

HEADQUARTERS WEST, LTD.

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
Email paul@headquarterswest.com
www.headquarterswest.com

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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).



Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

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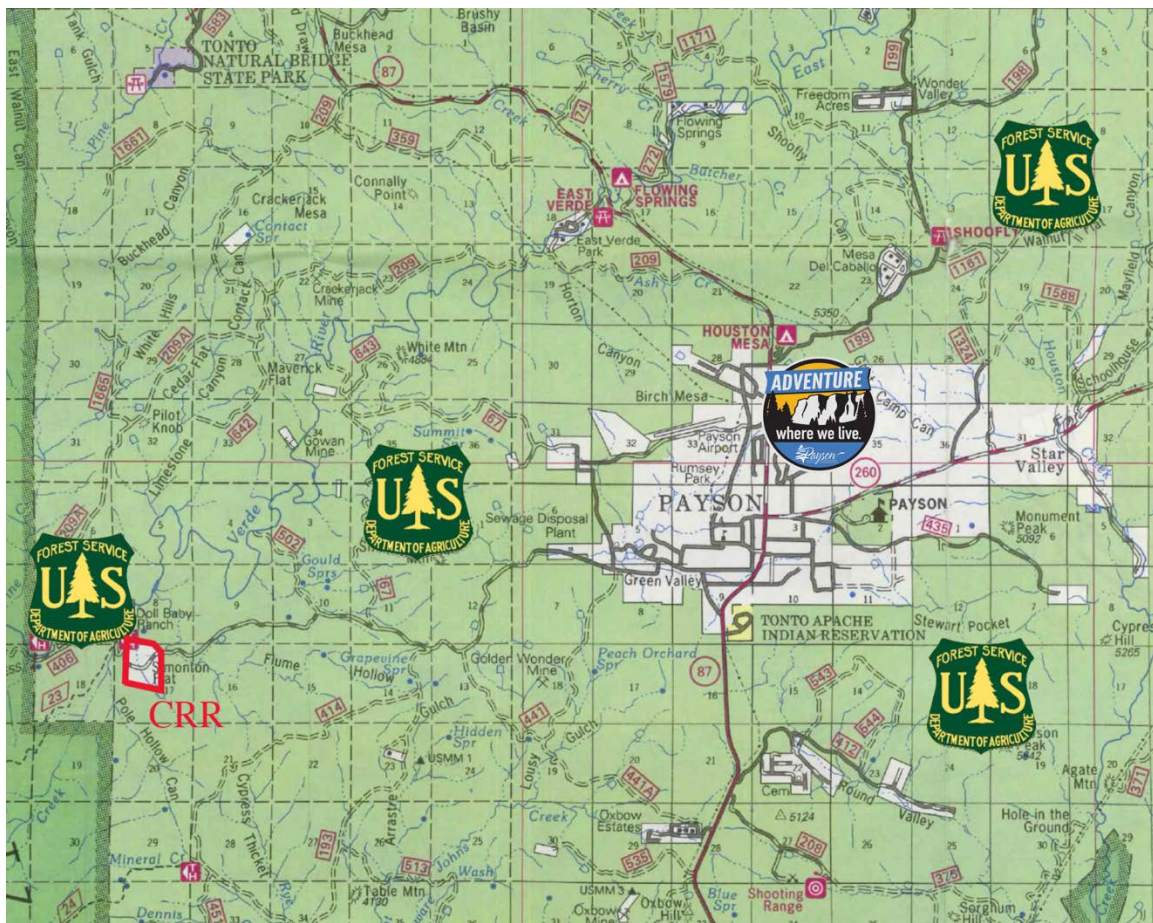
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Size: The offering includes 115 of the 116 lots plus six common area parcels on a total of 158.12 acres for the Canyon River Ranch subdivision. The 115 lots average 1.23 acres each, there is 8.97 acres of common area.

