

160-180 Acre Northern Arizona Wilderness Canyon Ranches

Navajo County, Arizona

Bordering the sprawling Sitgreaves National Forest in scenic northern Arizona is this selection of 160-180 ranch estates set amid lush juniper/pinon pine woodlands and scenic rain fed creeks meandering through rugged wilderness canyons. Once a part of the historic O'Haco family Ranch, these large secluded tracks are now available for the first time for private deeding.

There are (8) individual tracts available, each of which is unique in its contours, view sheds, and individual attributes. The elevations range from 6,000' for the tracts located in the northern portions along Black Canyon Creek to 6,223' in the southern portions bordering the National Forest where the soils and range grasses provide excellent grazing conditions. Native grass varieties include blue and black grama, galleta, muhlys and needle grass. Primary browse consists of chamiso, winterfat, fourwing saltbush and cliffrose along the edges of the canyons and arroyos. Frontages along a wilderness canyon with a seasonal creek are a rare find in this prime northern Arizona location. Ownership of portions of Black Canyon and several of its tributaries represents an exceptional opportunity to own riparian land.

This part of north central Arizona is highly sought after by hunters and fishermen for its abundance of free roaming herds of elk, deer and antelope as well as the many freshwater national forest lakes that are stocked with rainbow trout and other sport species. The winters are mild averaging less than 14 inches of winter snow and the summers are warm and sunny. The average winter daytime highs range between 45 & 55 degrees. The average summer month high temperatures range between 80 and 90 degrees with nighttime temperatures at a very comfortable low 50's.

The land is located eight miles north of the forest community of Heber, Arizona. Heber is a charming small town which offers a wide range of shopping and service related businesses. It is highly sought after for summer homes and cabins. The southern approach to these properties is from Heber

via forest road 95 and 95A, and other ancillary forest service roads. Forest service roads are subject to closure and are not to be considered as permanent access routes.

The Coconino Regional aquifer underlies these tracts. This abundant aquifer will produce a plentiful supply of clean clear water from the northern Arizona's largest groundwater basin. Wells in nearby portions of the ranch produce excellent water from affordable drilling depths. The soils throughout these properties is a fine sandy loam base, which support a variety of healthy native range grasses including various gramas, galleta, muhly, three-awns, ricegrass, needle-and-thread, and squirrel tail. Browse species include four-wing saltbush, winterfat and various sages.

