



Thank you for your recent inquiry on our Show Low, Arizona hilltop cabin sites. Each large parcel is situated at a cool clear 6,800 foot elevation and has sweeping unobstructed views of the White Mountains and the surrounding National Forest below. All are heavily wooded and have power service and easy RV/5th wheel access off of pavement. The White Mountain community of Show Low with its golf courses, restaurants, and big box stores is only ten minutes away.

Ownership of one of these large wooded parcels will give you cool refreshing summer temperatures, privacy and excellent access to the Sitgreaves National Forest lakes and streams. I have attached to this email an informative package of information along with photos of the land.

There are only 5 of these properties available, so please call with any questions or to schedule a private tour.

Thank you,
James "JR" Price
Project Manager
Mobile: 928.521.7882
jrp@arizonaland.com



With sweeping views of the Sitgreaves National Forest wilderness below, these heavily wooded 4 acre cabin sites are one of the best buys in all of northern Arizona's recreation rich White Mountains. These beautiful and spacious acreages are heavily treed throughout providing excellent RV/ cabin sites set amid the privacy of their mature woodlands. The best of these building sites are found along each tract's eastern portions where the land has gently sloped upward to its highest point. From these building sites, cabin decks and picture windows will have unobstructed views of the forest below. The land is one mile from Arizona's most sought after recreational land, the Sitgreaves National Forest. The forest teems with over 36 alpine lakes, hundreds of miles of free flowing trout streams and the State's best big game hunting. **Power service** is provided along each property's **paved frontage**. These properties are being released for the first time starting at only **\$25,900**. No qualifying seller financing is available with **10% down** with **monthly payments starting at only \$223**. There is no prepayment penalty and the loan is fully assumable. Title insurance, recording and account servicing is provided by First American Title. All corners have been clearly monumented by licensed surveyors.

The weather in this portion of the White Mountains is ideal. At 6,900 feet the air at this elevation is crisp and pure, the clear nighttime sky arrayed with the majestic beauty of the Milky Way. Summertime temperatures are in the very comfortable 70's & 80s. Winters are brisk but never severe. A white Christmas from the area's several light snowfalls is common.

The neighboring Sitgreaves National Forest offers a host of relaxing recreational and leisure activities. Fishing, boating lakes and streams abound nearby. The forest teams with trophy deer and elk and is sought after by hunters as the premier hunting region in all of northern Arizona. The State's best ski runs are only a short drive away at the Sunrise Ski Resort. A short ten minute drive through the forest is the charming town of Show Low with its full complement of shopping and services.

For more information or for a tour appointment call: 800.966.6690 www.arizonaland.com

HILLTOP CABIN SITES SHOW LOW, ARIZONA PRICES & TERMS

Parcel prices vary according to actual size, location & specific features.

Parcel sizes are 4 acres.

Power service available to all parcels.

Prices will start at **\$25,900** total price. Terms are 10% down, balance at 8% interest for 15 years. This yields monthly payments from as low as **\$223**. price discounts are available with larger down payments.

Financing is guaranteed. There are no credit checks, no qualifying requirements, no early payoff penalties and all loans are fully assumable.

All properties are title insured by First American Title Insurance Company, one of the nation's largest, and all payments are made directly to them to assure proper accounting of the purchaser's funds.

All property corners are staked and clearly marked by licensed surveyors.

Sensible use guidelines assure tasteful use/development and preservation of the fine wilderness environment.