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: <https://vimeo.com/paulgroseta/crr>

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

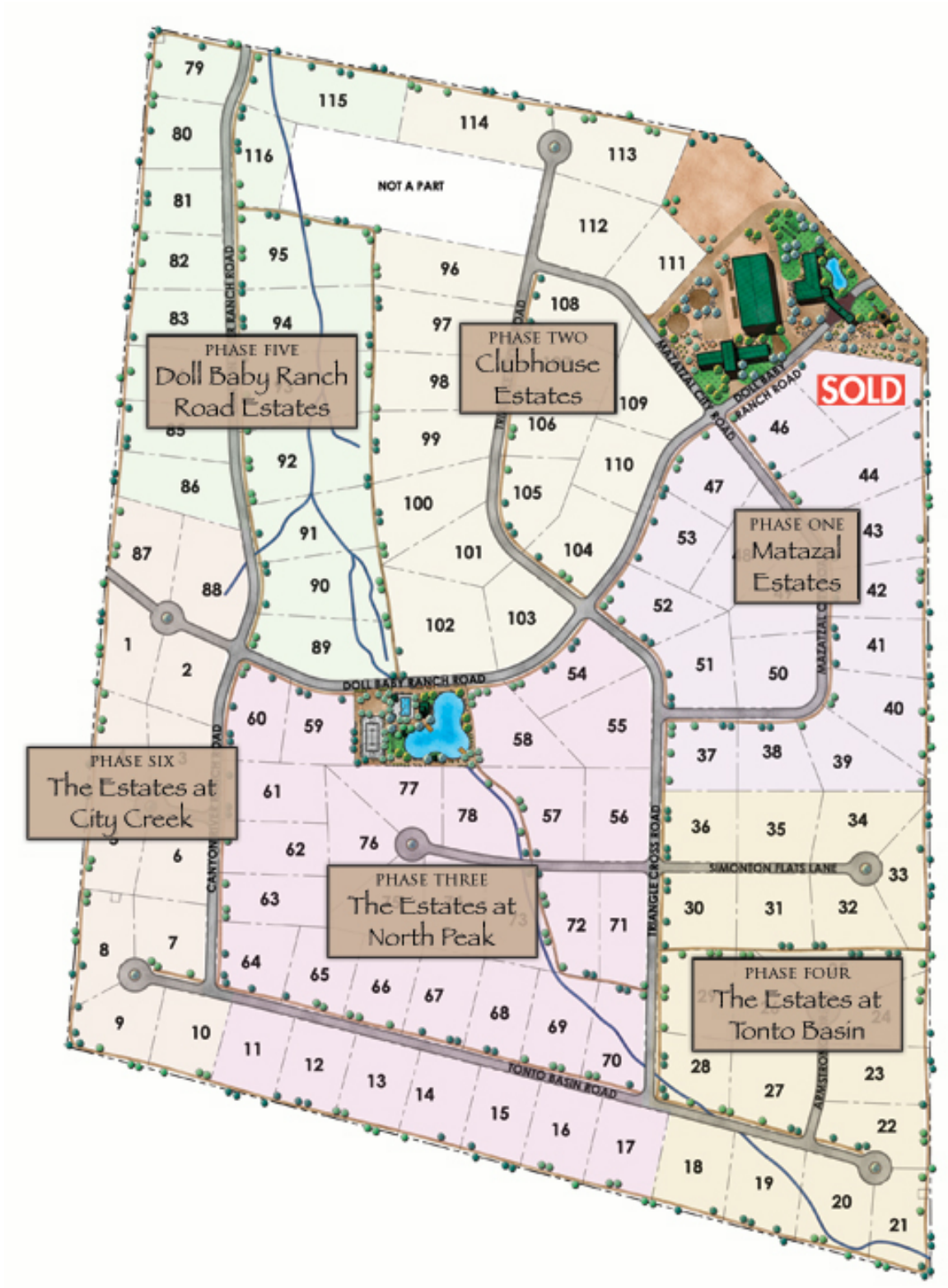
Email: paul@headquarterswest.com



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800 A

AMENDED FINAL PLAT FOR CANYON RIVER RANCH

AS RECORDED IN MAP # 796 A-C, GILA COUNTY RECORDER,
LOCATED IN A PORTION OF SECTIONS 8 & 17, T-10-N, R-9-E OF THE
G. & S.R.B. & M., GILA COUNTY, ARIZONA

