RURAL REAL ESTATE BROKERAGE & APPRAISALS
SCOTTSDALE \*TUCSON \*SONOITA \*COTTONWOOD \*ST. JOHNS

#### Canyon River Ranch Payson, Arizona



Offered for Sale Exclusively by:
Paul Groseta
Headquarters West, Ltd.
P.O. Box 1840
Cottonwood, Arizona 86326
Office (928) 634-8110
Cell (928) 853-8369
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#### **LOCATION & ACCESS**

Canyon River Ranch is located 6.5 miles west of Payson in Gila County, Arizona. Access from SR 87 is by taking Main Street west which turns into Doll Baby Ranch Road (Forest Road 406).



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**Size:** The offering includes 115 of the 116 lots plus six common area parcels on a total of 158.12 acres for the Canyon River Ranch subdivision. The 115 lots average 1.23 acres each, there is 8.97 acres of common area.

**Access:** With the exception of 6/10ths mile and all-weather crossings at American Gulch, Doll Baby Ranch Road has been paved to the property.

**Physical Characteristics:** The property is surrounded by Tonto National Forest at an elevation of 3,600'. Elevation is level to slightly rolling with a small drainage through the property. The first phase with 16 lots has had roads, fencing and conduit installed. There is a 20,000 s.f. covered arena and 5,664 s.f. covered pavilion built on one of the common areas and a decorative water tank tower was installed by the entrance. There is a large water storage tank with pump house on one of the well parcels. Views of the surrounding Mazatzal Wilderness Area are astounding.



**Zoning:** The property has Final Plat Approval from Gila County for the Amended Final Plat of Canyon River Ranch, according to Map No.'s 800A, 800B and 800C. Zoning is R1-D40, a 40,000 s.f. minimum parcel size. Gila County will not issue building permits for Canyon River Ranch lots until the all-weather crossing has been completed to county standards across American Gulch (just outside of Payson).

**Utilities:** Canyon River Ranch was going to be sold as dry lots (each lot will drill individual wells) and have individual septic tanks. Conduit was installed along Doll Baby Ranch Road when it was paved and throughout Phase 1, but no utility lines have been ran through conduit yet.

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**Comments:** Payson and the "Rim Country" are popular destinations for both year-round and seasonal residences. But Payson's growth potential is limited due to the limited supply of private land (surrounded by National Forest). Payson saw over 1% population growth to 15,944 residences and boasts a low unemployment rate of 3.8%. Last year (2017) the Town of Payson issued 121 new single-family residential building permits, a 78% increase over the previous year. CRR needs a few finishing touches to sell the remaining 115 lots. This is a tremendous opportunity to roll out one of Payson's largest subdivision's in years.

**Media:** Watch a video of CRR at this link: <a href="https://vimeo.com/paulgroseta/crr">https://vimeo.com/paulgroseta/crr</a>

**Price:** \$3,600,000 **REDUCED TO** \$2,995,000 cash or terms acceptable to the owner.

**Contact:** Exclusively Listed For Sale By:

Paul Groseta

Headquarters West, Ltd.