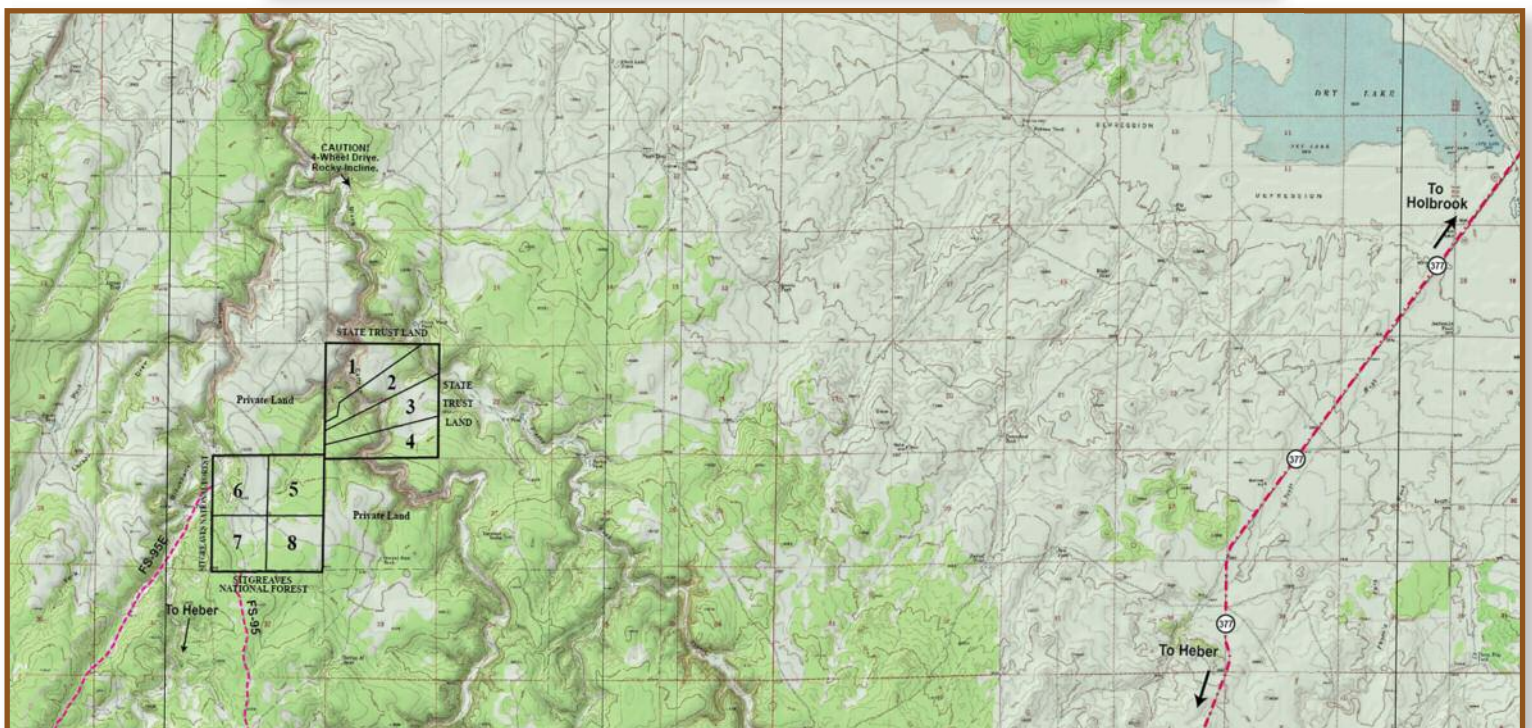
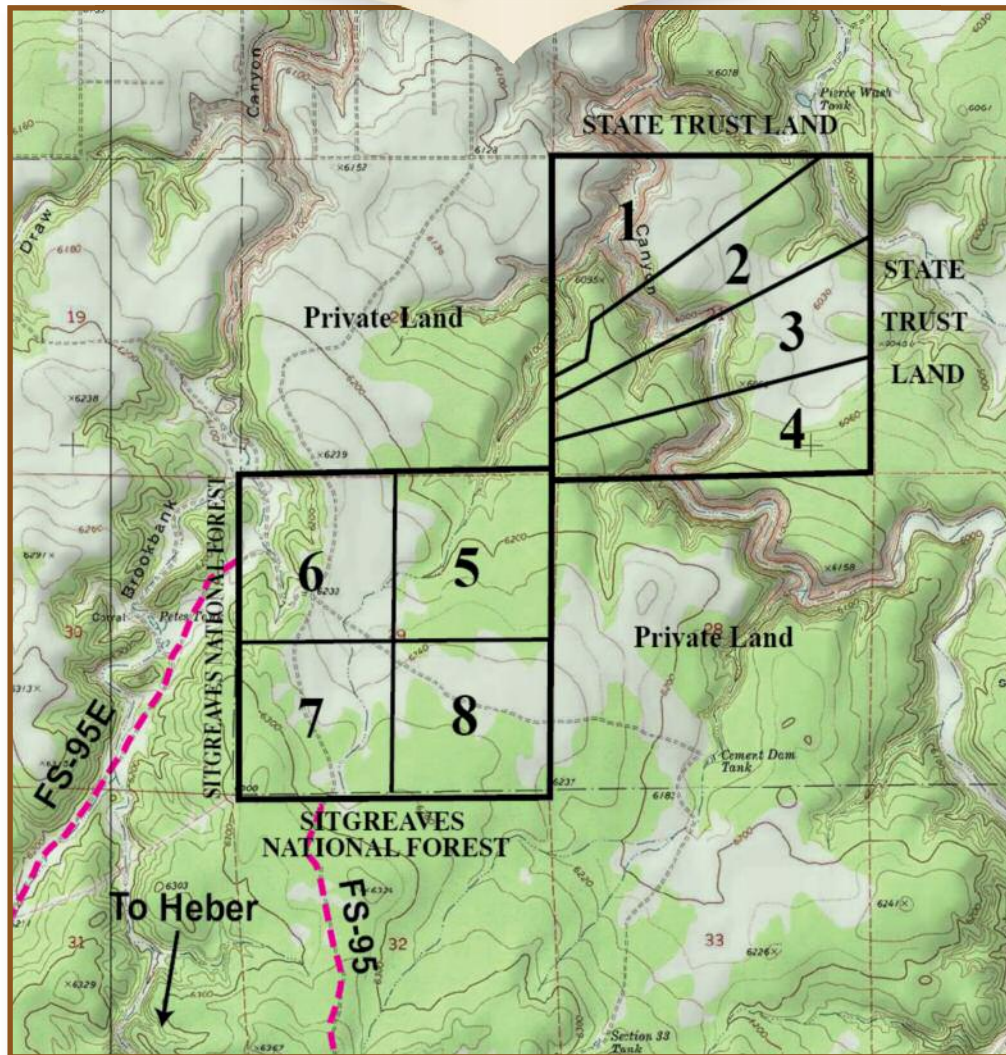
The zoning is recreational, residential and agricultural. This allows for a wide range of uses with the exception of commercial or industrial. There are no deed restrictions. Camping and RV use is at the leisure of the owner. When paid in full, the land can be partitioned in any configuration that the owner wishes. Arizona state laws and regulations govern the resubdivision of land. Owners are advised to understand these regulations.