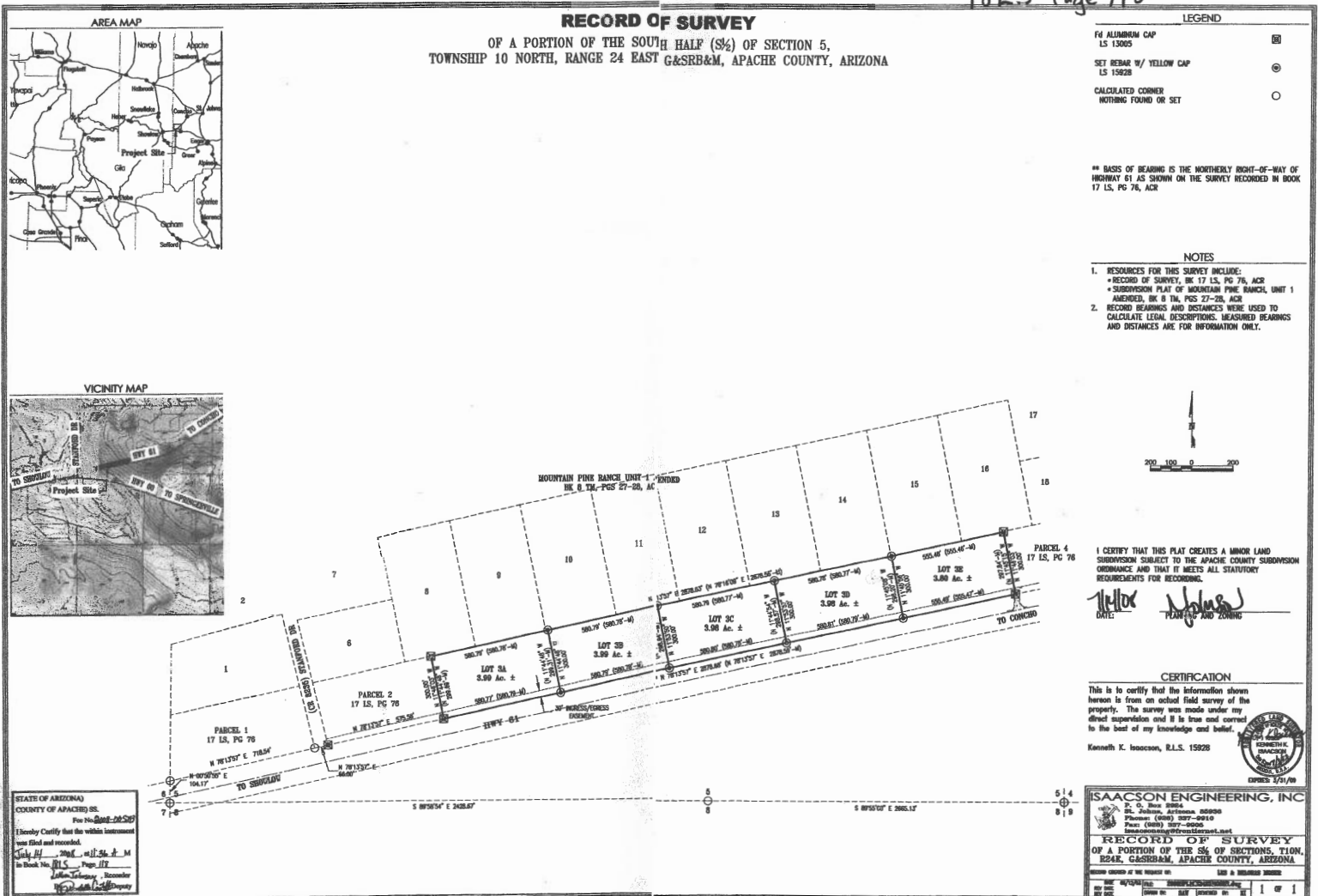
Prices and availability subject to change without notice.

