

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Rio Verde Ranch Upper Verde River Yavapai County, Arizona



Offered for Sale Exclusively by:

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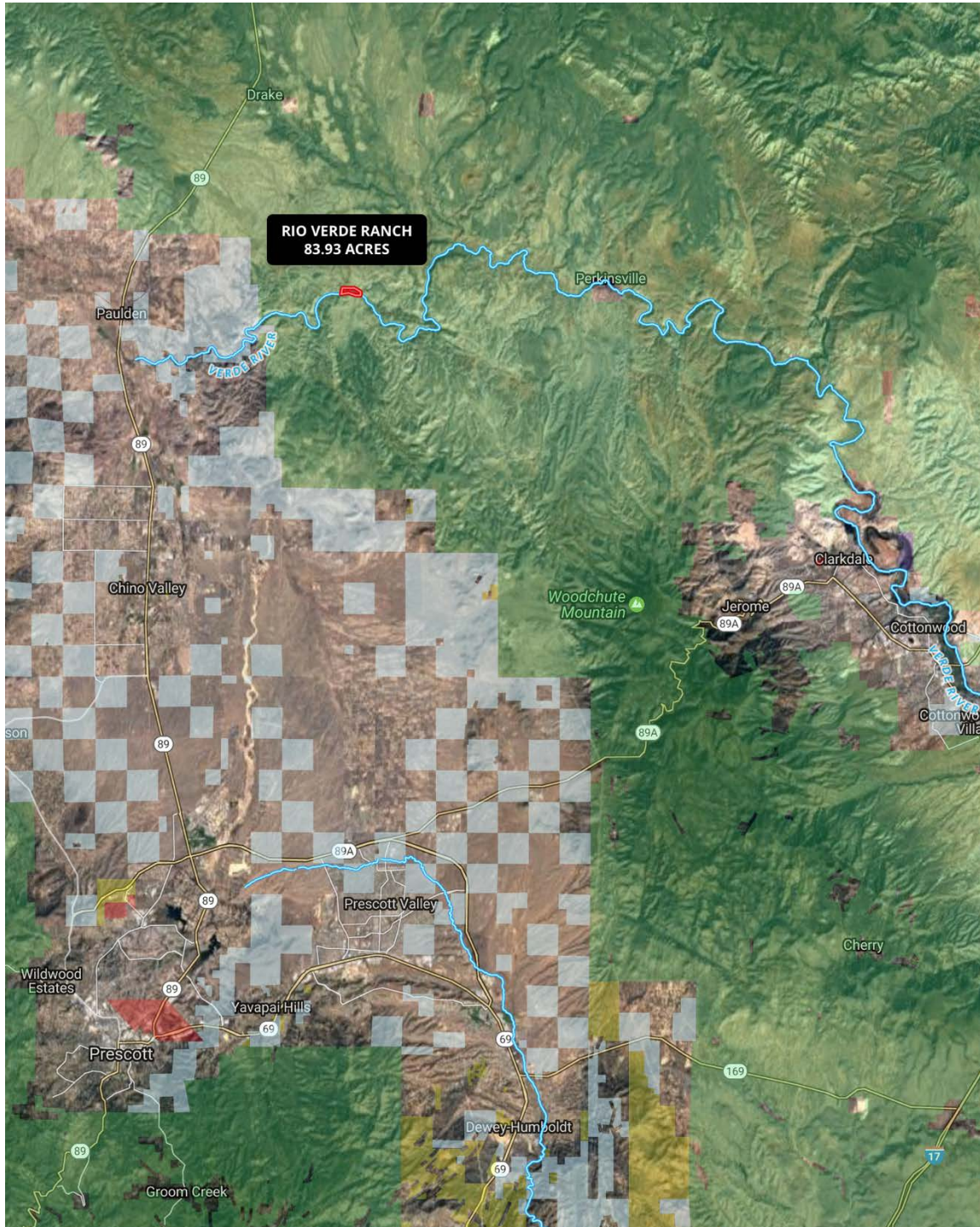
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LOCATION & ACCESS

The Rio Verde Ranch is located approximately 25 air miles northeast of Prescott on the Upper Verde River in Yavapai County, Arizona. The physical address is 7555 E. Verde Ranch Road, Paulden, Arizona. Yavapai County maintains Verde Ranch Road (aka Forest Road 635) to the property's locked gate. Access from Highway 89 on Verde Ranch Road is paved for about the first 1.5 miles, the remaining 7.5 miles are gravel.



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ACREAGE & LEGAL DESCRIPTION

The Rio Verde has 83.93 gross tax roll acres consisting of Yavapai County Assessor Parcel Number's 303-01-001B and 303-01-002A. It is legally summarized as a portion of Tract 39 located in Sections 34 and 35 T18N R1W.

PROPERTY DESCRIPTION

The property is surrounded by Prescott National Forest and is bisected by the Verde River with approximately half a mile of frontage on both sides of the river. The property sits at an elevation of approximately 4,200' and supports diverse flora and fauna. Topography consists of enjoyable level wetland areas with riparian vegetation along the Verde River and rolling to steeper upland areas both north and south of the river with pinion and juniper grassland vegetation. The buildings are set in an idyllic setting overlooking the river nestled up against the upland areas.