51 Verde Heights Drive, Suite A

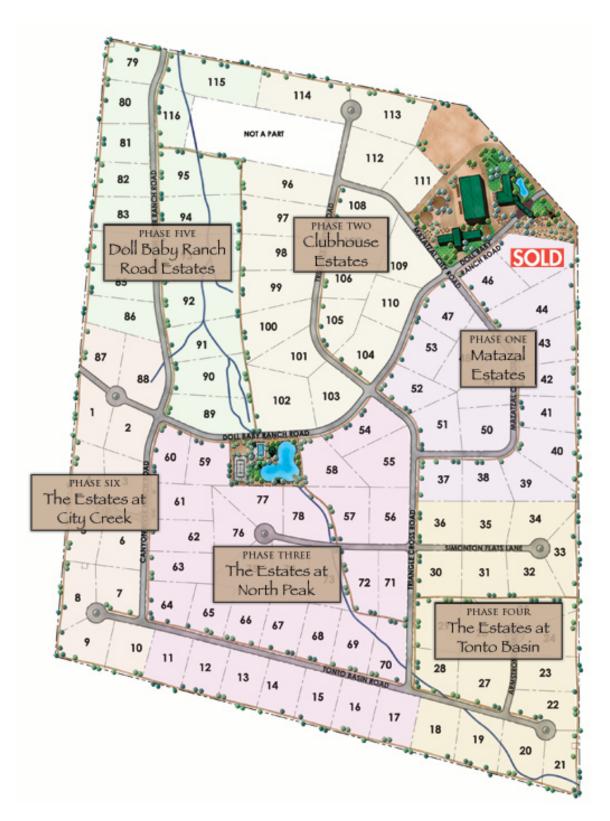
P.O. Box 1840 Cottonwood, Arizona 86326

Phone: (928) 634-8110; Fax (928) 634-2113; Mobile: (928) 853-8369

Email: paul@headquarterswest.com



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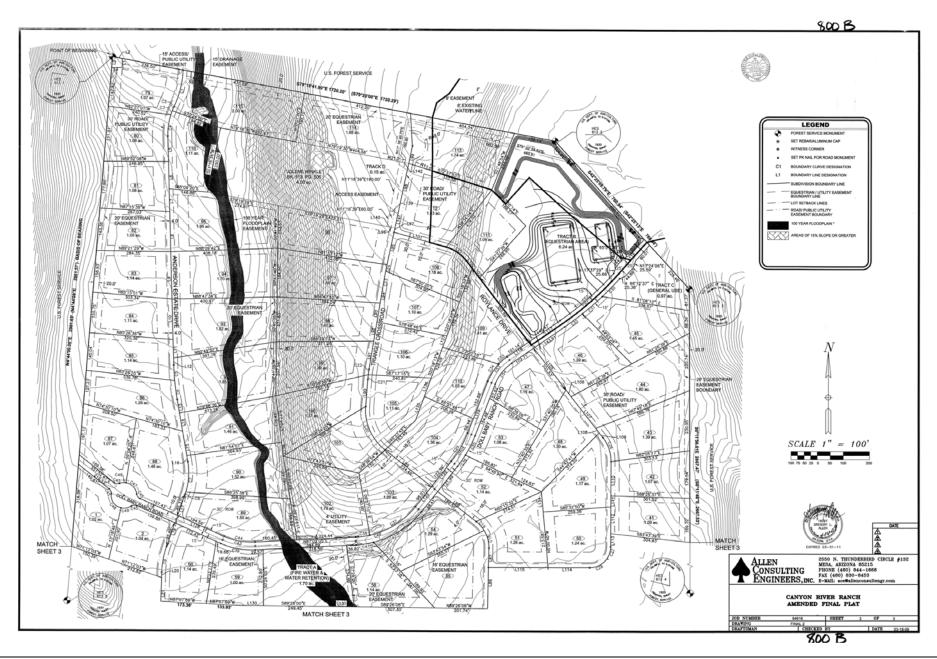