Prices for these 160 acre ranches start at only \$395 per acre and range up to \$685 per acre depending on tree cover, canyon frontage, and alignment with the Sitgreaves National Forest. No qualifying seller financing is provided with as little as 10% down. Payments start at \$825 per month. There is no prepayment penalty for the early payoff of the loan, no closing costs and the loan is fully assumable. Title insurance and account servicing is provided by First American Title. Prices and financing terms are subject to change without notice. All properties are subject to prior sale.

Please Call JR Price for current availability
Mobile: 602.909.4651 Office: 928.521.7882
or 1.800.996.6690

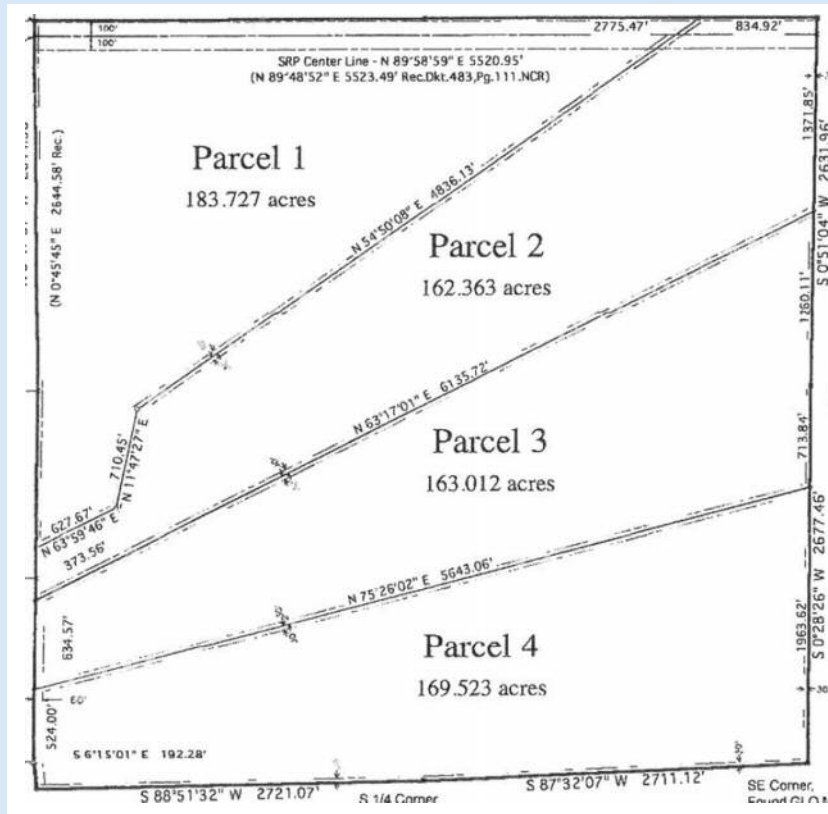
Plat Maps Section 21 and 29, Parcels 1 to 8

