



The Confluence

Camp Verde, Arizona

Eventually, all things merge into one, and a river runs through it - Norman Maclean, A River Runs Through It



Exclusively Listed For Sale By:

HEADQUARTERS WEST, LTD.
RURAL REAL ESTATE BROKERAGE AND APPRAISALS
PHOENIX • TUCSON • SONOITA • COTTONWOOD • ST. JOHNS

Paul Groseta

P.O. Box 1840 • Cottonwood, AZ 86326

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The Confluence

Offered for Sale Exclusively By Paul Groseta, Headquarters West, Ltd. (928) 853-8369

- ❖ 61.2 acres at the Beaver Creek confluence with the Verde River
- ❖ Outstanding riparian characteristics along two perennial waterways
- ❖ Approximately bordered by 1/2 mile of Beaver Creek, 1/4 mile of Verde River and 1/2 mile of Coconino National Forest



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The Confluence is just north of downtown Camp Verde, however it is extremely private and secluded behind a locked gate with a private improved crossing over Beaver Creek off of Montezuma Castle Highway. Privacy is ensured by being bound by 1/2 mile of Beaver Creek, 1/4 mile of Verde River and 1/2 mile of Coconino National Forest.



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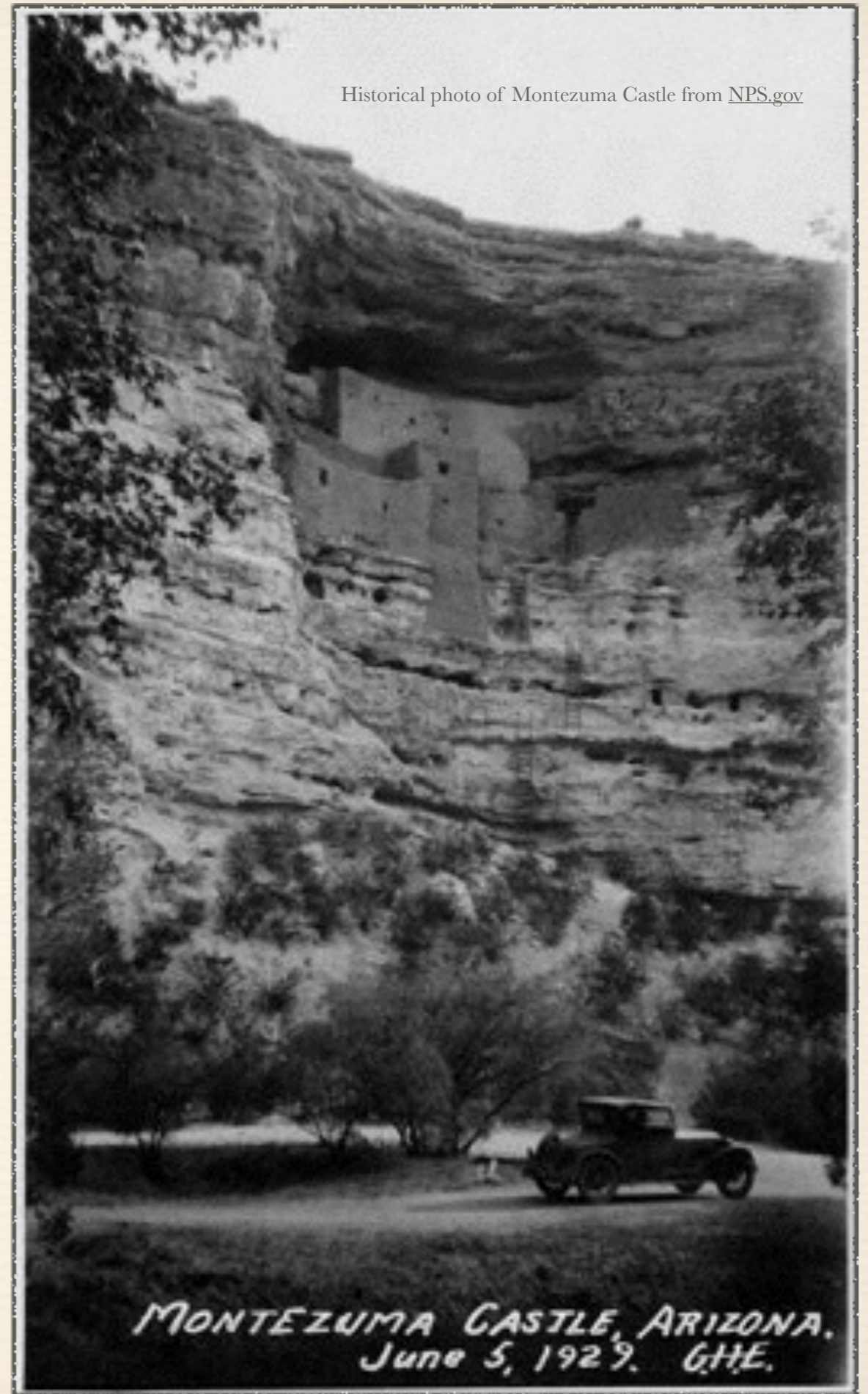
Verde River