# HEADQUARTERS WEST, LTD. RURAL REAL ESTATE BROKERAGE & APPRAISALS

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LINE TABLE LINE T	TABLE			AMENDED FI				•
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	60 N89'32'22"W							lo.
	96 N89'32'22"W 12 N89'32'22"W CL	JRVETABLE	AS RECO	RDED IN MAP # 796	A-C. GIL	A COUNTY	RECORDER.	
L4 40.21 N90'00'00 L76 5.5		NGTH RADIUS DELTA		A PORTION OF SEC				State of Arizona, County of Gile
L5 98.51 \$1"32"24"E L77 53.7		4.90 359.88 23'04'07"						State of Arizona, County of Gite I hereby certly that the within instrument was filed and recorded at the request of
D 118-11 0104 E1 E 010		.56 246.28 3'51'07"		G. & S.R.B. & M., GI	LA COUI	NIY, AKIZO	INA	Simonton Flat UC.
		1.16 246.28 3'45'33" 1.89 246.28 19'17'03"						Date 6/15/09 The 4/10 Put Map No. 800
		0.63 918.37 3'46'56"		WITNESS CORNER LOCA	TIONS			Witness my hand and difficult see!  Witness my hand and difficult see!  the day and year written above Sadle Tomerin Delton
L10 155.68 S1'32'24"E L82 60.1	15 S89'55'19"E C6 71.	.72 918.37 4'28'28"		ROAD	WESTINGRIH	EAST/BOUTH		or hind hidder ( Departy For 2009-007054)
E11 71110 010E24E 000 0000		6.74 246.75 27'06'27"		BABY RANCH ROAD	19'	34"		1001-001059
		9 246.75 2'09'25" 0.16 322.62 17'47'18"		SLE CROSS ROAD	19"	36"	AMENDED PLAT NOTE	
L14 71.64 S9'47'49'E L86 156.0		0.71 2717.04 1'40'51"		BASIN ROAD	29'	25°	THIS AMENDED PLAT CHANGES THE 30' ROAD EASEMENT FOR DOLL. RANCH ROAD AS SHOWN ON SHEET 2 TO 30' RIGHT OF WAY, THE AD.	BABY ACENT
		6.21 9060.02 0'47'53"		TRONG CIR.	28'	26.	TIME ARRIVATION THAT CONTROL THE STORY OF A PRINCIP PR	C) HAVE THER Steam
210 22102 33 11 12 21 13 13 13		6.11 453.99 11°52°36°	coss	CIR.	25	25'	COMPANY, INC. AND RECORDED IN MAP # 796 A-C, GILA COUNTY REC	ORDER.
		0.86 431.01 2'46'24" 0.04 431.01 11'50'09"	ROYL	INCE DRIVE	19"	31"		
2.0		6.62 1542.02 4'20'00"		RSON ESTATE DRIVE (NORTH OF DOLL BABY RD)	25'	25'		
200 2000 01101011		4.32 1542.02 4'59'27"		RSON ESTATE DRIVE (SOUTH OF DOLL BABY RD)	19'	34'		'Or off
EL 0121 01101011 010	5. 552.55.	1.21 1542.02 3°23°21° 1.13 125.35 32°30°48°	STATE OF ARIZONA COUNTY OF GILA					Ewit 194 69
		1.13 125.35 32'30'48" 1.84 125.35 20'57'15"	KNOW THAT ARIZONA LAND AND RAI SECTIONS 8 & 17, T10N, R9E G &S.R.I	ACHES HAVE SUBDIVIDED, UNDER THE NAME OF	F "CANYON RIVER R	AND ON THE FOLLOWING		