160-180 Acre Wilderness Ranches



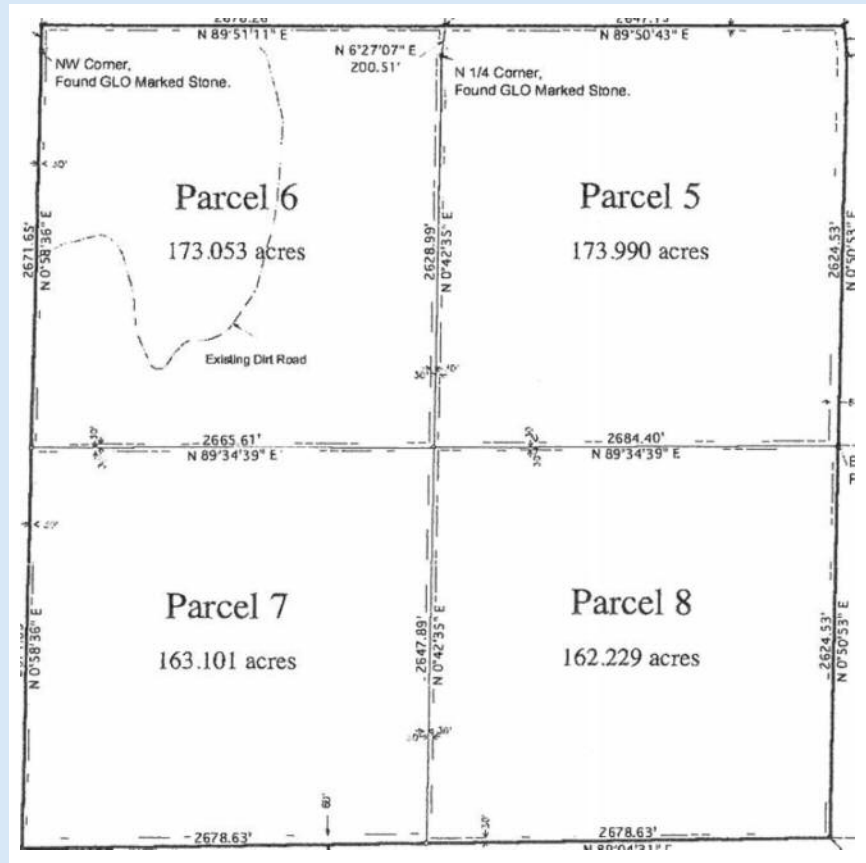
Engineer Plats with Dimensions

