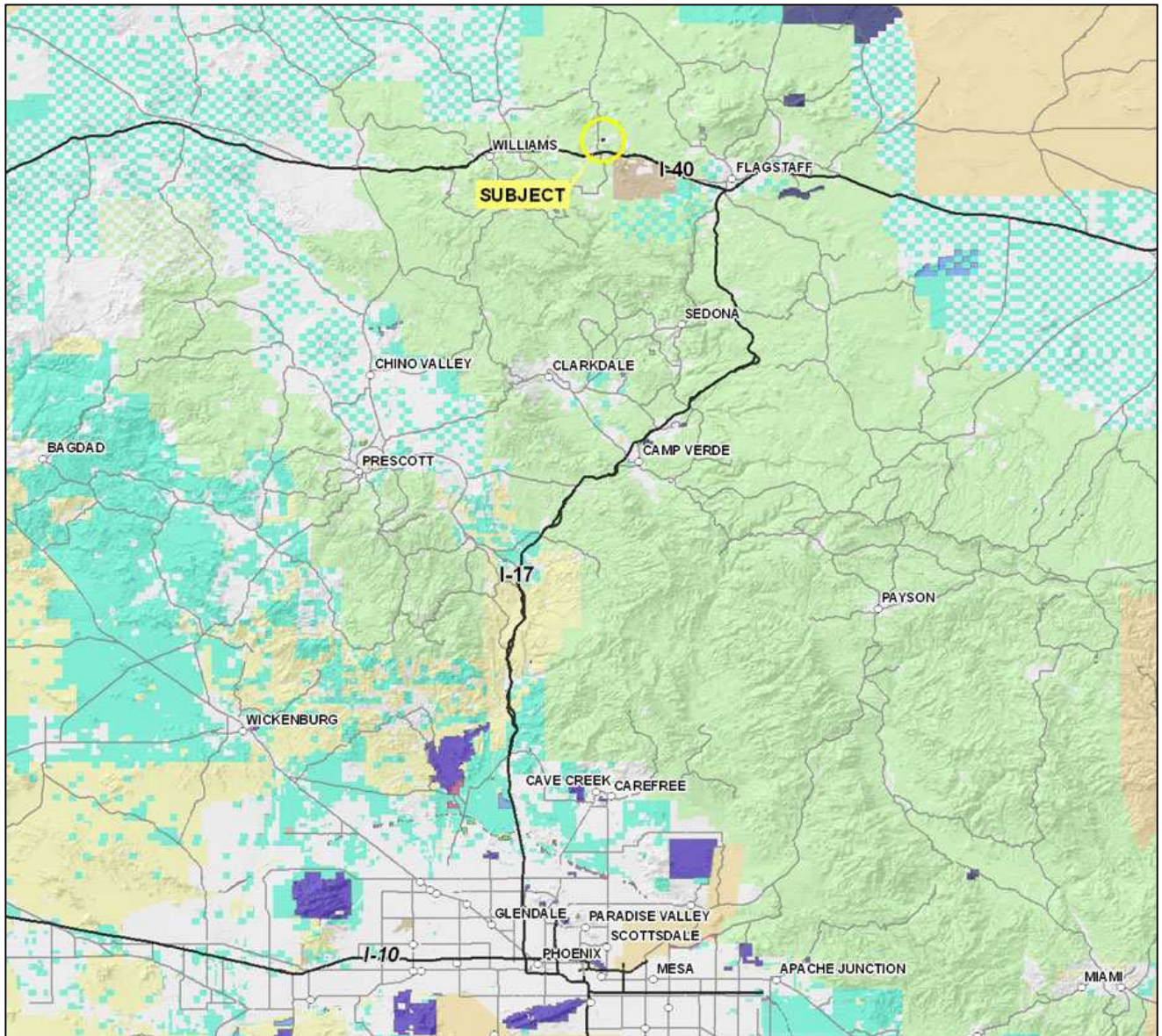
Red Horse Ranch Photographs



