

**Coyote Creek
Apache County, Arizona**



Listed for sale exclusively by:

Traegen Knight

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Location

The property is located in eastern Arizona near the New Mexico state line in southern Apache County approximately 200 miles northeast of Phoenix, Arizona and 170 miles southwest of Albuquerque, New Mexico. The property is situated ½ mile south of US Hwy 60 along Coyote Creek and 11 miles east of Springerville, near the White Mountains of Arizona. The property is accessible by 8 miles of paved US Hwy 60 east from Springerville, Arizona to County road #4225 (maintained gravel), then 3½ miles southeast on #4225 to a dirt road, then 2 miles east to the boundary.

Land Tenure

504 deeded acres – vacant unimproved

Legal Description

Township 9 North Range 31 East

Gila and Salt River Baseline and Meridian

Sections 27, 28 & 34: Portions thereof

Apache County Assessor parcel numbers: 105-38-001, 105-39-001 & 105-41-001

Property Description

The land is contained in an irregular block along Coyote Creek. The creek is a dry wash and only runs during periods of heavy rain or significant snow melt in the spring time. The deeded land is completely surrounded by State Trust land in Arizona and neighbors the Escudilla Bonita subdivision across the state line in New Mexico. There are no building improvements located on the property. Topography includes rolling hills with scattered Pinion Pine and Juniper trees, overlooking the Coyote Creek arroyo. The arroyo and hillsides are made up of red and tan sandstone formations with many large boulders scattered among the trees. A large malpais mesa lays along the eastern boundary of the property providing a private atmosphere.

Water

There is no developed water on the property, however; wells in the area vary between 100 and 400 feet deep with domestic drinking water quality.

Vegetation

Plains & Desert Grassland, Pinion/Juniper Woodland and Montian-Conifer Forest. Primary grasses include Kentucky bluegrass, pine drop seed and mountain muhly on the summer range and blue grama, black grama, squirrel tail, needle & thread on the winter range. Browse species include white sage, blue sage and chamisa.

Climate

Average annual precipitation ranges from 10 to 12 inches with the majority coming in the late summer months during the monsoon season. Winter months will see snowfall on occasion typically melting down after a few days.

Average daily maximum temperature is 82.3°F in July and 47.5°F in January.

Average daily minimum is 51.1°F in July and 15.2°F in January.

Utilities

No public utilities are currently in use on the property. Electrical service lines are located across the state line in New Mexico within a ¼ mile of the property.

Zoning

Apache County GU: General Unclassified

Taxes & Fees

Year 2005: \$3,929.34

Price

\$2,520,000 – Cash

Inquire about other deeded parcels available:

Bar Flying V Ranch \$7,400,000

Bennett 480 acres \$2,400,000

Chase Tank 40 acres \$400,000

Escudilla Mtn. 160 acres \$4,800,000

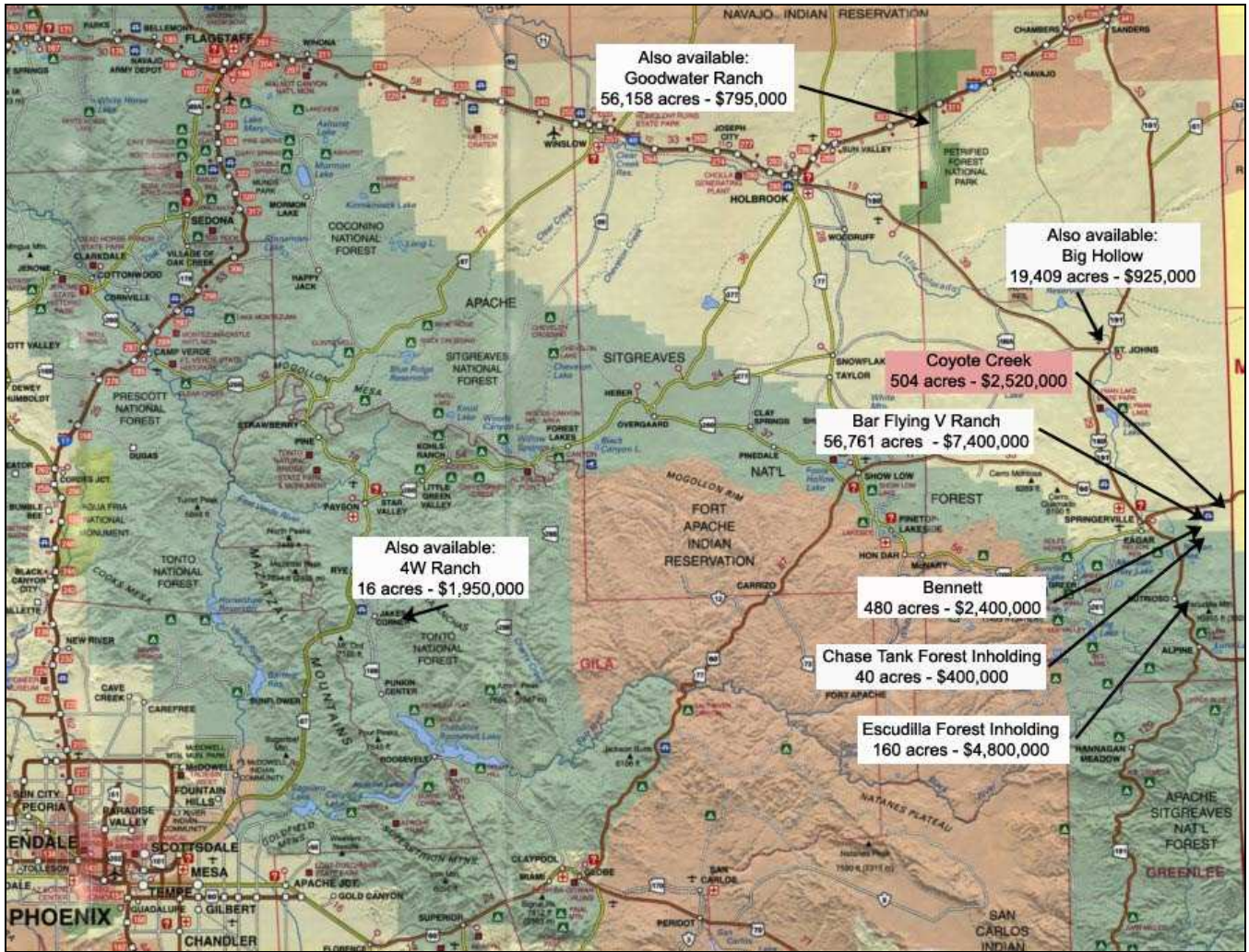
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Photos