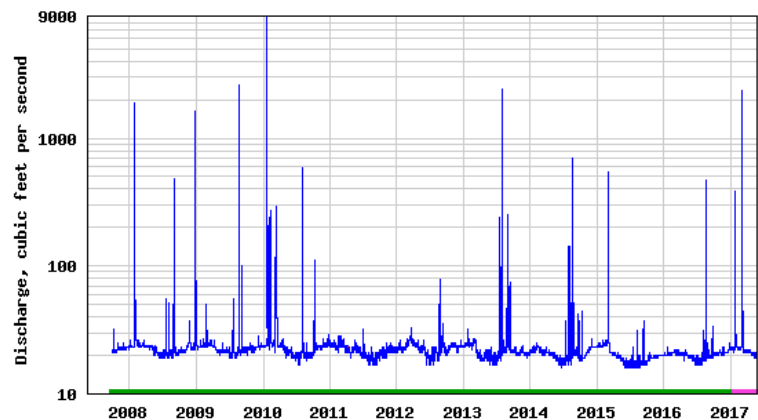


WATER

The Rio Verde Ranch has surface water registration #36-81689.0002 and adjudication filing #39-50967 registered with the Arizona Department of Water Resources. These claims are tied to the well #55-604316 with a claimed use totaling 4.84 acre feet with a priority date of 1935. The use is further classified for 2.0 AF of domestic use and 2.8 AF of livestock use. The [USGS Verde River near Paulden Gage](#) is located on the property. The Verde River has a stable base flow between 20 and 25 CFS on the property with larger flows occurring with spring snow melt and summer monsoons. The Verde River is one of Arizona's major perennial rivers. The property being bisected by the upper stretch of the Verde River is in the Verde surface watershed. The property is outside of the Prescott AMA and is in both the Big Chino and Verde Valley sub-basins of the Verde River groundwater basin.



USGS 09503700 VERDE RIVER NEAR PAULDEN, AZ



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Overlooking the Rio Verde Ranch near the western boundary.

IMPROVEMENTS

Main home - 3,836 s.f. with three bedrooms and three bathrooms, a loft for an office, attached carport, porches and flagstone patio overlooking the river. Originally the main home was built in 1940 and added onto in the 1980s. The home has wood stove and butane heat and an evaporative cooler.



Main home living room.



Main home entry.

Guest/labor home – 2,388 s.f. with two bedrooms and one bathroom, carport and patio, originally built 1960.

Barn - 40' x 30' with two stories originally built 1960, 1,200 s.f. on ground level having concrete half wall, tack room, feed storage with stables and attached pipe pens; second story has 1,200 s.f. for storage or hay loft.

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Shop and generator shed – approximately 1,460 s.f. enclosed with concrete foundation for a shop and generator shed. It is covered with a 65' x 30' steel roof/shade which provides for 480 s.f. of covered parking or workspace on a concrete pad adjacent to the shop.

Wood shop – 32' x 12' for 384 s.f. used for a wood working shop.



Shop and generator shed.



Barn and pipe pens.

Other improvements include a 36 s.f. well house with concrete foundation for the well, pressure tank and solar equipment. The property is exteriorly fenced with barb wire, a metal pipe gate that is locked is on the road. There is interior barb wire fencing around the building improvements. On the south side of the river there are several older dilapidated structures and corrals.



Overlooking the Rio Verde Ranch's building improvements.

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ZONING

Yavapai County controls the zoning for the property and is classified as Residential; Single-Family; Rural RCU-2A with a minimum parcel size of two acres.

UTILITIES

The Rio Verde is completely off the grid. An 11kW Witte diesel generator provides electricity to the improvements. Domestic water is by a private well, the well's submersible pump is powered by solar panel. Cellular phone service is available with a booster. Sewer is by septic tanks.

FLOOD HAZARDS

Clearly with approximately half a mile of Verde River frontage there are flooding hazards on the property. It's located on FEMA Flood Hazard Map 04025C, Panel 1025G, effective September 3, 2010.

Approximately 50 acres are in the Zone A flood hazards, no base flood elevations determined. The building improvements are within the mapped Zone A area, however it is reported the buildings have never been flooded since the 1970s. This includes the 1993 flood that had a peak flow of 23,200 CFS at the USGS gage on the property.

RECREATION

The Rio Verde Ranch possesses unique recreational opportunities such as swimming, fishing, hiking/backpacking, wildlife viewing, hunting, photography, kayaking/canoeing and many others. Numerous prehistoric ruins and relics are scattered throughout the Upper Verde River.

WILDLIFE

The Verde River supports extensive riparian and wetland vegetation that makes the area a biological hotspot in the Southwestern U.S. The Rio Verde Ranch is in two Arizona Game and Fish Game Management Units, [Unit 8](#) is north of the river and [Unit 19A](#) is south of the river. The Arizona Game and Fish [Upper Verde River Wildlife Area](#) is approximately two and a half air miles southwest of the property. Wildlife common in the area include mule deer, white-tailed deer, elk, merriam's turkey, pronghorn antelope, javelina, mountain lion, black bear, badger, beaver, gray fox and bobcat. The Verde River provides critical habitat for numerous native and non-native fish, aquatic species and is also a flyway for migratory birds and home to nesting bald and golden eagles.



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ENCUMBRANCES

The Rio Verde Ranch is marketed and will be conveyed with the following encumbrances:

1) A residential lease to a former owner who has continuously lived on the property for many decades, the lease will extend four months past the close of escrow. 2) The USGS Verde River near Paulden Gage, USGS personnel enter the property to check and service the gage. 3) A cattle crossing and watering easement to the permittee of the West Bear/ Del Rio grazing allotment on the Prescott National Forest.

COMMENTS

The Rio Verde Ranch, once owned by the likes of singer Kay Starr, has outstandingly remarkable value with the combination of water and riparian vegetation and may have some of the last remaining functioning wetlands on the Upper Verde River. Areas of the Prescott National Forest around the property have been identified as potential wilderness areas ([Muldoon PWA and IRA](#)); and the Upper Verde River has been proposed for designation as a [Wild and Scenic River](#).

PRICE

\$2,100,000 cash

LISTED EXCLUSIVELY BY

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