

**Stark Property
Coconino County, Arizona**



[Photo 4] - Stark property

Offered for sale exclusively by:

Con Englehorn

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Location and Access

Located in the Elkhorn Estates, 4½ miles south of Flagstaff and one-half mile north of Mountainaire. It is accessible from I-17 via Exit 331, then northeast about three-quarters mile on the Old Munds Highway to the Elkhorn Estates gate. Old Munds Highway is paved and the Elkhorn Estates streets are cinder.

General Description

This property consists of 4.96 acres in the exclusive, gated, Elkhorn Estates. The Coconino National Forest lies on two sides of the property. As you can see by the photographs, it consists of a nice mix of pine trees and open meadow. The topography slopes up to the back of the lot and the location of the neighboring house at the back of their lot affords this property with excellent unobstructed panoramic views to the north and west.

Utilities

- Electricity
- Telephone
- Water
- Sewage disposal in the area is by private septic system.

Improvements

The only improvement on the property is a small wooden shed.

Price

\$1,000,000

Overview

This property has been owned by current owners for forty years. It is a classic Flagstaff area lot with a mix of Ponderosa Pine and open meadow. The National Forest forms the south and eastern boundaries of the property. Elkhorn Estates is a small, exclusive, gated subdivision with 10 lots ranging in size from 2½ acres to 10 acres. With the exception of a small area of the north boundary which joins Highland Meadows, it is surrounded on three sides by the National Forest; it has a remote feel yet is only minutes from Flagstaff. The opportunity to find a lot of this size with these features is fast becoming limited.

Pictures



[1] Stark Property



[2] View from the property to the NW



[3] Neighbor to the North



[5] National Forest to the E

Location Map

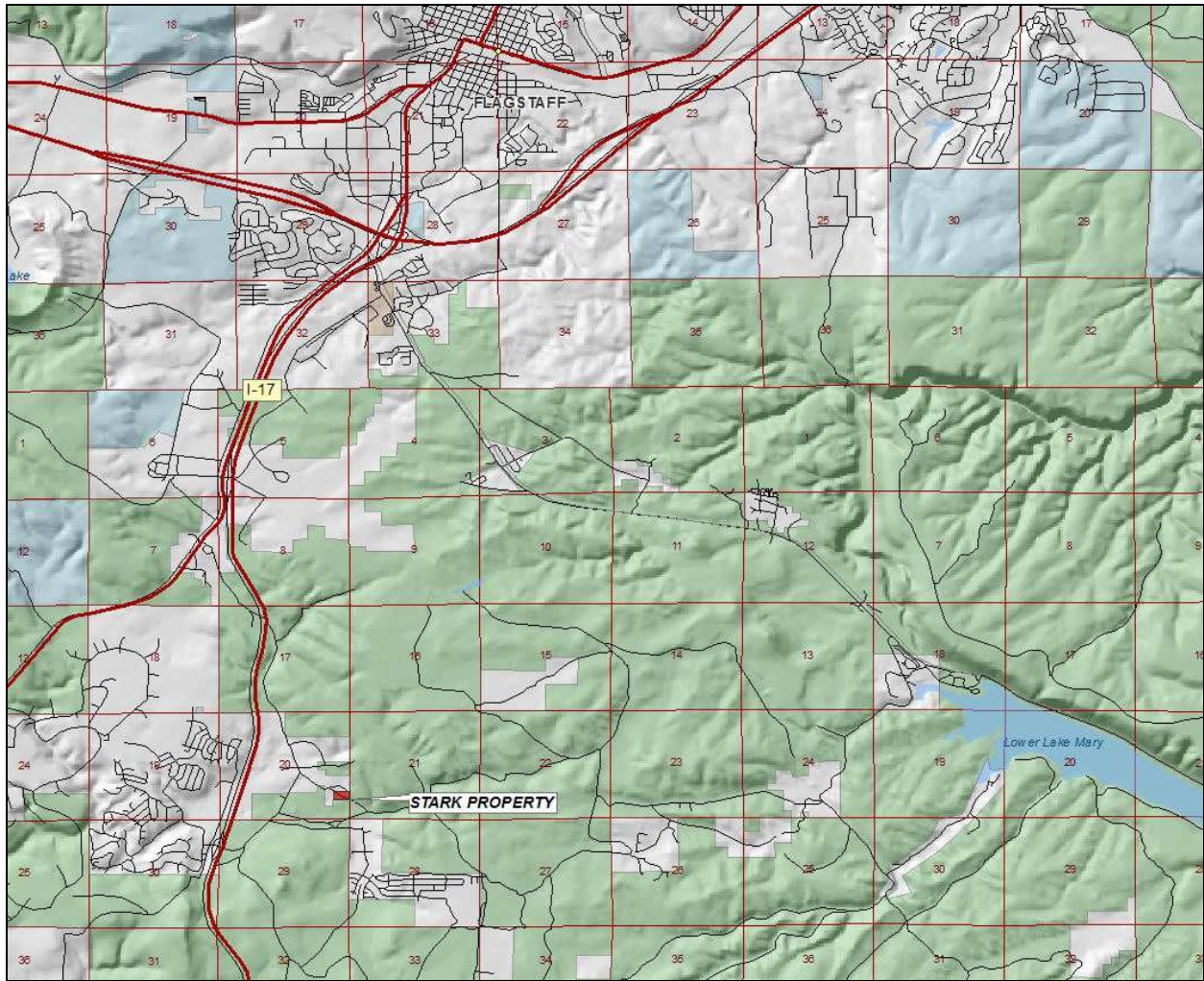


Tenure


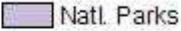


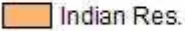

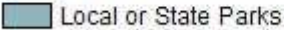
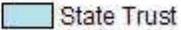


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|----------------------|-------------|
| BLM | Natl. Parks |
| Forest | Other |
| Indian Res. | Private |
| Local or State Parks | State Trust |
| Military | Wildlife |



Location Map (closer)



Tenure

| | |
|--|---|
|  BLM |  Natl. Parks |
|  Forest |  Other |
|  Indian Res. |  Private |
|  Local or State Parks |  State Trust |
|  Military |  Wildlife |



Aerial Map

