

# HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

## Cherry Springs Ranch Yavapai County, Arizona



Offered for Sale Exclusively by:

Paul Groseta

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## LOCATION & ACCESS

Cherry, Arizona is 90 miles north of downtown Phoenix, 47 miles southwest of Sedona, 31 miles east of Prescott and nine miles west of Camp Verde. Cherry Creek Road is a county maintained road with the first 5.5 miles from SR 169 being paved to nearly the community of Cherry, the last two miles are a good gravel road to the property. Cherry Creek Road continues east towards Camp Verde and is approximately 8.5 miles to SR 260 from the property, though this route is a bit slower with more turns and an all dirt surface. There are two locked entry gates off Cherry Creek Road to the property.



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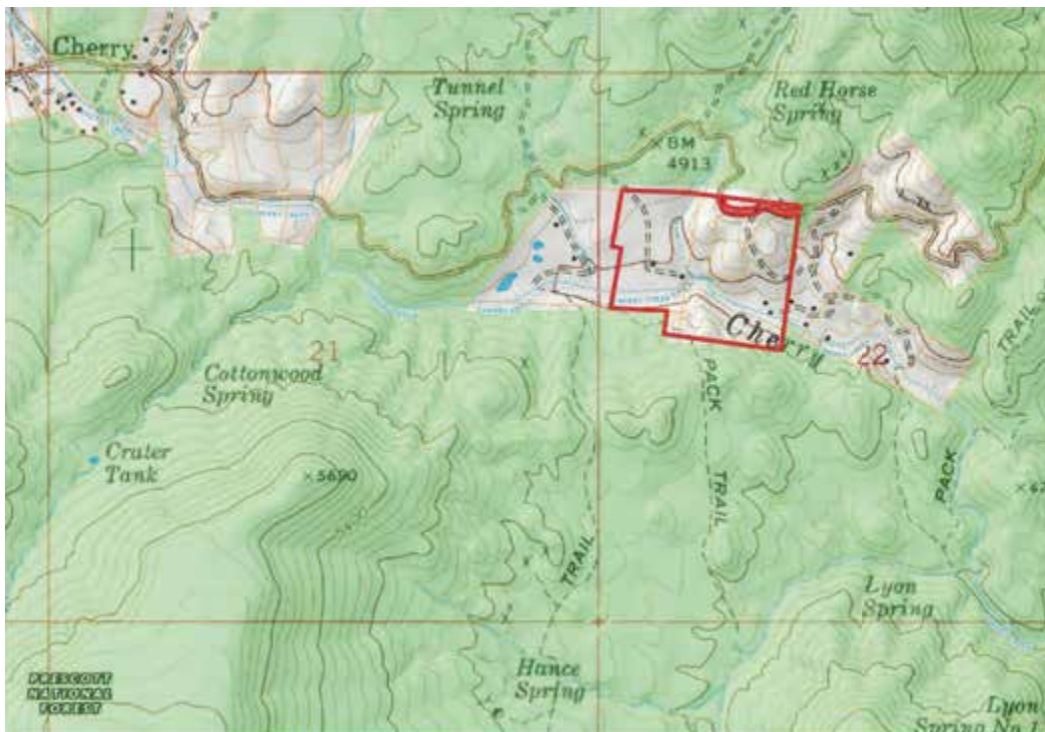
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**Size:** 52.26 gross tax roll acres.

**Elevation & Topography:** approximately 4,800' ASL. Cherry Creek runs through the southern end of the property with the areas along the creek and cabin being relatively level. Topography becomes more rolling to steep in areas on the north end of the property.

**Vegetation:** oak and manzanita chaparral with scattered pinyon/juniper woodland and riparian (primarily cottonwood and willow) vegetation along Cherry Creek. There are numerous apple and other fruit trees throughout the property from historic homestead orchards.



CSR Topography Map

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**Water:** Cherry Creek is primarily an ephemeral or intermittent stream. North of Cherry Creek is a large year-round spring located on the property. Reported flow of the spring in the water right files is over 200 GPM. A private domestic well provides domestic and sprinkler/drip irrigation water.



**Water Rights:** approximately 2.0 acres have historically been irrigated by surface water dating prior to 1900 and has been acknowledged by SRP. There is a total of approximately 27 acre feet of water rights with the property. The uses stated for the water rights include domestic, irrigation, livestock and wildlife uses.



CSR Aerial Map

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**Utilities:** Electricity, private domestic wells, septic tanks, propane, cellular telephone.