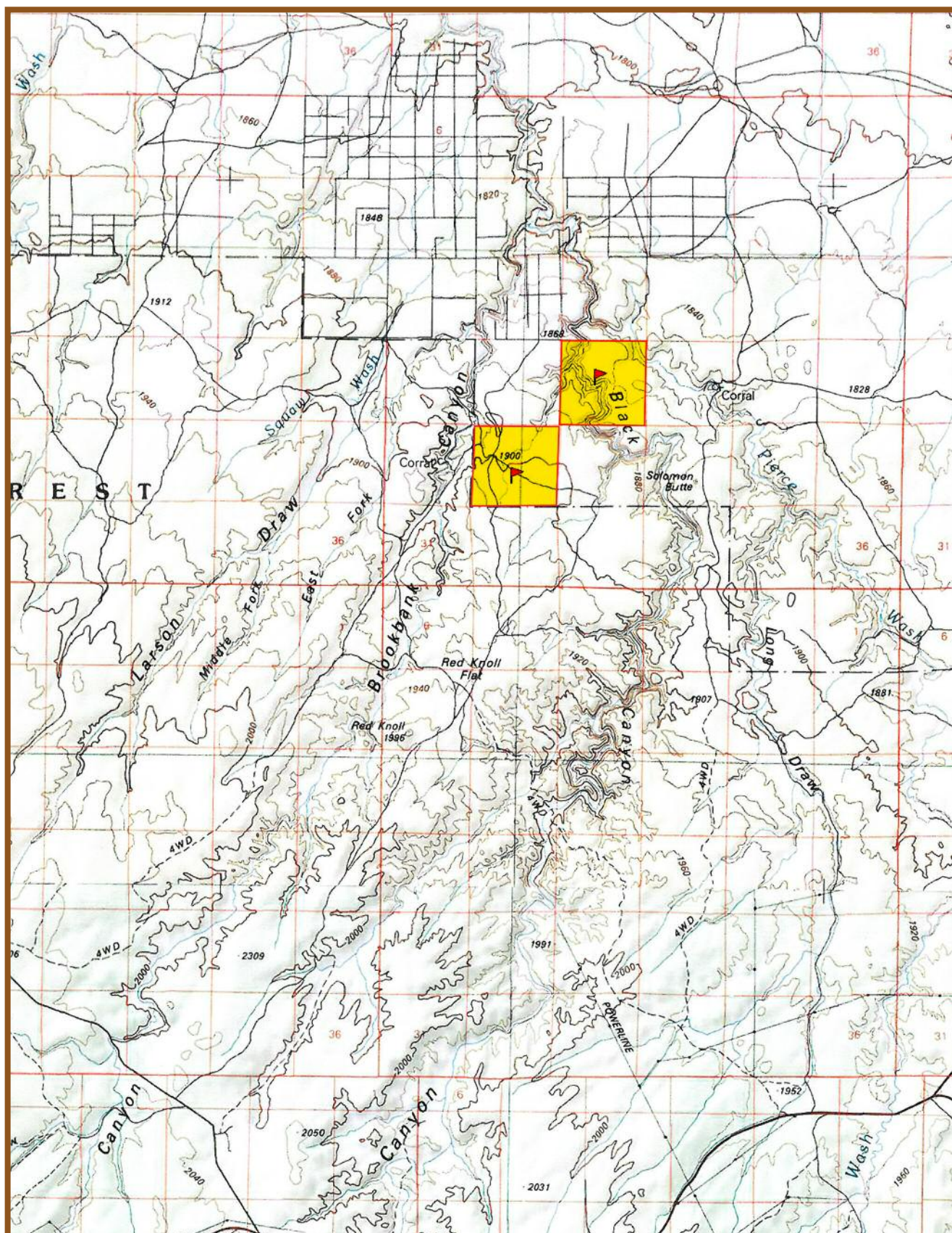
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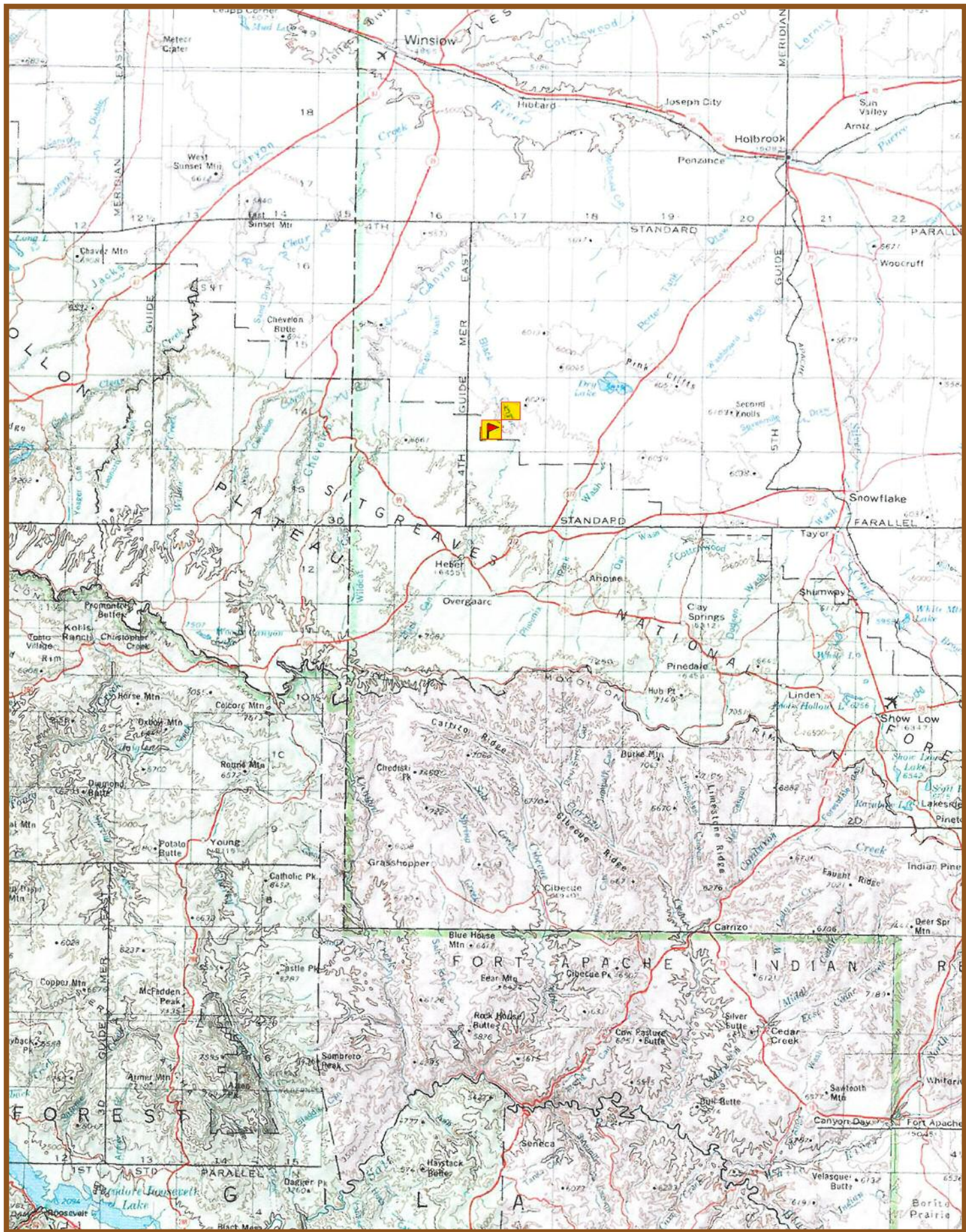