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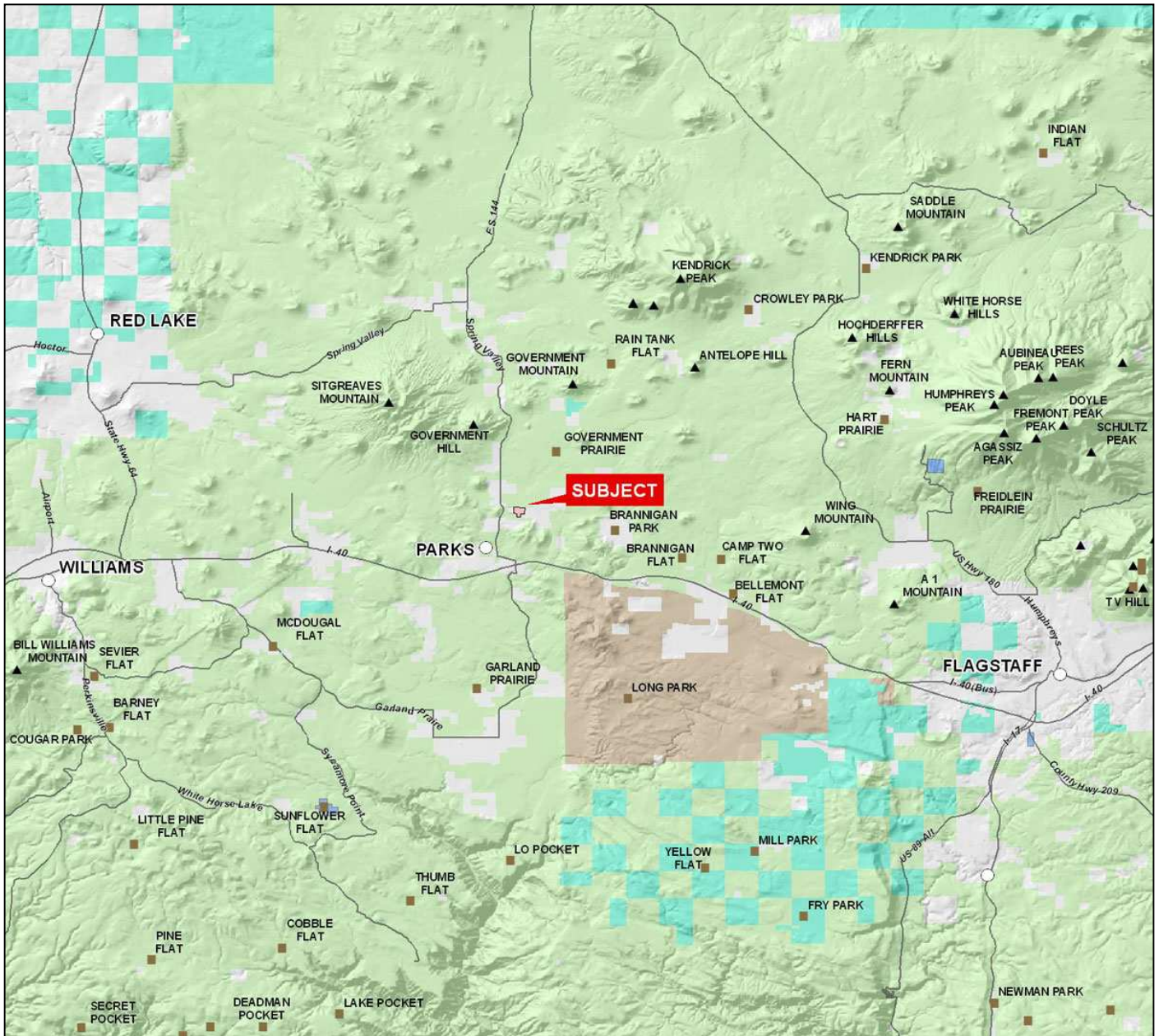
Area Location Map