**Improvements:** A 2,403 s.f. cabin with covered porches, a 699 s.f. guest home, well house, an old homestead cabin and cellar along with other outbuildings. The property is fenced with barb wire near the boundaries, there is chain link fencing in areas around the cabin. There is a small set of wire horse pens on the property.



**Taxes, Zoning, Flood Hazards:** The 2016 property tax bill was \$5,637 (APNs 403-03-006G, 403-03-006, 403-03-005T, 403-03-005S and 403-03-005Q). CSR is zoned by Yavapai County RCU-2A, a two-acre minimum parcel size. Approximately 15 acres are in the Zone A flood hazards of Cherry Creek, no base flood elevations have been determined.

**Comments:** Areas with riparian features represent a small percentage of land, especially in the arid southwestern US, yet the Cherry Springs Ranch has an abundance of it. This is an easily accessible yet private property that is within about an hour's drive of two of Arizona's most populated metropolitan areas in Phoenix and Prescott. The scenic setting along riparian lined Cherry Creek and the large year-round spring makes CSR a tranquil setting for either a recreational retreat or for full time enjoyment.

**Price:** \$1,250,000, cash or seller may finance, submit all offers.

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

Headquarters West, Ltd.

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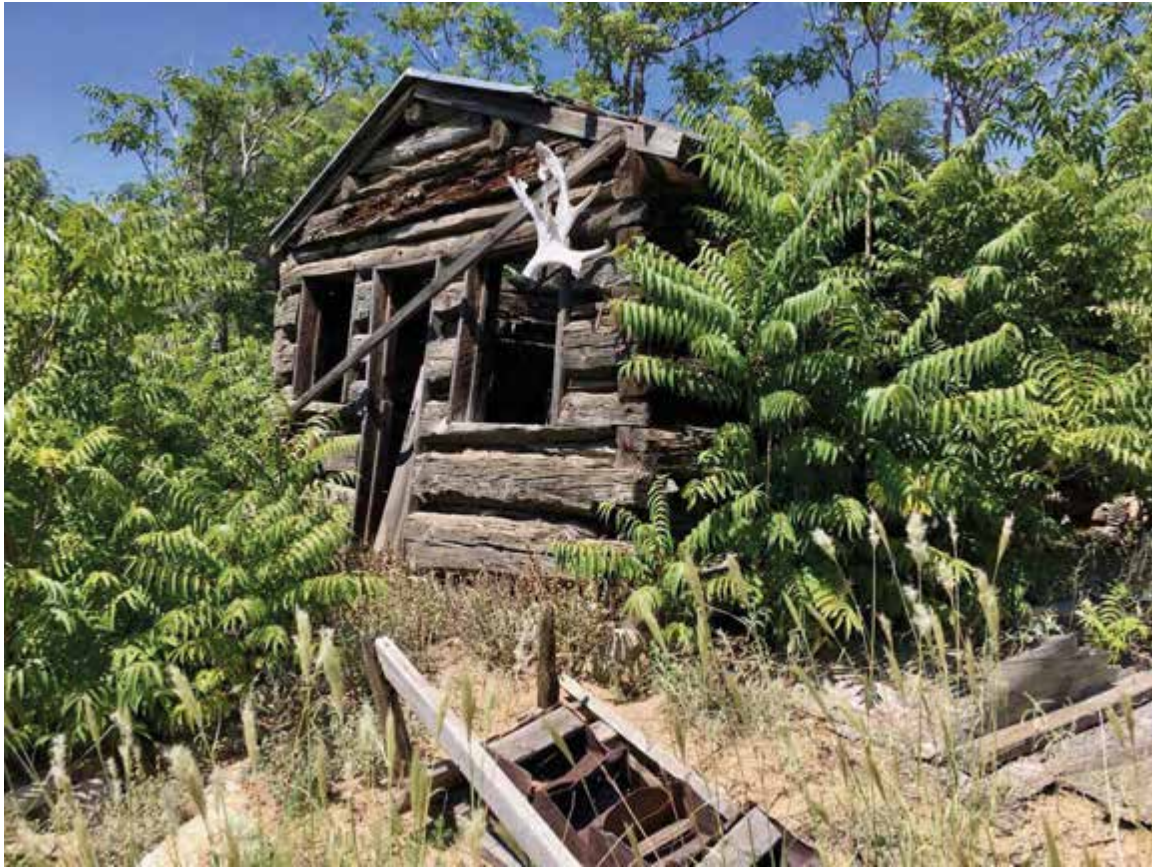
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