		0.42 192.64 56'38'00"	SHEETS, AND HEREBY PUBLISHES TO RANCH," AND HEREBY DECLARES TH	VCHES HAVE SUBDIVIDED, UNDER THE NAME O I.BM., GILA COUNTY, ARIZONA, AS SHOWN AND SES AMENDED FRAIL PLAT AS AND FOR THE AME AT SADD PLAT SETS FORTH THE LOCATION AND AND THAT EACH LOT, TRACT AND STREET SHAI SHEETS AND THAT SIMONTON FLAT LLC AS GW	OVE THE DIMENSE	OF SAID "CANYON RIVER ONS OF THE LOTS, TRACT	1	
L25 94.40 S1'40'45'W L97 17.2		3.39 452.11 2'19'49"	AND STREETS CONSTITUTING SAME EACH RESPECTIVELY ON SAID PLAT	AND THAT EACH LOT, TRACT AND STREET SHAI SHEETS AND THAT SIMONTON FLAT LLC AS OW CTS SHOWN (A-F) ARE DEDICATED FOR THE USE	II, BE KNOWN BY TH NERS, DO NOT DED	E NUMBER OR NAME GIVE ICATE ANY LAND SHOWN	N .	
227		1.24 452.11 2'41'28" 5.89 2137.33 1'58'50"	HOMEOWNERS ASSOCIATION. THE	TTS SHOWN (A-F) ARE DEDICATED FOR THE USI STREETS AND EASEMENTS SHOWN HEREON AN ANYON RIVER RANCH" AND ARE INTENDED FOR	OF THE USES OF SU	ROYER RANCHES! ICH EASEMENTS SHALL BE		
	100	5.89 2137.33 1°58°50° 5.06 2137.33 0°40°19°	OWNERS OF THE "CANYON RIVER RU BABY ROAD, AS SHOWN OF SHEET 2.	NCH SUBDIVISION* COMMUNITY. A 30-FOOT PL	BLIC ROAD EASEM	ENT IS DEDICATED FOR DO	ALL.	
	72.	5.97 147.36 36°32'06°	Oh. Andres	4/21/09				
	10 20 11 20 2	7.63 147.05 38'02'24"	OWNER/AGENT .	one				
		7.67 80.08 34°06′21° 7.78 80.08 55°38′55°	ONNESPACENT Vinge	4-21-09 DATE				
		5.19 415.49 17'15'51"	ACKNOWLEDGMENT				APPROVAL	
		.85 1235.03 4'24'00"	STATE OF ARIZONA				APPROVED THIS 2 DAY OF VON 2 2009 BY THE COUNTY BOARD OF SUPERVISORS	
		00.55 1235.03 4"39"53"	COUNTY OF GILA	. 11			APPROVED THE 1 CAY OF TWO 2000 BY THE COUNTY BOARD OF SUPERVISORS  Supervisors  The County of the Co	NOTES  1. THE CANYON RIVER RANCHES SUBDIVISION IS LOCATED IN ZONE D AREA.
		8.99 1235.03 3'56'35" 2.81 204.32 12'00'19"	CHRIS ANDERSON AND JUSTIN A. R.	DOLANCE ACKNOWLEDGED THEMSELVES TO BE EY, AS SUCH OWNERS, BEING AUTHORIZED SO HEREON CONTAINED, BY STORING THEIR NAME	RSIGNED OWNERS E OWNERS OF "CAN	YON RIVER RANCH AND	PI ANNING & ZONING	<ol> <li>THE CANYON INVERTINANCHES SUBDIVISION IS LOCATED IN ZONE D'AMEA FOR FLOCO MAPPING, ZONE D'ESSIGNATES ARRES THAY HAVE NOT BEEN STUDIED BY GOVERNING AGENCIES AND FLOOD HAZARDS ASSOCIATED WITH</li> </ol>
		3.23 204.32 21'56'12"			S AS SUCH.	THE POREGOING	THE DLAT HAS BEEN VERSEED FOR COMEOSMANCE TO THE SIGN MANABY OLAT AS ADDROVED B	THE 100 YEAR (1% CHANCE) STORM EVENT ARE UNDETERMINED.
		2.44 445.49 10'36'10"	a · mer.	INTO SET MY HAND AND OFFICIAL SEAL.			THIS PLAT HAS BEEN VERIFIED FOR CONFORMANCE TO THE PRELIMINARY PLAT AS APPROVED B THE COMMISSION AND THE REQUIREMENTS OF THE GBL COUNTY SUBDIVISION REQULATIONS A WELL AS ANY OTHER APPLICABLE ORDINANCES AND REQULATIONS AND APPEARS TO COMPLY.	SUBDIVISION HAS BEEN DETERMINED TO BE INADEQUATE OR UNDETERMINED.