LINE TABLE

SEGMENT	LENGTH	DIRECTION
L1	35.04	N0°00'00"E
L2	37.38	S79°19'42"E
L3	42.10	N44°40'09"E
L4	40.21	N09°00'00"W
L5	99.51	S1°32'24"E
L6	102.81	S1°32'24"E
L7	86.71	S1°32'24"E
L8	153.30	S1°32'24"E
L9	180.31	S1°32'24"E
L10	155.68	S1°32'24"E
L11	71.16	S1°32'24"E
L12	26.24	S1°32'24"E
L13	52.07	S9°47'49"E
L14	71.64	S9°47'49"E
L15	94.35	S9°47'49"E
L16	22.82	S9°47'49"E
L17	85.33	S19°28'03"W
L18	218.69	S05°51'57"E
L19	110.83	S19°28'03"W
L20	20.68	S1°40'45"W
L21	89.24	S1°40'45"W
L22	170.13	S1°40'45"W
L23	185.69	S78°37'37"E
L24	150.35	S1°40'45"W
L25	94.40	S1°40'45"W
L26	36.99	N82°26'17"W
L27	25.00	N82°26'24"W
L28	25.00	S73°33'36"W
L29	25.00	S82°26'24"E
L30	25.00	N73°33'36"E
L31	91.63	N82°26'18"W
L32	43.33	S1°40'45"W
L33	201.71	S1°40'45"W
L34	91.58	S77°14'49"E
L35	127.28	S77°14'49"E
L36	67.49	S77°14'49"E
L37	19.90	S77°14'49"E
L38	35.75	S73°33'36"E
L39	48.12	S73°33'36"E
L40	131.79	S73°33'36"E
L41	48.60	S73°33'36"E
L42	124.81	S73°33'36"E
L43	64.15	S73°33'36"E
L44	110.51	S73°33'36"E
L45	59.51	S73°33'36"E
L46	105.84	S73°33'36"E
L47	71.74	S73°33'36"E
L48	107.61	S73°33'36"E
L49	73.63	S73°33'36"E
L50	132.32	S73°33'36"E
L51	60.21	S73°33'36"E
L52	45.48	S73°33'36"E
L53	21.71	S74°48'04"E
L54	209.47	S74°48'04"E
L55	110.65	S74°48'04"E
L56	156.43	S89°20'24"E
L57	34.95	N89°54'28"E
L58	30.04	N89°54'28"E
L59	25.00	S0°00'00"E
L60	110.72	S19°28'56"W
L61	75.24	S0°50'23"W
L62	100.56	S0°50'23"W
L63	207.78	S1°12'56"W
L64	111.71	S1°12'56"W
L65	110.07	S1°12'56"W
L66	60.26	S78°46'27"E
L67	91.15	N86°45'30"W
L68	46.14	N2°31'45"E
L69	93.82	S78°46'33"E
L70	99.47	S2°31'45"E
L71	48.66	S89°50'19"E
L72	234.32	S1°12'56"W

WITNESS CORNER LOCATIONS

ROAD	WEST	NORTH	EAST	SOUTH
DOLL BABY RANCH ROAD	15'		31'	
TRIANGLE CROSS ROAD	15'		31'	
SMITHSON PLATS LANE	31'		31'	
YOKO BASIN ROAD	31'		15'	
ARMSTRONG CIR.	31'		31'	
COBB CR.	31'		31'	
ROYLANE DRIVE	15'		31'	
ANDERSON ESTATE DRIVE (NORTH OF DOLL BABY RD)	31'		31'	
ANDERSON ESTATE DRIVE (SOUTH OF DOLL BABY RD)	15'		31'	

DEDICATION

STATE OF ARIZONA
COUNTY OF GILA

KNOW THAT ARIZONA LAND AND RANCHES HAS SUBDIVIDED, UNDER THE NAME OF "CANYON RIVER RANCH" LOCATED IN SECTIONS 8 & 17, T10N, R9E, G&S&R&M, GILA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREOF, AND ON THE FOLLOWING 2 SHEETS, AND HEREBY PUBLISHES THIS AMENDED FINAL PLAT AS AID FOR THE AMENDED FINAL PLAT OF SAID "CANYON RIVER RANCH" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVE THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THE AMENDED FINAL PLAT AS AID. DO NOT DEDICATE ANY LAND SHOWN HEREON FOR PUBLIC USE. ALL TRACTS SHOWN (A-F) ARE DEDICATED FOR THE USE OF THE "CANYON RIVER RANCHES" HOMEOWNERS ASSOCIATION. THE STREETS AND EASEMENTS SHOWN HEREON AND THE USES OF SUCH EASEMENTS SHALL BE CONTROLLED BY THE BYLAWS OF "CANYON RIVER RANCH" AND ARE INTENDED FOR THE EXCLUSIVE USE AND BENEFIT OF THE OWNERS OF THE "CANYON RIVER RANCH SUBDIVISION" COMMUNITY. A 30-FOOT PUBLIC ROAD EASEMENT IS DEDICATED FOR DOLL BABY RANCH AS SHOWN ON SHEET 2.

