

Coon Creek Ranch Gila County, Arizona



Photo [2] –Coon Creek

Offered for sale exclusively by:

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Location

Located approximately 32 mile north of Globe, 10 miles northeast of Roosevelt Lake. Accessible from Globe via 23 miles on State Route 88/288 to the Cherry Creek Road, then 9 miles east to the property. SR 88/288 are paved, Cherry Creek Road is dirt. 1 ½ hours from Phoenix. *(Please see the location map below)*

General Description

Consists of 86.92 acres surrounded by the Tonto National Forest. Homesteaded in 1914. Coon Creek meanders through the length of the property. Elevation 2,800 to 3,010 feet. About 7 acres irrigated land, gravity flow from Coon Creek. Irrigated area includes fifty± mature pecan trees. Classic riparian habitat along Coon Creek includes large Sycamore and Cottonwood trees.

Improvements

- Dwellings consist of the historic (1918) adobe house, approximately 2,590 sq. ft. This house is in poor condition.
- The second dwelling is a mobile home, 1,100 sq. ft. in fair condition
- Open barn
- Storage/shop
- Solar/generator building

Utilities

- Electricity provided by solar system with a propane generator backup. There is also a small hydro generator.
- Domestic water supplied by spring or well

Summary

The Coon Creek Ranch is an outstanding retreat with classic Arizona riparian features and irrigated pasture/orchard around the buildings. It is an island surrounded by National Forest which provides unlimited opportunities for horseback riding and hiking. The Salt River Canyon Wilderness is ¾ miles south and the Sierra Ancha Wilderness is 4 miles to the north. It is easily accessible from Phoenix and Tucson but is at the end of the road with a locked gate.

Price

\$1,750,000. Terms available.

Pictures



[2] Coon Creek



[3] Irrigated ditch



[4] Residence



[5] Residence and shed



[6] Irrigated pasture



[7] Solar panels



[8] North irrigated pasture



[9] View of the property

Pictures (Continued)



[10] Real estate broker



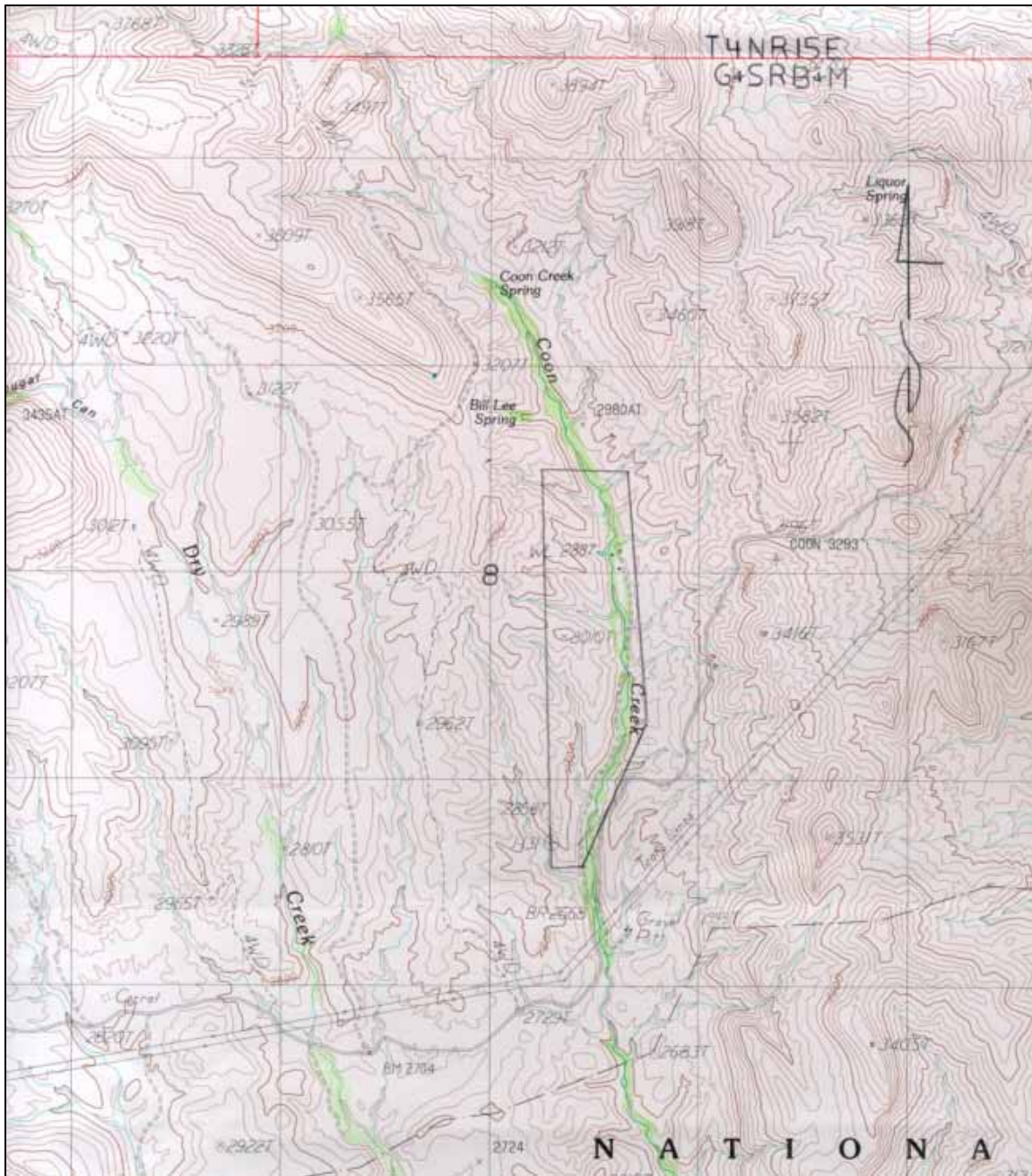
[11] Historic (1918) adobe house

USFS Map

Source: Tonto National Forest Map - South Half



Topography Map



Aerial Image

Courtesy of the USGS, image made on November 12, 1992

