

HEADQUARTERS WEST, LTD.

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

RT Arrow Ranch **7620 East Sliding Stop Lane, Cornville** **Yavapai County, 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

Shown by appointment only to qualified buyers.

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

LOCATION & ACCESS

The RT Arrow Ranch is located at 7620 East Sliding Stop Lane in Cornville, Yavapai County, Arizona. The ranch is 100 miles north of Phoenix in the unincorporated community known as Cornville. Cottonwood is five miles to the east and Sedona is 20 miles northeast of the ranch.



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.

HEADQUARTERS WEST, LTD.

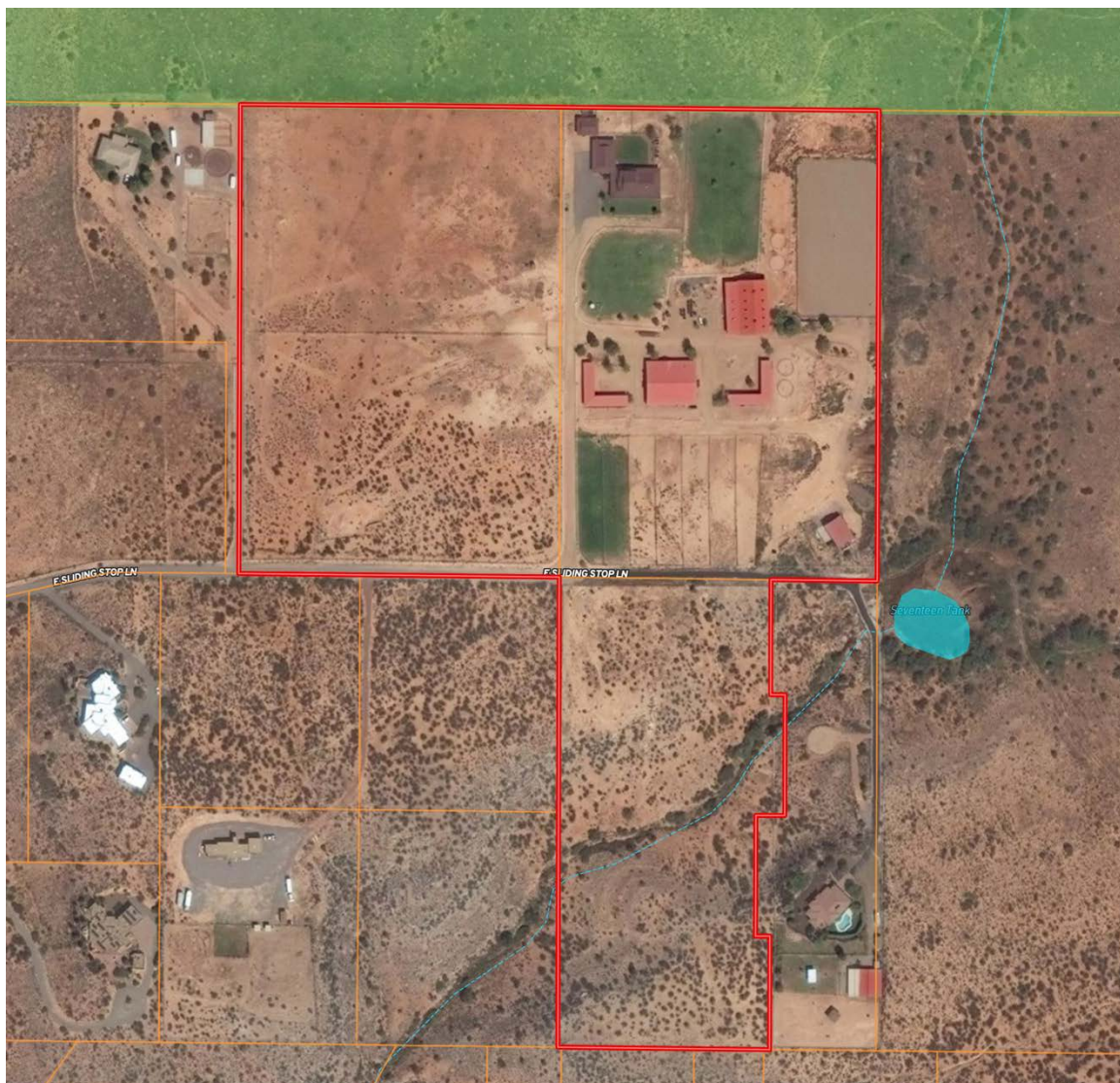
RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Size: The RT Arrow Ranch is situated on a total of 31.96 acres.

Access: Legal and physical access is by paved roads to the ranch. Sliding Stop Lane is a privately maintained chip sealed road through the ranch that connects to paved Tissaw Road.

Physical Characteristics: The RT Arrow Ranch is set amid central Arizona's high desert rolling hills at an elevation of 3,400'. This elevation is perfect for year-round equine activities since the ranch does not have the extreme heat of the lower Sonoran Arizona desert nor the extreme cold of northern Arizona. The property is bordered by Coconino National Forest with a gate for direct access to thousands of acres of public land. The ranch sits on a ridge between the Verde River and Oak Creek where they merge one and a half miles to the south. Views of Sedona's Red Rocks and Mingus Mountain are astounding.



HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS



Improvements: The RT Arrow Ranch has been thoughtfully developed for an easy functioning yet high performance commercial equine facility. Every acre of the property is utilized in the ranch operations from several larger pastures to numerous smaller pastures and paddocks. The improvements have been constructed of quality materials and craftsmanship allowing a new owner to easily operate this attractive and functional commercial equine facility. The improvements on the RT Arrow Ranch include (square footages are from the County Assessor):

- 3,854 s.f. two-story residence with three bedrooms and an office, four full bathrooms, a 1,288 s.f. two car garage is detached but connected to the home with 2,621 s.f. of covered wrap-around porches.
- 768 s.f. workshop.
- 7,108 s.f. enclosed breeding and hydro-therapy barn with vet room, 10 stalls, HydroHorse Aqua Treadmill, no slip floors, phantom, double vet stocks.
- 5,632 s.f. enclosed mare barn with foaling camera system in 12 stalls, two wash racks, two tack/storage rooms, feed room.
- 2,048 s.f. covered mare motel with eight stalls.
- 2,048 s.f. covered mare motel with eight stalls.
- 1,248 s.f. covered and partly enclosed hay barn with 490 s.f. of open slab shavings storage.
- Seven paddocks on 1.9 acres, two paddocks are irrigated (about ½ acre).
- Two sprinkler irrigated pastures (0.75 and 1 acre).
- Three larger turn out pastures (5.75 acres, 5.8 acres and 7.8 acres).
- 1.1-acre riding arena (300' x 160').
- Hotwalker and four round pens.

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS



Zoning: The ranch is controlled by Yavapai County's Rural Residential zoning with a minimum parcel size of two acres (RCU-2A). The ranch in the past has boarded horses with a Special Use Permit from Yavapai County, this Permit is not transferable. The RCU-2A zoning allows for two horses per acre for potentially up to 63 head of horses on the RT Arrow Ranch. Parcel 407-09-020A (12 acres) has deed restrictions that limits splitting to two parcels of two acres and two four-acre parcels. There are not any mapped flood hazards on the ranch, although there is a wash that bisects it.

Utilities: Electricity and telephone are to the property. Private providers deliver propane and trash service. Water is from a private well (ADWR well #55-584797) and sewer is by septic tank.

Property Taxes: The 2018 taxes for the RT Arrow Ranch (Parcel No.'s: 407-09-135A, 407-09-020A & 407-09-135M) are \$14,522. There are no special assessments paid outside of the property tax bill. Commercial equine breeding, raising, boarding and training operations may apply for an Agricultural Exemption with the Yavapai County Assessor.



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.

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Comments: The RT Arrow Ranch is a top notch commercial equine facility capable of handling large scale breeding, raising, boarding and training operations. The HydroHorse Aqua Treadmill also allows the ranch to be a destination for equine owners needing specialized and acute rehabilitation and therapy. While being a highly improved horse ranch, the awe inspiring setting and viewshed at the RT Arrow Ranch are hard to be ignored as perhaps the most unique feature of the property.

Media Links:

Main home virtual tour Matterport: <https://my.matterport.com/show/?m=mgag7nSWnjT>

Breeding and hydro-therapy barn: <https://my.matterport.com/show/?m=6NTdnDjHexG>

Mare barn: <https://my.matterport.com/show/?m=iGZxhVGCuCd>

Watch a video of the RT Arrow Ranch at this link:

Price: \$3,250,000 cash or terms acceptable to the owner.

The RT Arrow Ranch is shown by appointment only to qualified buyers.

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



HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS



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.

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

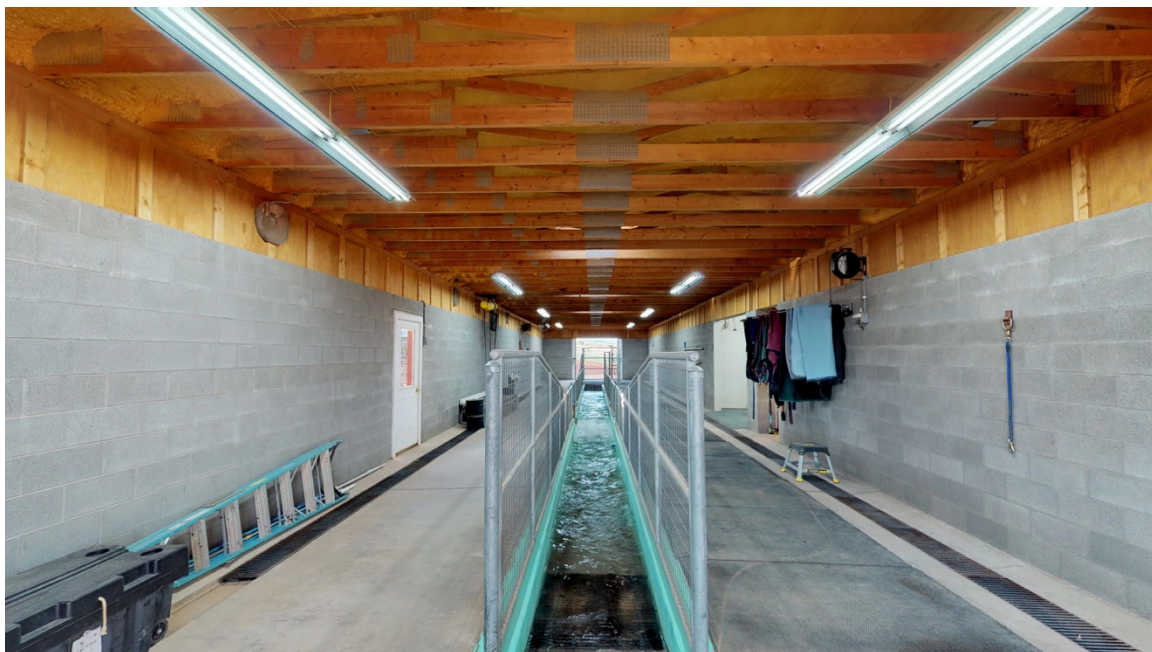
SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS



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.

HEADQUARTERS WEST, LTD.

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



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.

HEADQUARTERS WEST, LTD.

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



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.

HEADQUARTERS WEST, LTD.

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



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.