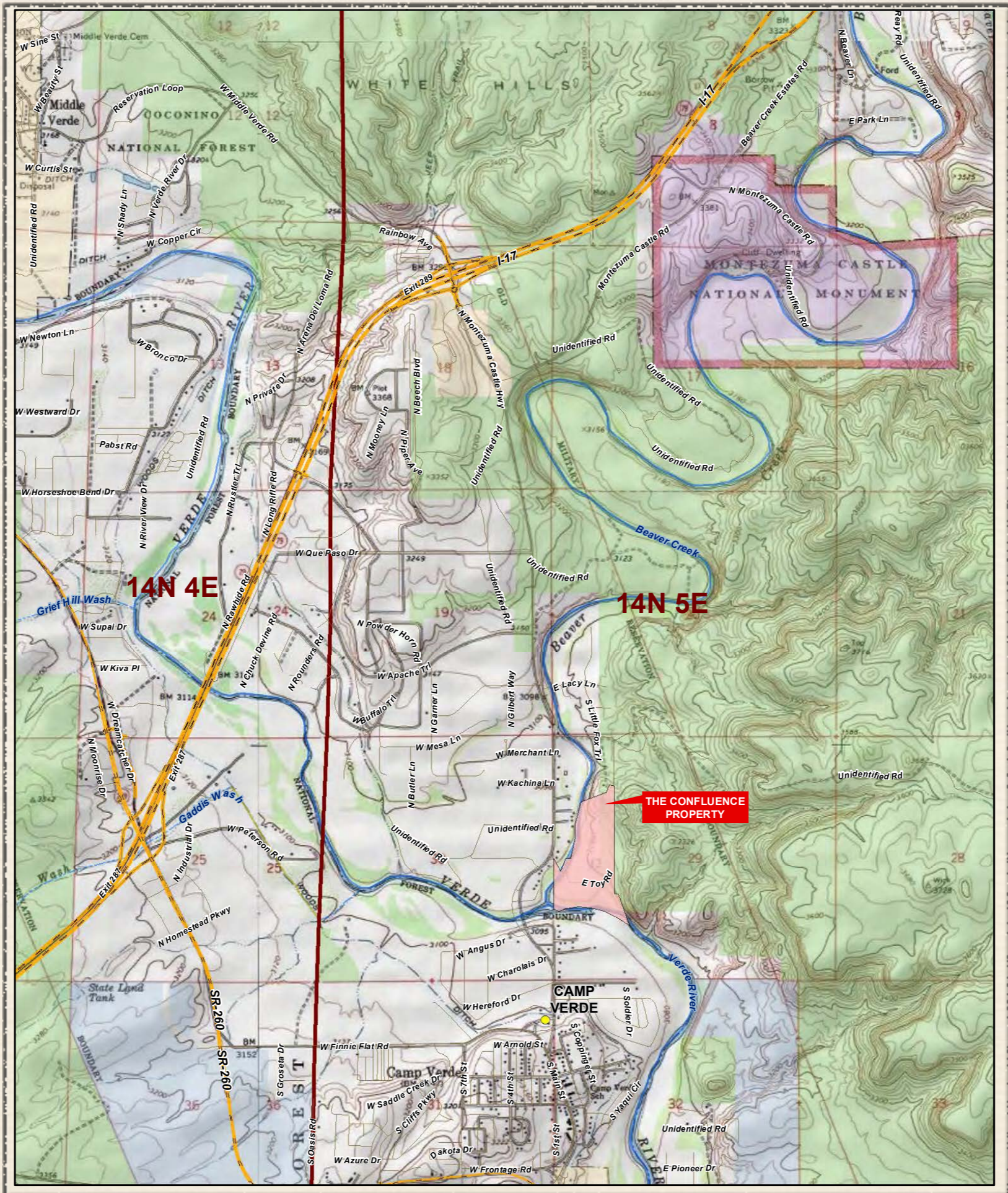
Beaver Creek

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The property is in the culturally rich area known as the Sinagua Circle and is two miles south of Montezuma Castle National Monument, one of the best preserved prehistoric cliff dwellings in North America. Also, the property is adjacent to the Pecan Lane Rural Historic Landscape which is on the National Register of Historic Places with the NPS.



