HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale
Rosalie Patented Mining Claims
Yavapai County, Arizona

Location: The offered property is located in the Hutch Mesa area, 16± miles east of I-17 via the Bloody Basin Road, FS Road 14 and 481. The property is surrounded by the Tonto National Forest on all four sides.

Access/Frontage: Access from I-17 is via the Bloody Basin Road for 10.8 miles to FS Road 14 for 2.2 miles, then FS Road 481 for 3 miles. All of these roads are dirt roads. The Bloody Basin Road is maintained by the Forest Service on an occasional basis, the other roads are primitive dirt roads. The property has physical access, but does not have legal access.

Acreage/Use: 189.72± tax roll acres of land. The remnants of the Rosalie Mine have been filled in. The property consists of steep to rolling terrain. The mineral rights are not owned or controlled by the seller.

Water Supply: None.

Buildings: None. The fire box and chimney from the Rosalie Mine headquarters remains at the lower elevation of the property.

Zoning: The offered property is Zoned RCU-2, Rural Conservation Use, with a minimum two acre lot size for residential uses.
Under the current Yavapai County General Plan for future development, the property is included within the RRA District, Rural Residential District.

Flood Hazards: FEMA Flood Panel is not printed.

Utilities: None

Price: $1,235,000, or $6,500 per acre.

Terms: Cash.

Contact: Charles Havranek, Salesman
Headquarters West, LTD.
810 N. Second Street
Phoenix, AZ 85004-2016
Tel: 602-258-1647 Office
Fax: 602-340-0927 Office
Mob: 602-377-7083
Email: Charlie@headquarterswest.com

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.

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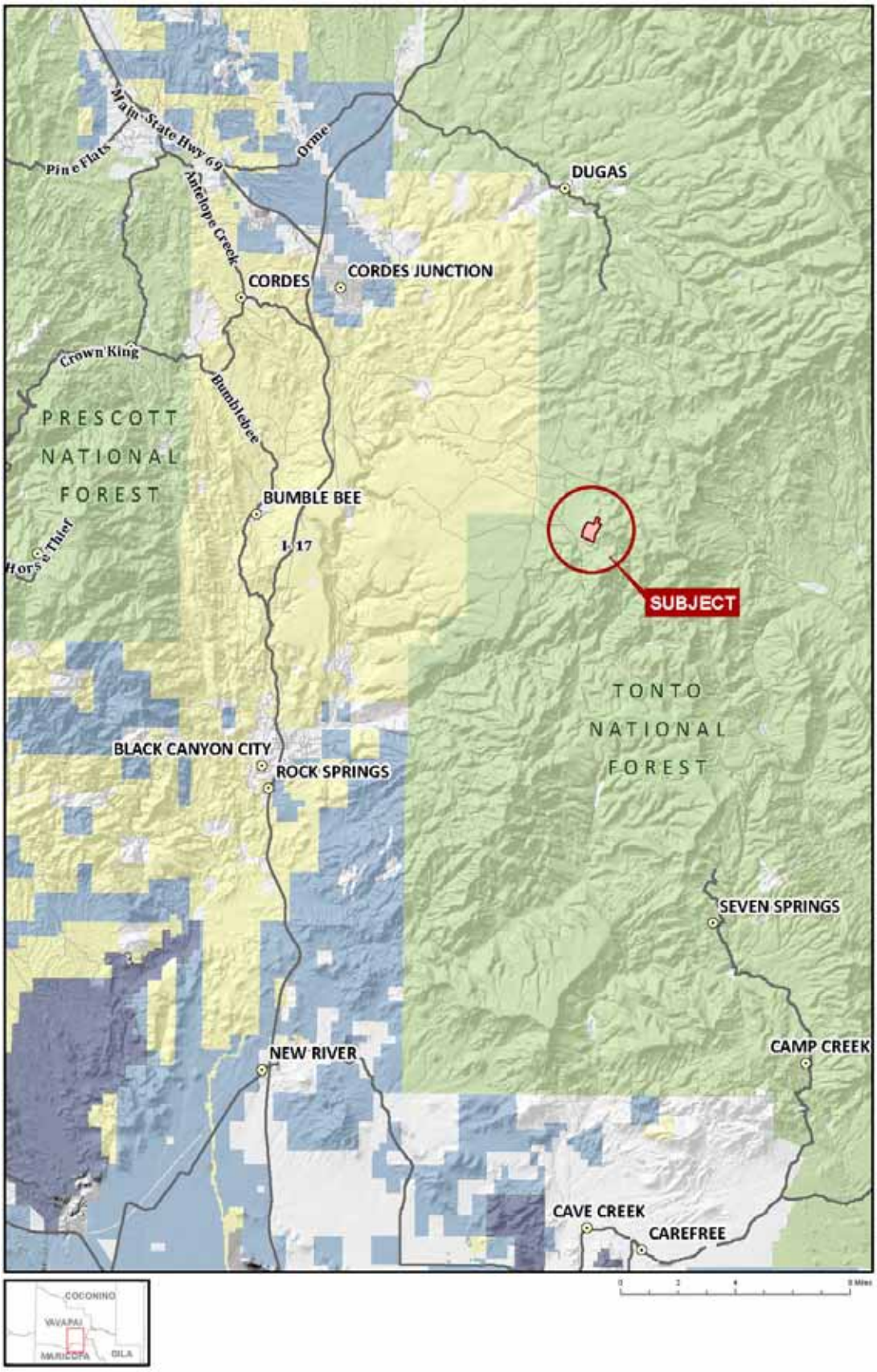

