

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

Sedona Horse Property, Sedona, Yavapai County, Arizona



Irrigated Pasture

Offered for sale exclusively by:

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Location

The Sedona Horse Ranch is well located a few blocks from Lower Red Rock Loop Rd, a road to Red Rock State Park and lower Oak Creek Canyon, and just 3 miles from the edge of downtown Sedona, AZ. Sedona offers casual and fine dining, shopping, art galleries and performances, schools, a medical center, and a non-towered airport for private aviation. Flagstaff lies approximately an hour to the northeast and offers major medical, shopping, entertainment, theaters, skiing at Snowbowl, and Flagstaff Pulliam Airport with flights from American Eagle Airline and general aviation accommodations. Flagstaff is also the home of Northern Arizona University, one of three Arizona state universities. Phoenix Sky Harbor International Airport is located about 120 miles to the south.

Sedona is a place of beauty and wonder. Known worldwide for its towering red rock cliffs, Sedona has been the backdrop for multiple movies over the years. It is an area valued for its feeling of peaceful relaxation and its multiple outdoor activity opportunities. Located at approximately 4500' elevation, the climate accommodates year-round outdoor activities. The average high temperature reaches the the mid 90's in June, with mornings in the 60's. The average low temperature drops to the low 30's in January, but the afternoons warm to the 50's and low 60's. The average rainfall in the area is around 18.94 inches, with most of the moisture coming during the monsoon season, typically lasting from early July to mid-September. Morning clouds build to beautiful afternoon/evening storms. Hiking, biking, backpacking, and horseback riding are popular pastimes. Oak Creek is stocked with Rainbow Trout, and there are also other trout, bass, and catfish for the fishing enthusiasts. Sedona is also popular as a cultural and spiritual center.



Stud Stall with Turnout

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Improvements

The property is located just outside the city limits of Sedona, in Yavapai County, and is comprised of three contiguous parcels for a total of 6.42 acres in an area zoned R1-35 (residential, single family, 35,000 s.f. site minimum). The Sellers obtained a Special Use Permit from the county and the property as a whole is currently being used as a horse training and boarding facility. The property includes three homes, a small cabin, shop building, full hook-ups for an RV, and multiple equine improvements. All homes, improvements, and the property are well-maintained and in good condition.



Main House

Main House

Constructed in 2000, the Main House is a 1,624 square foot, three bedroom/two bath, custom designed modular home with a large, two car attached carport. The home is designed with a split floor plan and an open living area. The spacious kitchen includes stainless steel appliances and a large island. Made to resemble an antique, the free-standing propane stove adds additional heat and ambiance to the living area. Forced Air heating and central AC keep the home comfortable year-round. The home includes a laundry room with an exit to the back yard that doubles as a handy mud-room for cleaning up after working outside. The covered porch out front and fenced courtyard out the back with a fountain located under the Ramada, set the relaxed, western feel of the home.

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Guest House



Guest House

Built in 1973, the Guest House is a comfortable 936 square foot, site-built, two bedroom/one bath home with an attached carport. The home includes a full kitchen, dining area, and good sized family room. The Guest House is located near enough to the Main House to be easily accessible, but far enough away for privacy for both homes.

Bunk House

Located apart from the Main and Guest Houses, on the northwest corner of the property, a 1993 well-maintained, 1,297 square foot, three bedroom/two bath, manufactured home is currently being used as a long-term rental.

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Historic Cabin

Cabin

A small, historic one-room cabin with carport was moved to the property and restored. The cabin has water and electric and is being used as an artist's studio.



Horse Pen

Horse Facilities

The Ranch is currently being used as a horse boarding/training facility under the special use permit granted to the Sellers and the property is well-developed for that purpose. A 7-stall metal mare motel barn also houses the tack room. Three stalls with cover are located next to the barn and there are additional shade covers in three pens. There are multiple turnouts and several pastures are set up for irrigation allowing for grazing in the summer months. For training purposes, there are two arenas and two round pens. The property is rated for 14 horses and additional cattle, if desired. There is currently room for 3 squeezes of hay under cover and a cement pad can accommodate additional hay under tarps.