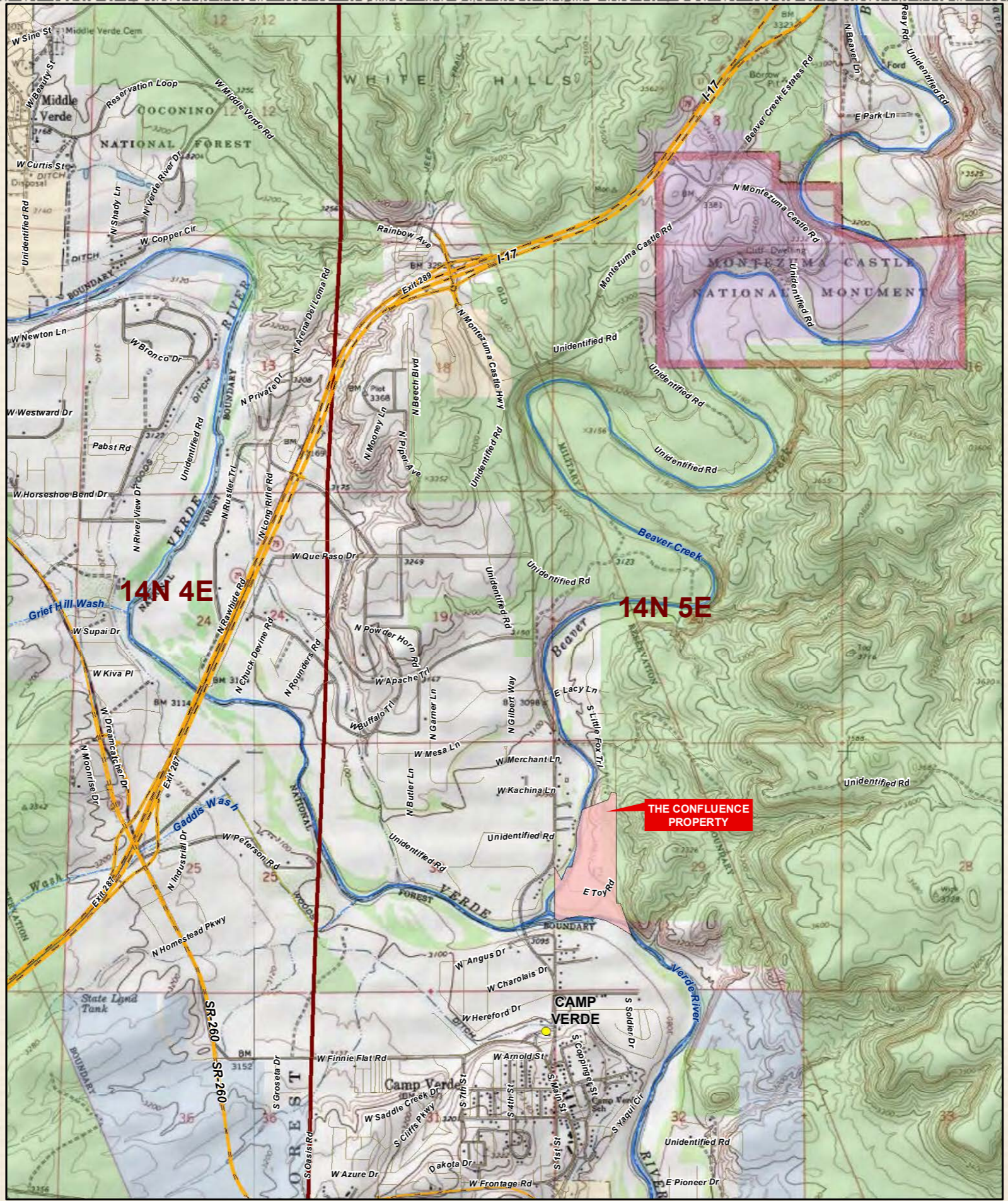


14N 4E

14N 5E

THE CONFLUENCE PROPERTY

CAMP VERDE



14N 4E

14N 5E

THE CONFLUENCE PROPERTY

CAMP VERDE

The Confluence

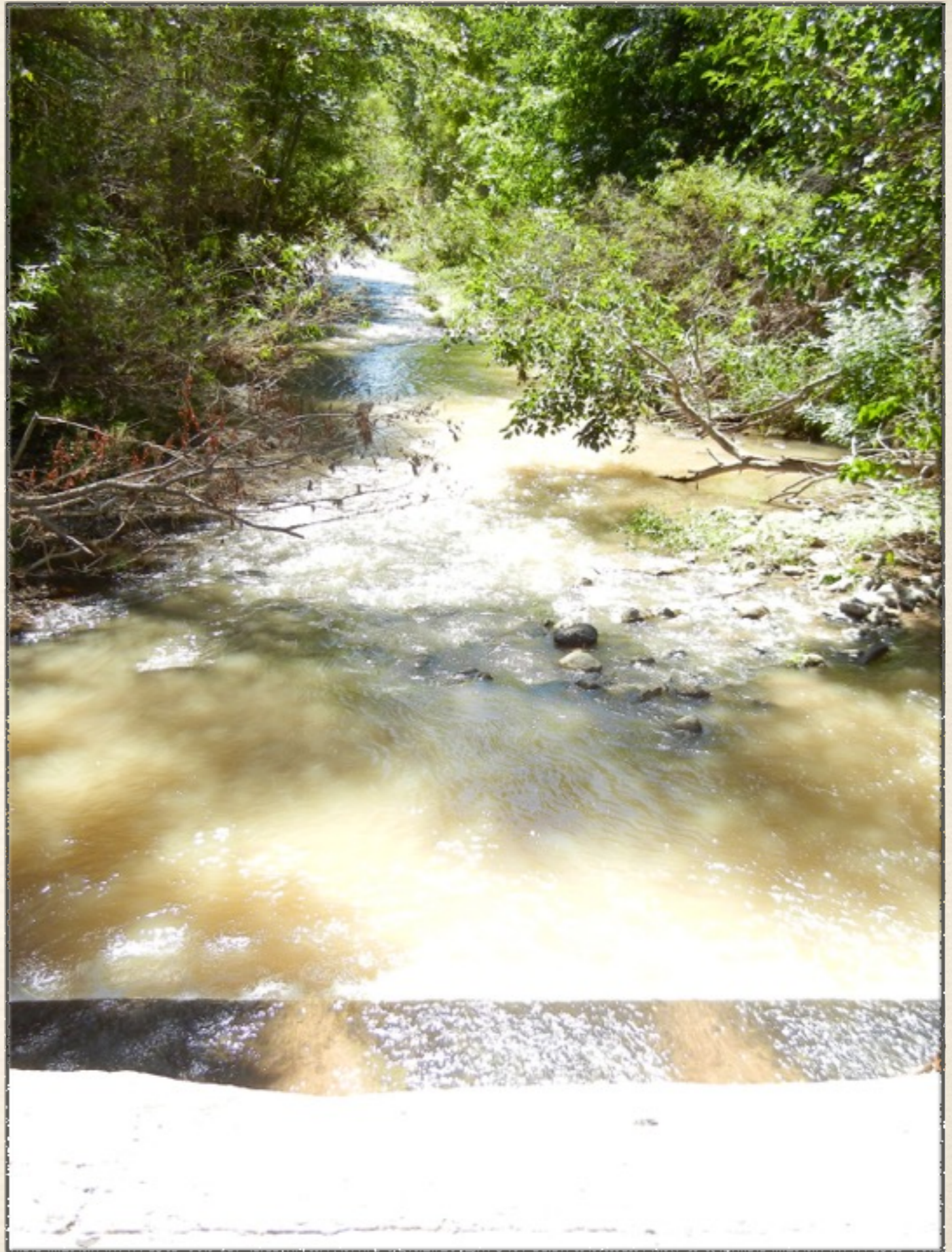
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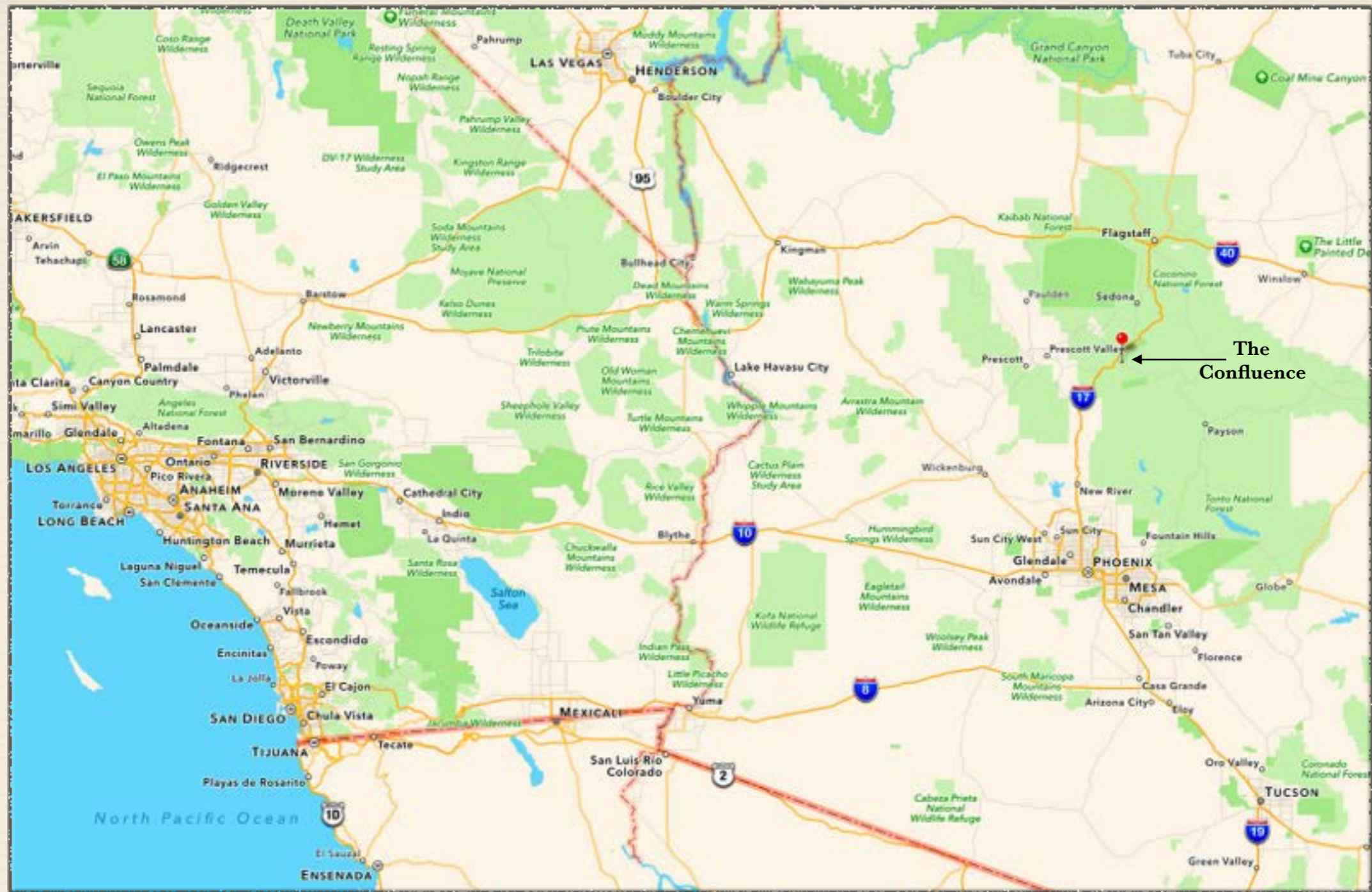
- ❖ Approximately up to 30 acres have been irrigated, with a line roll sprinkler on about 18 acres currently
- ❖ 3 submersible wells (2 irrigation/1 domestic), 10,000 gallon storage tank
- ❖ 5,000 sf enclosed metal shop with two rolling doors, 1,750 sf open metal pole hay barn, 1,520 sf shop/utility building
- ❖ 960 sf 2 bed/1 bath home with 1,312 sf porches/carport. The main home has been razed on the north end overlooking the property, the site would make for an excellent executive homesite with astounding views.
- ❖ Equipment included in the offering consists of a Komatsu dozer, Kubota L3350, Kubota M69500T, small tractor with gannon, multiple tractor attachments (disc, brush hog, scraper, border disc, auger), bumper pull flatbed trailer with irrigation pipe, various tools, Crown American side roll sprinkler. Please note that the equipment list is subject to change.
- ❖ Electricity is provided by APS, telephone is provided by CenturyLink. Domestic water is from private wells and sewer is by septic systems. 2015 real estate taxes were \$8,782. In such a location at the confluence of Beaver Creek and the Verde River there are flooding hazards on the property.