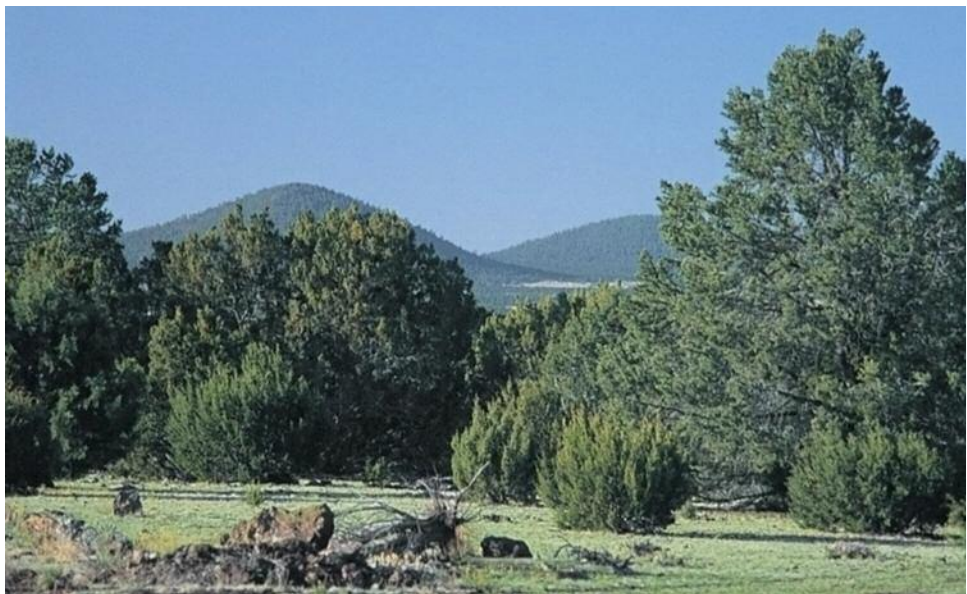
Lot 3A	3.99 acres	\$25,900
Lot 3B	3.99 acres	\$28,500
Lot 3C	3.98 acres	\$28,500
Lot 3D	3.98 acres	\$29,500
Lot 3E	3.80 acres	\$31,500

FIRST UNITED REALTY, INC.
The Timeless Legacy of Land Ownership



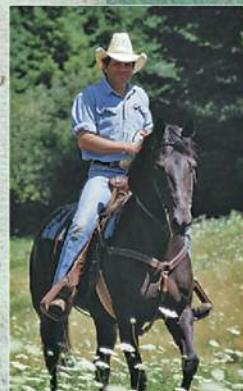
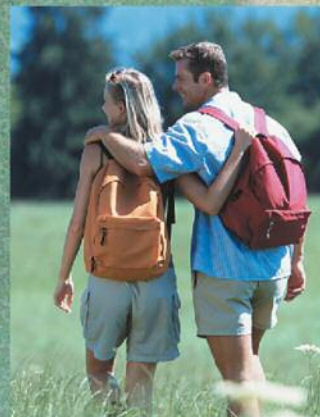
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White Mountains Area Activity Guide



Map not exactly to scale.

A-1 Lake 24 acres. Elevation 8,900 ft. Twenty-two miles east of Pinetop off SR 260. This scenic lake is great for Rainbow and Brook trout. Open mid-May to mid-September.

Becker Lake 85 acres. Elevation 6,900 ft. Two miles northwest of Springerville, off US 60. The lake is known for large Rainbow and Brown trout. Open from the first Friday in April to November 30th.

Big Lake 400 acres. Elevation 9,000 ft. Nineteen miles southwest of Eagar using SR 260 and SR 273 either approaching from the east near Eagar or the west near Sunrise Resort. It is stocked each spring and fall with more than 30,000 trout. Rainbow is the best yield with good catches of Brook and Cutthroat trout. Open May to November with snowmobile access in winter.

Bunch Reservoirs 44 acres. Elevation 8,200 ft. One mile north of Greer. Rainbow and Brown trout are the main catches. Early spring fishing is best, after the ice and snow thaws.

Concho Lake 60 acres. Elevation 6,300 ft. Ten miles west of St. Johns off SR 61. Use your favorite bait or lure for the Rainbow, Cutthroat, and Brook trout here. Other fish species include Largemouth Bass and Sunfish.

Crescent Lake 130 acres. Elevation 8,900 ft. Forty-one miles southeast of Pinetop using SR 260 and SR 273. Known for its Brook and Rainbow trout.

Hawley Lake 300 acres. Elevation 8,200 ft. Take SR 260 east on SR 473. One of the highest lakes in the state, Hawley is located on the White Mountain Apache Indian Reservation and a daily fishing permit is required. Rainbow, Cutthroat, Brown and Brook trout are all found here.

Horseshoe Cienega Lake 121 acres. Elevation 8,100 ft. Eighteen miles east of Pinetop off SR 260. The lake is visible from the highway. One of the most popular reservation fishing lakes it has given up the state record for Brown trout at 16 lbs.7oz. Stocked with large Rainbow-Apache hybrids, Rainbow, Browns, and Apache trout. Year round fishing. Open May to September.