OWNER: Allen Consulting Engineers, Inc. DATE: 4-21-09
DATE: 4-21-09

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF GILA

ON THIS 21 DAY OF April, 2009 BEFORE ME THE UNDERSIGNED OWNER, CHRIS ANDERSON AND JUSTIN A. ROYLANE ACKNOWLEDGED THEMSELVES TO BE OWNERS OF "CANYON RIVER RANCH" AND FURTHER ACKNOWLEDGED THAT THEY, AS SUCH OWNERS, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREON CONTAINED, BY SIGNING THEIR NAMES AS SUCH.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 21, 2011

NOTARY PUBLIC
BRALAN CHAVARRA
My Commission Expires April 21, 2011

LEGAL DESCRIPTION

HOMESTEAD ENTRY SURVEY (P.L.S.) NO. 613 WHICH IS EMBRACED BY A PORTION OF SECTIONS 8 AND 17 TOWNSHIP 10 NORTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT CORNER NO. 1 OF SAID H.E.S. NO. 613 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; THENCE: S79°02' 17.29" E TO CORNER NO. 2 OF H.E.S. 613 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; THENCE: S42°20'10", 180.38 FEET TO CORNER NO. 3 OF H.E.S. 613 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; THENCE: S07°18'17", 267.33 FEET TO CORNER NO. 4 OF H.E.S. 613 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; THENCE: N70°12'29", 208.84 FEET TO CORNER NO. 5 OF H.E.S. 613 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; THENCE: N04°49'52", 260.57 FEET TO THE POINT OF BEGINNING;
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF SAID HOMESTEAD ENTRY SURVEY (P.L.S.) NO. 613 BEING DESCRIBED AS FOLLOWS:
COMMENCING AT CORNER NO. 1 OF SAID H.E.S. NO. 613 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; THENCE: S79°02' 17.29" ALONG THE LINE BETWEEN SAID CORNER NO. 1 AND CORNER NO. 2 OF H.E.S. 613 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; A DISTANCE OF 153.30 FEET; THENCE: S11°18'14", 180.60 FEET TO A FOUND 1/2" IRON PIPE WITH BRASS TAG LS #1949; BEING THE POINT OF BEGINNING; THENCE: CONTINUING S11°18'14", 290.00 FEET TO A FOUND 1/2" IRON PIPE WITH BRASS TAG LS #1949; THENCE: N09°00'00", 691.00 FEET TO A FOUND 1/2" IRON PIPE WITH BRASS TAG LS #1948; THENCE: S11°18'14", 290.00 FEET TO A FOUND 1/2" IRON PIPE WITH BRASS TAG LS #1948; THENCE: S79°02'17.29", 691.00 FEET TO THE POINT OF BEGINNING.

ZONING

CANYON RIVER RANCHES SUBDIVISION IS ZONED AS R150.

SETBACK REQUIREMENTS

THE SETBACK REQUIREMENTS ARE AS FOLLOWS:
40 FEET FROM THE ROADWAY EASEMENT BOUNDARY
30 FEET FROM SIDE PROPERTY LINES
40 FEET FROM THE BACK PROPERTY LINE.

CONDITIONS, COVENANTS AND RESTRICTIONS

SEE RESTRICTIONS RECORDED IN FEE NUMBER _____ GILA COUNTY RECORDERS OFFICE.