		1.79 445.49 6'39'41"	(NOTARY PUBLIC)		S SME OF	A/NOONA a County	WITH ALL REQUIREMENTS WITHIN THE JURISDICTION OF THE COMMISSION TO APPROVE.	<ol> <li>CANYON RIVER RANCH SUBDIVISION IS BEING SERVED BY GROUNDWATER BY INDIVIDUAL WELLS. THE DEVELOPER HAS CHOSEN NOT TO DEMONSTRATE</li> </ol>
L41 48.60 \$75°33°58°E L113 50.4 L42 124.61 \$75°33°58°E L114 159.3		0.28 312.63 38°32′20° 1.47 312.63 9′58′58°	MY COMMISSION EXPIRES: XAMA	21,201	BRIALNA My Commission Expires I	Arre 21, 2011	APPROVED CHAMBETT OFFICTOR CATE 5 - 21 '05	A 100-YEAR ADEQUATE WATER SUPPLY. THE APPLICANT HAS NOT DEMONSTRATED THAT THE CRITERAY FOR PHYSICAL, LEGAL, AND CONTINUOUS AVAILABLITY, WATER QUALITY, AND FRANCIAL CAPABILITY HAVE BEEN MET. THEREFORE THE DEPARTMENT OF WATER RESOURCES MUST FROM THE WATER AND ADMINISTRATION OF THE WATER PROPERTIES MUST FARE THE WATER PROPERTIES AND THE PROPERTIES AND THE WATER PROPER
L43 64.15 \$75'33'58'E L115 227.3		5.26 285.97 27'05'58"	LEGAL DESCRIPTION				MPPROVED the Sanda DATE 4/27/09	THEREFORE THE DEPARTMENT OF WATER RESOURCES MUST FIND THE WATER SUPPLY TO BE INACQUAITE. FOR ADDITIONAL INFORMATION PLEASE. CONTACT THE OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY AT (602)
	0.10	7.46 327.63 48'31'18"	HOMESTEAD ENTRY SURVEY (H.E.S.) RANGE 9 EAST OF THE GILA AND SA	NO. 613 WHICH IS EMBRACED BY A PORTION OF T RIVER MERIDIAN, GILA COUNTY, ARIZONA MO	F SECTIONS 8 AND TRE PARTICULARLY	17 TOWNSHIP 10 NORTH, DESCRIBED AS FOLLOWS	APPROVED Park Hul. DATE 5/21/09	CONTACT THE OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY AT (602) 771-8585.
		7.67 342.63 11"19"00" 2.49 342.63 37"12"18"	REGINNING AT CORNER NO. 1 OF SAID H.E.S. NO. 613 BEING A STANDARD U.S.D.A. BRASS CAP DATED 1920 THENCE: 579/2017 1720 29				29 CHAIRPERSON OF PLANNING & ZONING COMMISSION	<ol> <li>MINIMUM FINISHED FLOOR ELEVATIONS SHALL 12" ABOVE THE HIGHEST ADJACENT GRADE WITHIN 10 FEET OF THE STRUCTURE.</li> </ol>
		8.16 270.97 27'05'58"	NO. 4 OF H.E.S. 613 BEING A STANDARD U.S.D.A. BRASS CAP DATED 1920: THENCE: N75°01'29"W. 2538.84 FEET TO CORNER NO. 5 OF				NOTES	
2.0 1.0 0.000000		1.07 255.97 27'05'58"		A. BRASS CAP DATED 1920; THENCE: NO4*44*09*	E, 2901.57 FEET TO	THE POINT OF BEGINNING	LOCAL ROAD RIGHT OF WAYS ARE 30 FT IN WIDTH. DOLL BABY RANCH ROAD IS A PUBLIC ROAD.	TOP OF BANK OF THE CHANNEL FOR WHICH A FLOOPLAIN IS SHOWN ON THIS PLAT, FOR THE REACH SOUTH OF DOLL BABY RANCH ROAD, OR WITHIN 25 FEET