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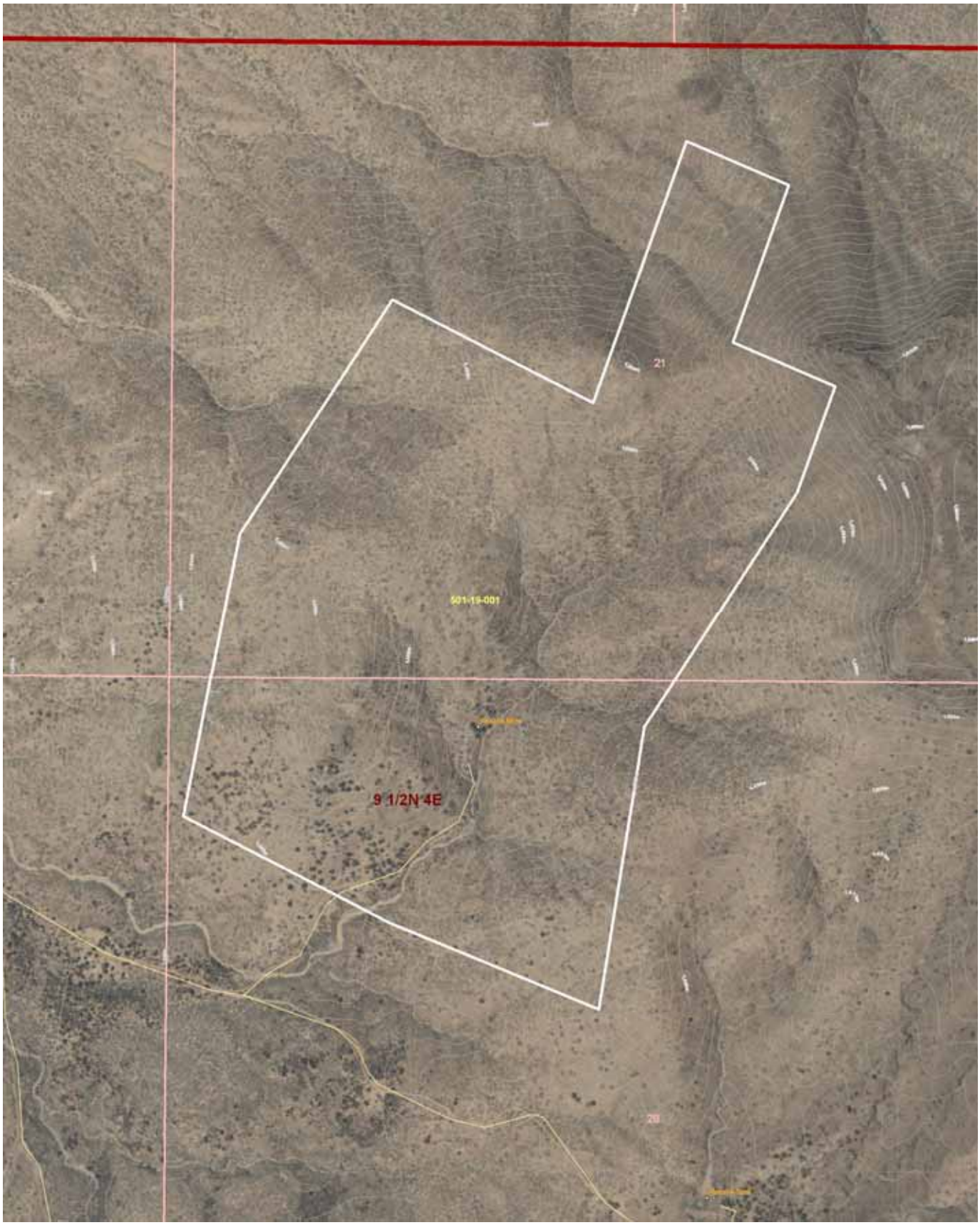

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