INDEXING INFORMATION FOR COUNTY CLERK

OWNER:
SMITHSON PLAT L.L.C.
JUSTIN A. ROYLANE 3051 EAST BROWN ROAD, SUITE 101
MESA, ARIZONA 85213
LOCATION:
LAND LYING IN A PORTION OF SECTIONS 8 & 17
T10N, R9E, G&S&R&M, GILA COUNTY, ARIZONA

ACCESS EASEMENT LEGAL DESCRIPTION:

AN ACCESS EASEMENT BEGINNING AT A POINT A DISTANCE OF 630 FEET WEST AND 207.60 FEET SOUTH FROM HOMESTEAD ENTRY SURVEY (P.L.S.) NO. 613 CORNER NO. 2, BEING A STANDARD U.S.A. BRASS CAP DATED 1900; WHICH IS EMBRACED BY A PORTION OF SECTIONS 8 AND 17 TOWNSHIP 10 NORTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA; SAID POINT LYING ON THE EAST LINE OF THE JOLENE WINKLE PROPERTY; THENCE S77°17'31" A DISTANCE OF 32.19 FEET; THENCE S1°07'09" A DISTANCE OF 60.00 FEET; THENCE N70°00'00" A DISTANCE OF 31.36 FEET; THENCE N11°39'16" ALONG SAID EAST LINE OF THE JOLENE WINKLE PROPERTY A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

8 FT WATERLINE EASEMENT LEGAL DESCRIPTION:

AN 8 FOOT WIDE EASEMENT, BEING 4 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, BEGINNING AT A POINT A DISTANCE OF 111.07 FEET FROM HOMESTEAD ENTRY SURVEY (P.L.S.) NO. 613 CORNER NO. 2 BEING A STANDARD U.S.A. BRASS CAP DATED 1900; WHICH IS EMBRACED BY A PORTION OF SECTIONS 8 AND 17 TOWNSHIP 10 NORTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA; THENCE N79°25'56" W A DISTANCE OF 60.81 FEET; THENCE S11°18'14" W A DISTANCE OF 163.80 FEET TO THE POINT OF TERMINUS.

APPROVAL

APPROVED THIS 21 DAY OF April, 2009 BY THE COUNTY BOARD OF SUPERVISORS.
Chris Anderson ATTEST: Merilyn Brown
COUNTY CLERK

PLANNING & ZONING

THIS PLAT HAS BEEN VERIFIED FOR CONFORMANCE TO THE PRELIMINARY PLAT AS APPROVED BY THE COMMISSION AND THE REQUIREMENTS OF THE GILA COUNTY SUBDIVISION REGULATIONS AS WELL AS ANY OTHER APPLICABLE ORDINANCES AND REGULATIONS AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN THE JURISDICTION OF THE COMMISSION TO APPROVE.

APPROVED: Chris Anderson DATE: 5-21-09
COALITION DEVELOPMENT DIRECTOR

APPROVED: Chris Anderson DATE: 4/27/09
ENGINEERS REVIEWER

APPROVED: Chris Anderson DATE: 4/21/09
CHAIRPERSON OF PLANNING & ZONING COMMISSION

NOTES

LOCAL ROAD RIGHT OF WAYS ARE 30 FT IN WIDTH. DOLL BABY RANCH ROAD IS A PUBLIC ROAD.

GILA COUNTY RECORDER CERTIFICATE

STATE OF ARIZONA
COUNTY OF GILA

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____, A.D. _____ AT _____ O'CLOCK, AND DULY RECORDED IN MAP # _____ FEE NUMBER _____.

BY: _____ DEPUTY
WITNESS BY HAND AND SEAL OF GILA COUNTY, ARIZONA.

DATE

EXP. 03-31-11

ALLEN CONSULTING ENGINEERS, INC. 8550 N. THUNDERBOLT CIRCLE #132 MESA, ARIZONA 85215 PHONE: (480) 844-1666 FAX: (480) 830-8453 E-MAIL: ace@allenconsultingengr.com