		.64 21.00 59'03'01"	EXCEPT THE FOLLOWING DESCRIBE	D PROPERTY: D ENTRY SURVEY (H.E.S.) NO. 613 BEING DESCR	men se en co		GILA COUNTY RECORDER CERTIFICATE	<ol> <li>"NO STRUCTURE SHALL BE PERMITTED WITHIN 30 PEET OF THE READMAST TOO OF BRANK OF THE CHANNEL, FOR WINDOW, A LOOPCARA IS SHOWN ON THIS PLAT, FOR THE BEACH SOUTH OF DOLL BRAY PANCH ROUG, OR WITHIN 32 FEET OF THE NEAREST TOO OF BRANK OF THE RESOLUTION HORTH OF DOLL BRAY PANCH ROUG, WITHOUT BRANK STABLIZATION DESIGNED BY A PROFESSIONAL.</li> <li>BONINGER AND PERMITTED OF GUAL COURTY, ADDITIONALLY, NO STRUCTURE</li> </ol>
L50 132.32 \$75'33'58"E L122 122. L51 60.21 \$75'33'58"E L123 98.		.66 49.00 30°00°14" 3.38 49.00 74°06°39*		PENTRY SURVEY (H.E.S.) NO. 613 BEING DESCR SAID H.E.S. NO. 613 BEING A STANDARD U.S.D.F		D 1920: THENCE: S70°0VE	STATE OF ARIZONA COUNTY OF GILA	ENGINEER AND PERMITTED BY GILA COUNTY, ADDITIONALLY, NO STRUCTURE OR GRADING SHALL BE ALLOWED WITHIN THE 100-YEAR FLOODPLAIN SHOWN ON THIS PLAT, EXCEPT FOR BIANK PROTECTION WITH A PERMIT FROM GILA
		.72 49.00 83'51'25"	ALONG THE LINE BETWEEN SAID CO	RNER NO. 1 AND CORNER NO. 2 OF H.E.S. 613 B	EING A STANDARD	U.S.D.A. BRASS CAP DATE	,	COUNTY,
200 2001		.25 49.00 48"13"47"	THE POINT OF BEGINNING; THENCE: THENCE: N79'20'00'W, 697.00 FEET T	THENCE: \$11"16"41"W, 190.00 FEET TO A FOUND CONTINUING \$11"16"41"W, 250.00 FEET TO A FO D A FOUND 16" IRON PIPE WITH BRASS TAG US A	UND 16" IRON PIPE V 118436; THENCE: N1	WITH BRASS TAG LS #1843 11"16"41"E, 250.00 FEET TO	NG THIS INSTRUMENT WAS FILED FOR RECORDED ON THE DAY OF A.D., AT O'CLOCK, AND DULY RECORDED IN MAP FEE NUMBER.	<ol> <li>LOTS 8, 9, 96, 97, 98, 99, 100 AND 115 HAVE 19% OR MORE SLOPES ON MORE THAN 60% OF THE LOT AND WILL REQUIRE ENGINEERED GRADING, DRAINAGE, AND EROSION CONTROL FUNDS.</li> </ol>
		9.71 430.49 17°15′51″ 88.78 1220.03 13°33′42″		NG LS #18436;THENCE: \$79°20'00"E, 697.00 PEET	TO THE POINT OF E	scureitys.	m.	AND EROSION CONTROL PLANS.  7. FOREST SERVICE WATER STORAGE TANKS SHALL BE LOCATED IN TRACTS A
		2.94 1205.03 12'58'39"	ZONING				BY:	AND B.
L57 34.95 N89'54'58"E L129 169.	.21 S65'51'57"E C53 11	12.15 189.32 33'56'31"	CANYON RIVER RANCHES SUBDIVIS	ON IS ZONED AS R1D40.			GILA COUNTY CLERK, ARIZONA	i att
		3.27   174.32   33'56'31"	SETBACK REQUIREMENTS					
	.61 S89'26'08'E		THE SETBACK REQUIREMENTS ARE				8 FT WATERLINE EASEMENT LEGAL DESCRIPTION:	TROOT LO