Lee Valley Lake 45 acres. Elevation 9,400 ft. One-half mile west of SR 273, about halfway between Sunrise and Big Lake. The main attraction here is Arctic Grayling and Apache trout. Special regulations apply.

Luna Lake 120 acres. Elevation 7,900 ft. Three miles southeast of Alpine, off US 180. Rainbow, Cut-throat, and Brook trout fill up the nets here. Popular ice fishing. Year round Season.

Lyman Reservoir 1400 acres. Elevation 6,000 ft. Seventeen miles north of Springerville, off US 191. Anglers may come up with almost anything on their line at this large lake: Rainbow, Channel Catfish, Crappie, Largemouth Bass, Walleye, Bluegill and Sunfish, to name a few. Lyman Lake State Park is a real “family” place, lots of facilities for everyone!

Nelson Reservoir 100 acres. Elevation 7,400 ft. Five miles south of Nutrioso, off US 191. Easy access from the highway. Home to Rainbow, Cutthroat, Brook and Brown trout. Fishing access for people with disabilities. Open spring, summer and fall.

Rainbow Lake 80 acres. Elevation 6,800 ft. One block south of SR 260, using either Rainbow Lake Road or Lake View Road. Shore fishing off the north or west ends, popular for Rainbow and Brown trout, Largemouth Bass, Sunfish, Catfish and Bluegill. During the winter, Bald Eagles are common around the lake.

Reservation Lake 280 acres. Elevation 9,000 ft. Nineteen miles south of SR 260 using SR 273 and FS 116. Rainbow, Brook, and Brown trout abound in this beautiful mountain lake. Open April to November.

River Reservoir 120 acres. Elevation 8,200 ft. One mile north of Greer, off FS 245. One of the three Greer lakes, has a lot of big Browns, also Rainbow trout.

Sunrise Lake 900 acres. Elevation 9,100 ft. Thirty miles east of Pinetop using SR 260 and SR 273. One of the largest and best trout lakes in the area with fish growing into the 15-20 inch range. Also boasts large Graylings.

Tonto Lake 82 acres. Elevation 7,800 ft. Thirty-three miles south-east of Fort Apache using Y70 and Y40 or access from Pacheta Lake using Y40. Fast-growing Rainbow and Apache trout. Check White Mountain Apache Game and Fish for special regulations.

Also in the vicinity are: Ackre Lake, Bills Lakes at Cedar Valley, Bog Tank, Bootleg, Chevelon Canyon, Christmas Tree, Cooley, Cyclone, Drift Fence, Earl Park, Fool Hollow, Fred’s Lakes, George’s Basin, The Greer Lakes (Bunch, River and Tunnel), Hulsey, Hurricane, Little Mormon Lakes, McNary Millponds, Meadow, Mexican Hay Lakes, Nash Tank, Pacheta Lake, Scott’s Reservoir, Show Low, Sierra Blanca Lakes, Shush Be Tou (The name is Apache for “Big Bear Lake.”), Shush Be Zahze (“Little Bear Lake.”), Tunnel Reservoir, Whipple, Willow Springs, Woodland and Woods Canyon Lakes.

Skiing Sunrise, Arizona’s premier skiing resort and a regional standout. 3 mountains, 7 lifts, over 60 trails. Lodge, restaurant, bar, rentals, repairs, instruction, more. This complex has it all, gets better every year and features the first, last and best snow in the state.

Wildlife The White Mountains region is a hunters; photographers’ and birdwatchers’ paradise! We won’t even attempt to list songbirds, shorebirds and waterfowl – over 150 species are regular visitors.

Big Game Elk, Deer, Antelope, Turkey, Bear, Mountain Lion and Javelina.

Small Game Squirrel, Rabbit, Dove and Quail.

Predators and Furbearers Bobcat, Coyote, Fox, Badger, Raccoon, Ringtail Cat and Beaver.

Rare and Endangered Southern Bald Eagle, American Peregrine Falcon and Owl.

Game Fish Trout, Pike, Bass, Catfish, Bullhead, Sunfish, Bluegill and Walleye.

Note First United Realty does not warrant the accuracy of this information.