CANYON RIVER RANCH AMENDED FINAL PLAT

JOB NUMBER	9466	SHEET	1	OF	3
DRAWING	FINAL COVER	CHECKED BY		DATE	03-18-09
DRAFTSMAN		CHECKED BY		DATE	

800 4

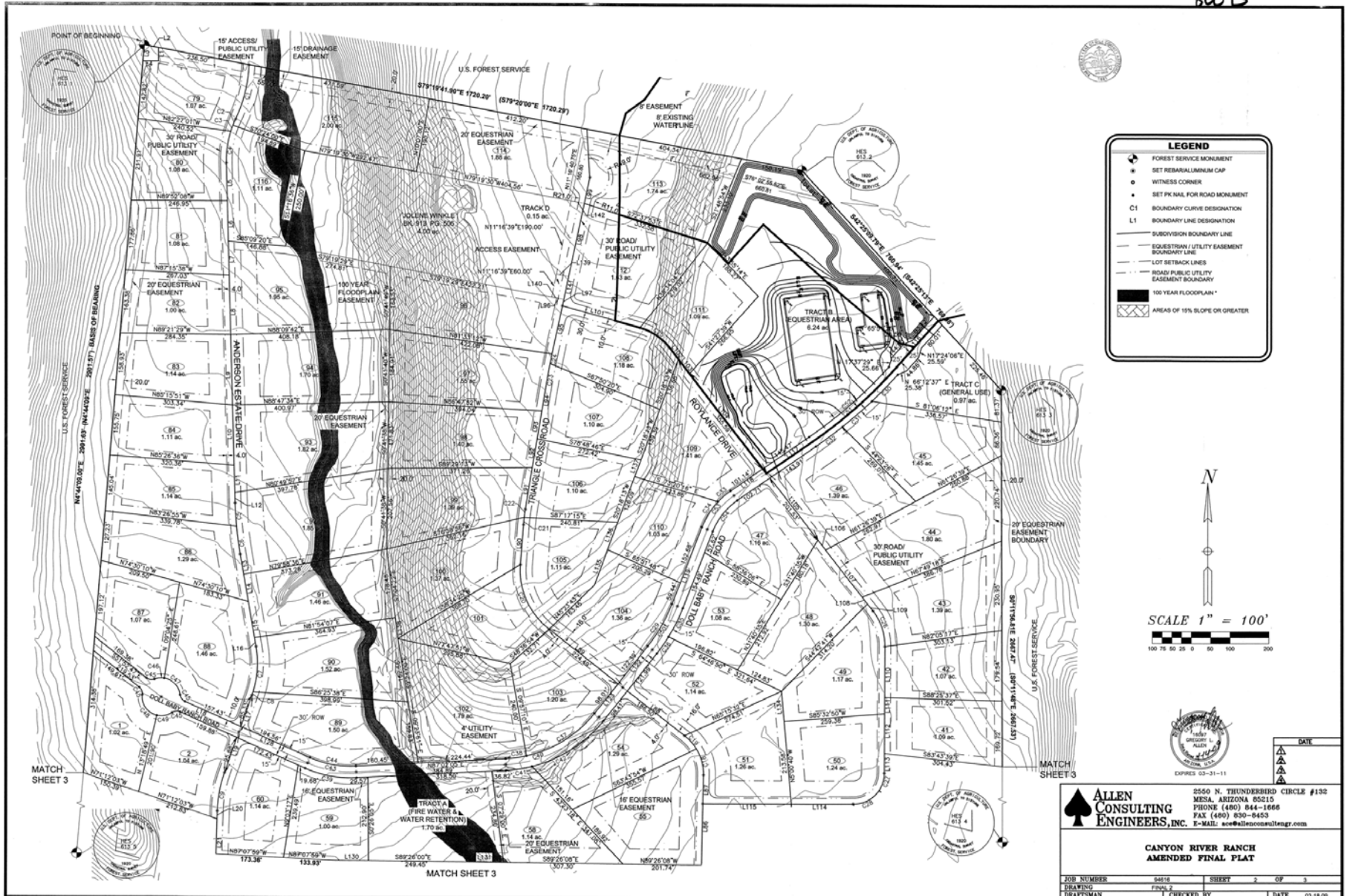
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800 B