	26 S0'11'57'E		40 FEET FROM THE ROADWAY 20 FEET FROM SIDE PROPERT	YLINES			AN 8 FOOT WIDE EASEMENT, BEING 4 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT \$4225*07E A DISTANCE OF \$115.57 FEET FROM HOMESTEAD INTERLY SILENCY OF E.S. NO. 613.00 ORNER NO. 2	A A
	.79 N5'00'40'W		40 FEET FROM THE BACK PRO	PERTY LINE.			BEILD A STANDARD I I S D A BRASS CAR DATED 1995 MARCH IS SIMPLACED BY A	DPRIS 03-31-11
200 207.70 37 12 30 11	.08 N20'18'13"E .71 S20'18'13"W		CONDITIONS, COVENANTS	AND RESTRICTIONS			GEA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA THENCE NY 10256 W A DISTANCE OF 680.81 FEET; THENCE S11"1641 W A DISTANCE OF 160.80 FEET TO	A
	.71 S2018 13 W .42 N2018 13 E		SEE RESTRICTIONS RECORDED IN F	EE NUMBER, GILA COUNTY RECOR	IDERS		THE POINT OF TERMINUS.	ALLEN 2550 N. THUNDERBIRD CIRCLE #132 MESA, ARIZONA 85215
000 T10:07 D1 12:00 H	19 S7'04"22"E		INDEXING INFORMATION	IOR COUNTY OF ET			ACCESS EASEMENT LEGAL DESCRIPTION:	CONSULTING PHONE (480) 844-1666 FAX (480) 830-8453
EU. 01110 1100 1000 11	.18 S79"19"29"E		INDEXING INFORMATION I	OR COURT CLERK			AN ACCESS EASEMENT REGINNING AT A POINT A DISTANCE OF 630 R6 FEET WEST	ENGINEERS, INC. E-MAIL: ace@allenconsultengr.com
	.36 S79"19"29"E .02 S12"03"19"W		OWNER(S): SIMONTON FLAT L.L.C JUSTIN A. ROYLANCE 3521 EAST B	ROWN ROAD, SUITE 101			AND 267-93 FEET SOUTH FROM HOMESTEAD ENTRY SURVEY (H.E.S.) NO. 613 CORNER NO. 2 BEING A STANDARD U.S.D.A. BRASS CAP DATED 1920; WHICH IS EMBRACED BY A PORTUGUE OF SECTION & AND 31 TOWNSHIP TO NOOTH, BASING IS EAST OF THE GR	CANYON RIVER RANCH
	.76 S79'32'58"E		MESA, ARIZONA 85213	A STATE OF THE PARTY OF THE PAR			NO. 2 BEING A STANDARD U.S.D.A. BINASS CAP DATED 1920, WHICH IS EMBRACED BY A PORTION OF SECTIONS & AND 17 TOWNSHIP IN NORTH, BANGE & BAST OF THE GIA. AND BALT RIVER MERCHAN, GIA, COUNTY, ARIZONA SHAP FOINT LYING ON THE EAST THE OF THE JOURNEW HANDE PROPERTY, THENDES SPY-1737F & DISTANCE OF \$2,19 FEET, THENDES SYZOTSYM A DISTANCE OF 60.00 FEET, THENDE NOT 1930 YAY.  PERT, THENDES SYZOTSYM A DISTANCE OF 60.00 FEET, THENDE NOT 1930 YAY.  RUTANNE OR 31 WEST, THENDER MINISTERS OR LOUGH SAD BAST LIST OF THE	AMENDED FINAL PLAT
	.01 S51'35'51"E		LOCATION: LAND LYING IN A PORTION OF SEC T10N, R9E, GILA & SALT RIVER BAS GILA COUNTY, ARIZONA	TIONS 8 & 17				JOB NUMBER 94616 SHEET 1 OF 3
								JOB NUMBER 94616 SHEET 1 OF 3
L72 234.32 S1*12′56°W			GILA COUNTY, ARIZONA	E & MERILIAN			JOLENE WINKLE PROPERTY A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.	JOB NUMBER

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