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Parcel Notes & Taxes

Parcel #1 – 2.42 acres – Includes Main House, Guest House, Cabin, Barn, covered stalls, shop, several pens, smaller arena and round pen, and a well with 2/3 well-share agreement. (Well is shared [1/3 share] with one residence to the east of the parcel.) 2016 taxes - \$2,820.

Parcel #2 – 1.11 acres – Includes Bunk House (manufactured home), irrigated pastures, and a private well. 2016 taxes - \$843.

Parcel #3 – 2.89 acres – No structures, but includes larger arena and round pen, along with several pens and turnouts. 2016 taxes - \$91.

Comments

This property offers the rare opportunity to own a larger horse property convenient to downtown Sedona. Easy access to thousands of acres of open Forest Service land allows for endless horseback riding and hiking opportunities. Oak Creek and Red Rock State Park are both within an easy ride from the property. With a new Special Use Permit from the county, the Ranch could continue function as a boarding/riding/training facility.

Because of its proximity to downtown Sedona, this property also offers residential development potential.

Price

The property is being offered in its entirety for \$815,000.00.

Contact

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Cattle on Irrigated Pasture

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Main House



Front Porch



Living Room



Dining Room



Propane Heat Stove



Living Area

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Kitchen



Kitchen



Kitchen Island



Kitchen



Master Bedroom



Master Bathroom

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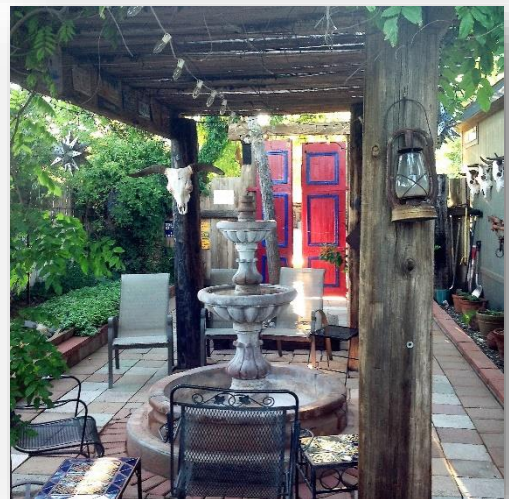
Bedroom #2



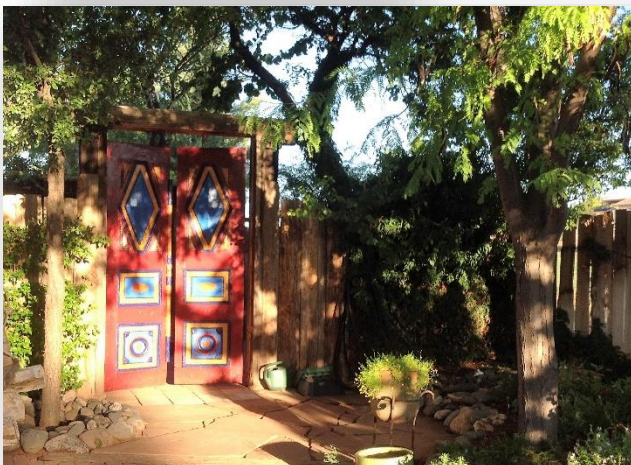
Bedroom #3



Guest Bathroom



Courtyard Fountain



Doors to Courtyard



Main House Side View

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Guest House



Living Area



Dining Area



Kitchen



Guest House Bedroom



Historic Cabin

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Bunk House



Kitchen



Living Area



Barn



Barn to Hay Storage



Large Arena

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Stud Pen with Pomegranate



Views



Sedona Horse Property Layout

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Aerial of Sedona Horse Ranch