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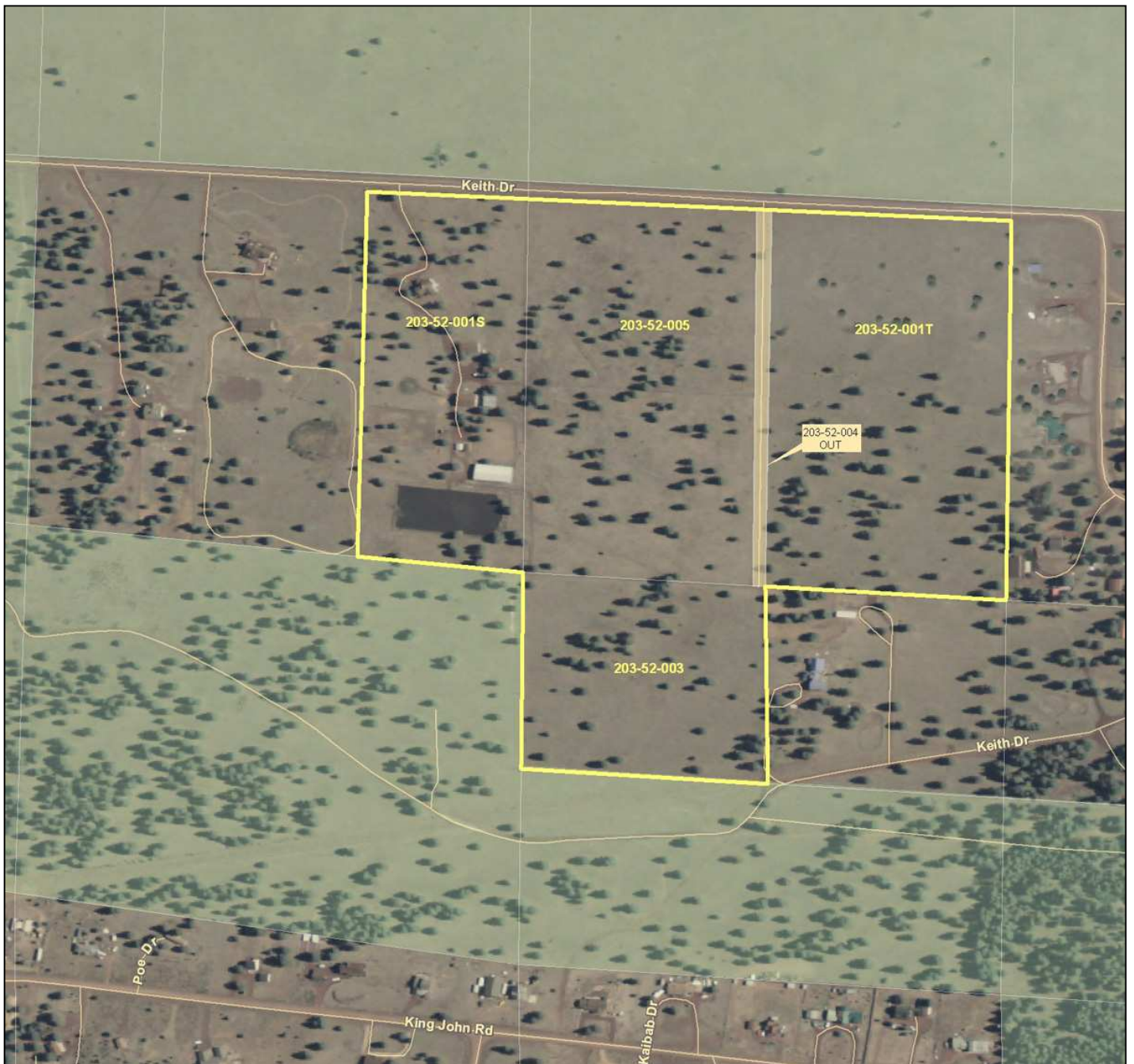


Neighborhood Location Map



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Aerial Map



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