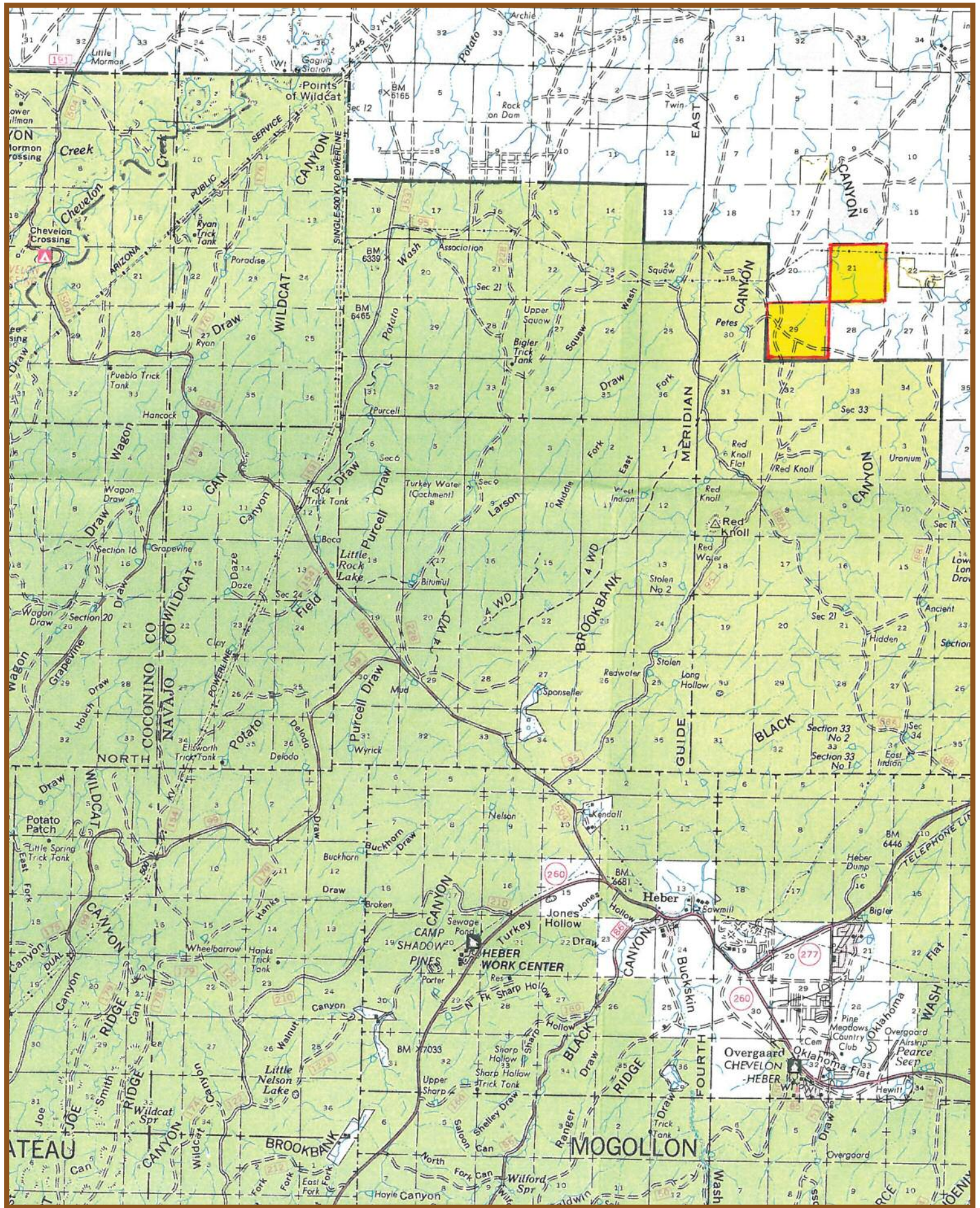
Section 21

Section 29









Prices and Terms

160-180 Acre Wilderness Ranches



SECTION 21 T14N R17E

Parcel 1	183.72 acres	\$82,000
Parcel 2	162.36 acres	\$64,000
Parcel 3	163.01 acres	\$80,000
Parcel 4	169.52 acres	\$84,000

Section 29 T14N R17E

Parcel 5	173.99 acres	\$86,000
Parcel 6	173.05 acres	\$103,000
Parcel 7	163.10 acres	\$125,000
Parcel 8	162.22 acres	\$96,000

10% DOWN 10% 15 YEARS

15% DOWN 10% 3% DISCOUNT 15 YEARS

20% DOWN OR MORE 3% DISCOUNT 15 YEARS

CASH 7 % DISCOUNT

No Prepayment Penalty

No Closing Costs

First American Title: Trustee & account servicing agent

Payments begin 60 days from closing

All corners are clearly monumented

Interior roads are built along recorded easements

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Rim Country Activities Guide



Rim Country Activities Guide

“Mogollon Rim Activities Guide” is just a sampling of the numerous outdoor recreational opportunities available in the Mogollon Rim area.

Bear Canyon Lake

Features and Setting

Bear Canyon lake is a popular 60 acre fishing and hiking spot. Catch trophy size Rainbow Trout & German Brown. This peaceful lake is located 14 miles northwest of AZ Highway 260. Electric motors only. Boat ramp.

Elevation

7,600'

Season

Open year round as access permits.

Black Canyon Lake

Features and Setting

Fishing and boating opportunities are popular at Black Canyon Lake. 78 acres of excellent Rainbow Trout & German Brown fishing. Located just south of AZ Highway 260 on Forest Road 86. Electric motors only. Boat Ramp.

Elevation

7,600'

Season

April to November.