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Neighborhood Map



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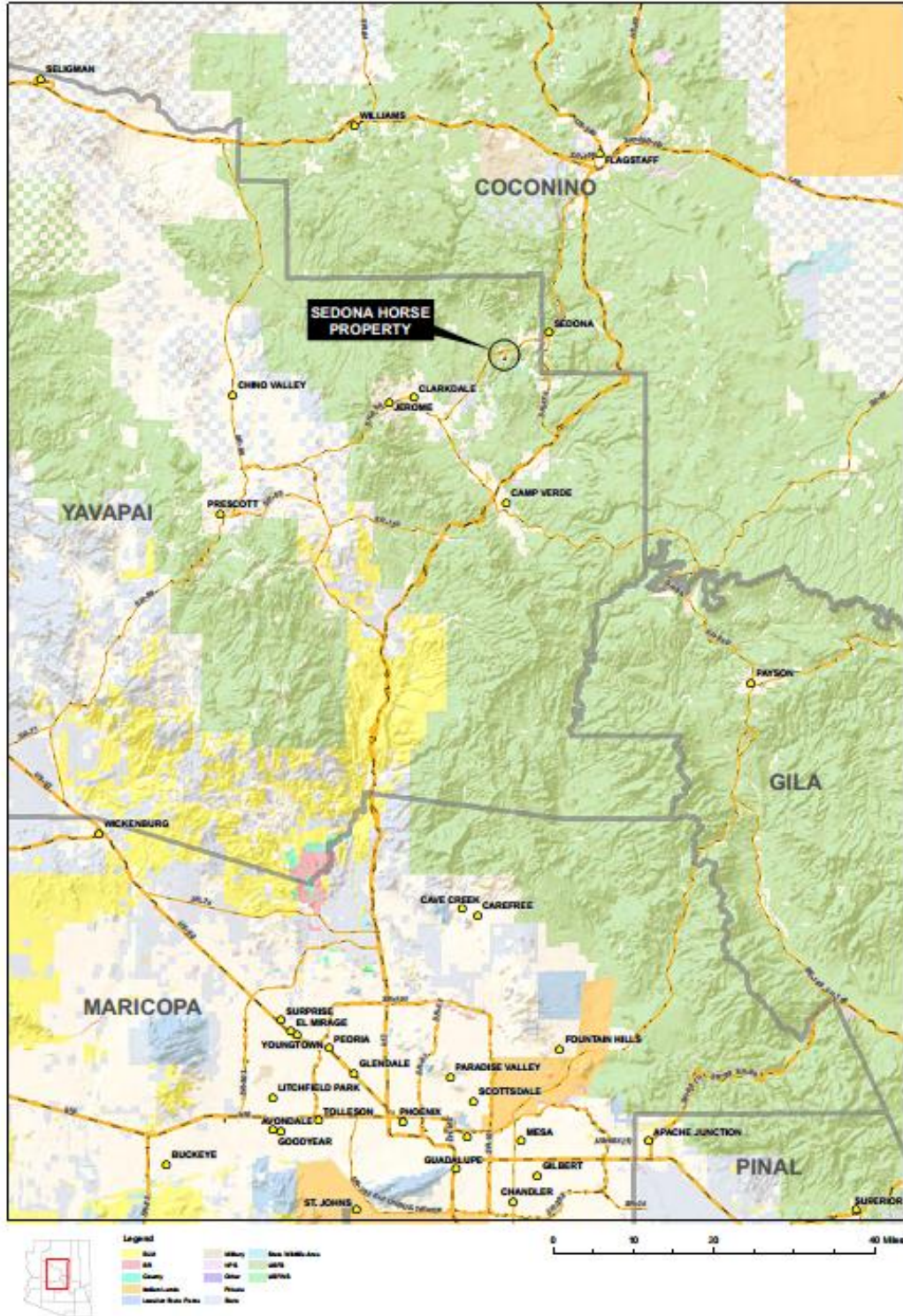
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