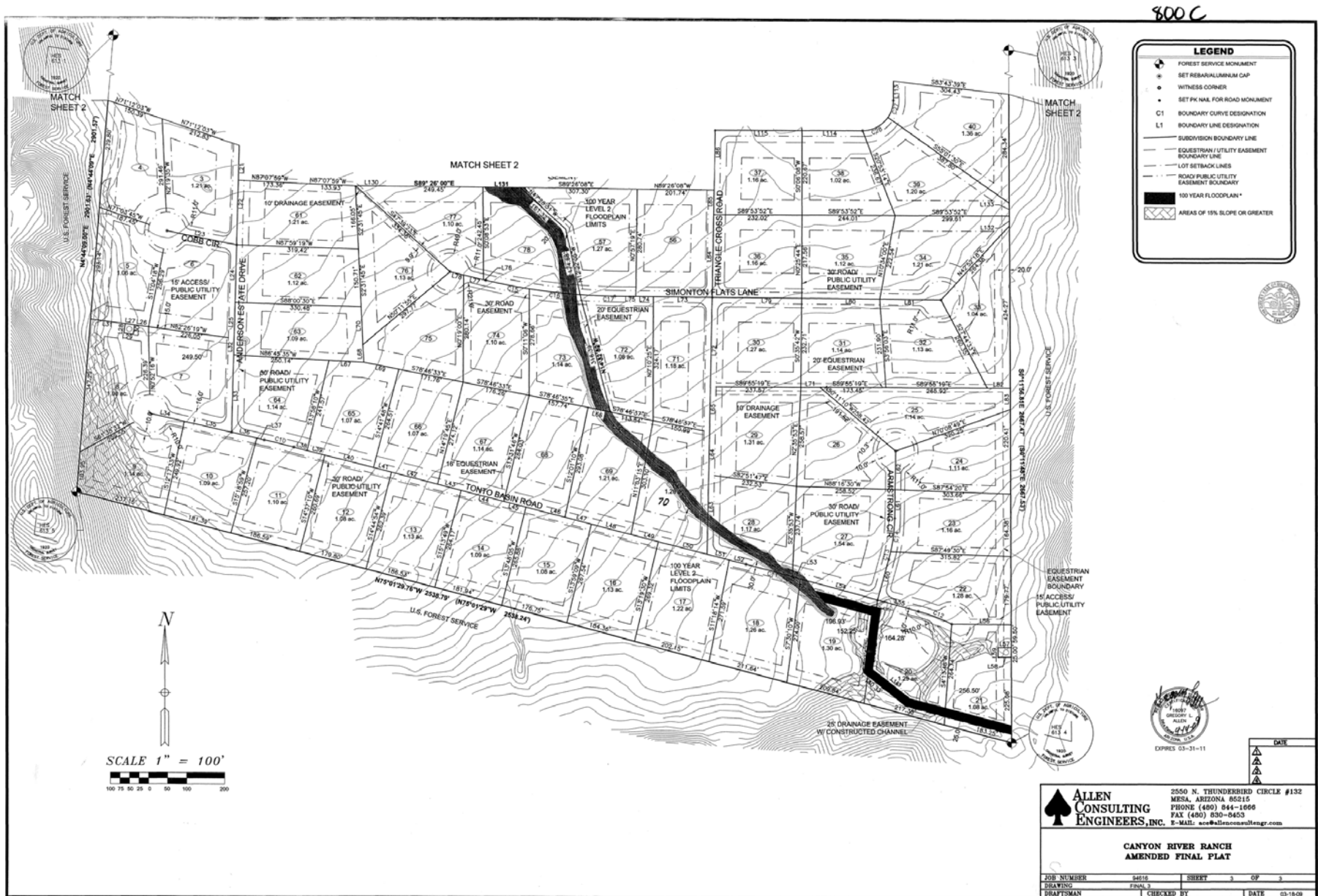


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800 C

LEGEND

- FOREST SERVICE MONUMENT
- WITNESS CORNER
- SET PK NAIL FOR ROAD MONUMENT
- C1 BOUNDARY CURVE DESIGNATION
- L1 BOUNDARY LINE DESIGNATION
- SUBDIVISION BOUNDARY LINE
- EQUESTRIAN / UTILITY EASEMENT BOUNDARY LINE
- LOT BACKSET LINES
- ROAD PUBLIC UTILITY EASEMENT BOUNDARY
- 100 YEAR FLOODPLAIN*
- AREAS OF 15% SLOPE OR GREATER



ALLEN CONSULTING ENGINEERS, INC.
 2550 N. THUNDERBIRD CIRCLE #132
 MESA, ARIZONA 85215
 PHONE (480) 844-1666
 FAX (480) 830-0453
 E-MAIL: ace@allenconsulting.com

CANYON RIVER RANCH AMENDED FINAL PLAN

JOB NUMBER	94616	SHEET	3 OF 3
DRAWING	FINAL 3	CHECKED BY	
DRAFTSMAN		DATE	03-18-09

800 C

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