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The Confluence is offered for sale inclusive of equipment (all non realty items will convey with a bill of sale) plus 100% of whatever mineral and water rights the seller actually owns. The seller and broker make no representation as to the quantity or quality of any mineral, other sub-surface or water rights appurtenant to the property. Portions of the river/creek bottom are meander lands. The property has surface water registration 36-21912.1 with a priority date of 1893 for 149 acre feet annually, this surface water registration states the source as the Eureka Ditch with the legal basis for the claim as "Recorded filings in Book 2, Mill Sites and water rights, pages 294 and 459 and 498". In the early 1900s the portion of the Enterprise Ditch was built east of Beaver Creek which was going to essentially be an extension of the Eureka Ditch from the west side of Beaver Creek. However, the Beaver Creek crossing flume was never built. A portion of the property is believed to have been likely irrigated as part of the Vyne homestead in the early 1900s and may have a legal entitlement to surface water from Beaver Creek and/or the Verde River.





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The Confluence is in the Town of Camp Verde in Yavapai County, Arizona. Sedona with private jet capable air services is 30 miles, Phoenix is 90 miles, Las Vegas is 300 miles and Los Angeles is 450 miles (miles in driving distance).

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This unparalleled opportunity to acquire 61.2 acres at “The Confluence” of Beaver Creek with the Verde River is offered at \$2,100,000 cash or terms acceptable solely at the discretion of the seller. The information provided herein was obtained from sources deemed 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.

See a video of this property on our website at headquarterswest.com



REDUCED TO:
\$1,650,000



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