Blue Ridge Reservoir

Features and Setting

70 acres of great fishing and boating opportunities in the heart of the National Forest. Accessed by FR 751 off AZ Highway 87.

Elevation

7,300'

Season

May to September

Chevelon Canyon Lake

Features and Setting

Chevelon Canyon offers spectacular views and great opportunities for hiking and fishing. 6 miles of accessible shoreline fishing. Most popular for Rainbow Trout & German Brown fishing. Take AZ Highway

260 approximately 30 miles east of Payson to FR 300, follow FR 300 for about 10 miles to FR 169, follow FR 169 for 21 miles to FR 169B.

Elevation

6,800'

Season

May to October

Fools Hollow Lake

Features and Setting

This 150 acre Lake provides an outstanding fishing and hiking experience. Electric motors only. 2 boat launch ramps. Large/Small mouth Bass, Catfish, Walleye, Rainbow trout & German Brown. 4 miles off AZ Highway 260 using Old Linden Rd. and either 32nd St. or 22nd St.

Elevation

6,280 feet

Season

Open year round

Willow Springs Lake

Features and Setting

The Lake provides 150 acres of outstanding fishing, hiking and picnic experience. Boat motors to 8 hp. Boat Ramp. Variety of fish species. 22 miles southwest of Heber on AZ 260 and FR 149.

Elevation

7,500 feet

Season

May to October.

Woods Canyon Lake

Features and Setting

55 acres of great fishing and boating opportunities. 8 horsepower motors or less allowed. Boat Ramp. Well stocked with Rainbow Trout & German Brown. Located only 5 miles north of AZ Highway 260.

Elevation

7,500 feet

Season

April to November.

Area Wildlife

Big Game

Elk, Deer, Antelope, Turkey, Javelina.

Small Game

Squirrel, Rabbit, Dove.

Game Fish

Trout (3 varieties), Pike (2 varieties), Bass (2 varieties), Catfish, Bullhead (2 varieties), Sunfish, Bluegill.

Predators and Furbearers

Bobcat, Fox, Badger, Raccoon, Skunk, Ringtail Cat, Beaver, Muskrat.

Rare and Endangered

Southern Bald eagle, American peregrine Falcon, Owl (3 varieties).

Golf Courses

Pine Meadows Country Club

Highway 260 to milepost 308 in Overgaard.

Snowflake Country Club

In the town of Snowflake Arizona.

Silver Creek Country Club

5 miles east of Show Low on Highway 60, then 7.5 miles north on Bourden Ranch Road.

Show Low Country Club

2 miles west of town on Arizona Highway 260 to Linden Road.

Note: Every effort has been made to provide accurate information. If you are interested in a particular destination it is recommended that you acquire specific map and area information. Forest and road conditions can change due to weather conditions, construction etc. The US Forest Service and the US Geological Survey have detailed maps available.

First United Realty, Inc.

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Photo Gallery Pages

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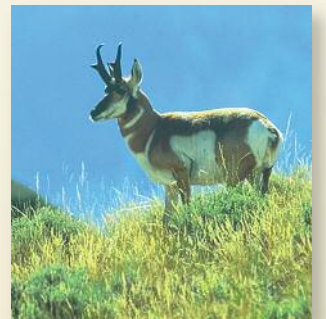


Photo Gallery Pages

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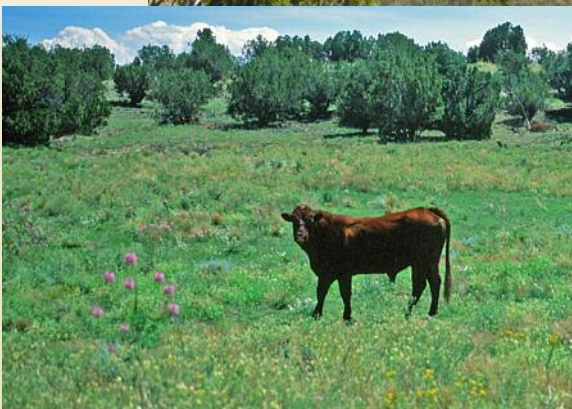


Photo Gallery

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