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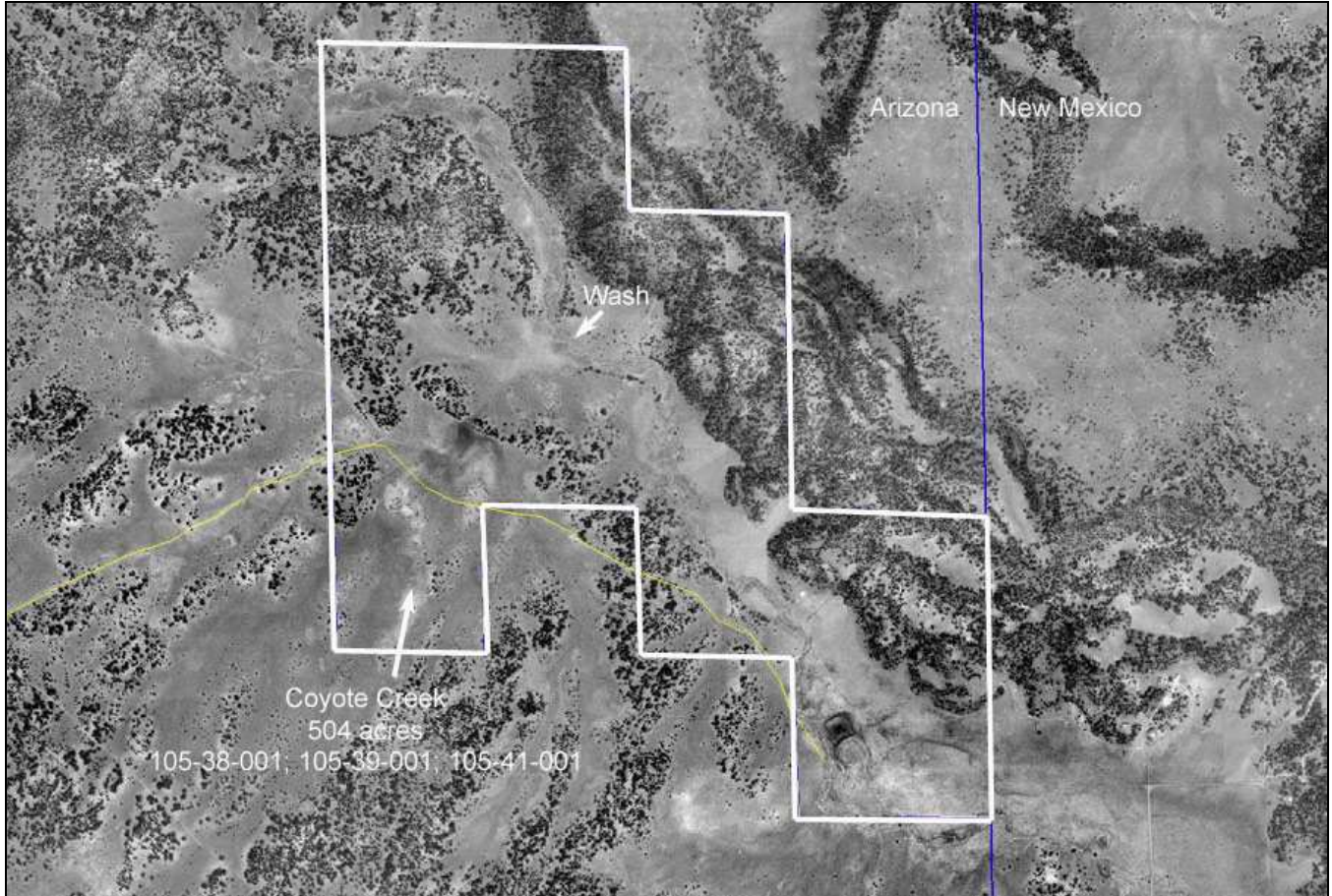
Location Map



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Aerial Image of Deeded Land

Basemap source: Courtesy of the USGS, Image taken on May 22, 1998.



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