

**Armer Property
Yavapai County, Arizona**



Photo [1] – Yarber Creek

Offered for sale exclusively by:

Con Englehorn

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Location and Access

The property is located in Yavapai County in central Arizona, 80 miles north of downtown Phoenix and 5 miles east of Dewey. Flagstaff is about 43 miles north and Prescott is 24 miles west.

It is accessible from I-17 (Exit 278) and Dewey on State Route 69, via State Route 169. It is reached from SR169 by taking the Orme School Road south 1.7 miles to Round Mountain Road, then west and south 4/10 mile to the property. Vergona Road lies on the North boundary.

(Please see the maps on pages 4 and 5)

Parcels and Sizes

| APN | Size (acres) |
|--------------|--------------|
| 402-13-015 T | 35.07 |
| 402-13-015 U | 10 |
| 402-13-015 V | 5 |
| 402-13-015 X | 15 |
| Total | 65.07 |

General Description

This property bordered on the south and west sides by BLM land. The east boundary is on Yarber Wash, which is a small creek that features classic riparian vegetation. Topography is flat along the creek sloping west to a hilltop in the southwest corner. Elevations vary from about 4,500 feet at Yarber Wash to 4,880 on the hill in the southwest corner. Vegetation is scattered chaparral with cottonwood, willow and ash along the creek.

Utilities

- Electricity
- Telephone
- Two private wells
- Septic

Improvements

- Old wood frame residence
- Two small storage sheds
- Old hay barn
- Well house
- Two wells with submersible pumps, one with solar panel

Price

\$950,000; *reduced from \$1,300,000*

Pictures



[2] Yarber Creek



[3] View east from middle of property of headquarters and Yarber Creek



[4] View East across property at neighbor in SE corner



[5] Pond



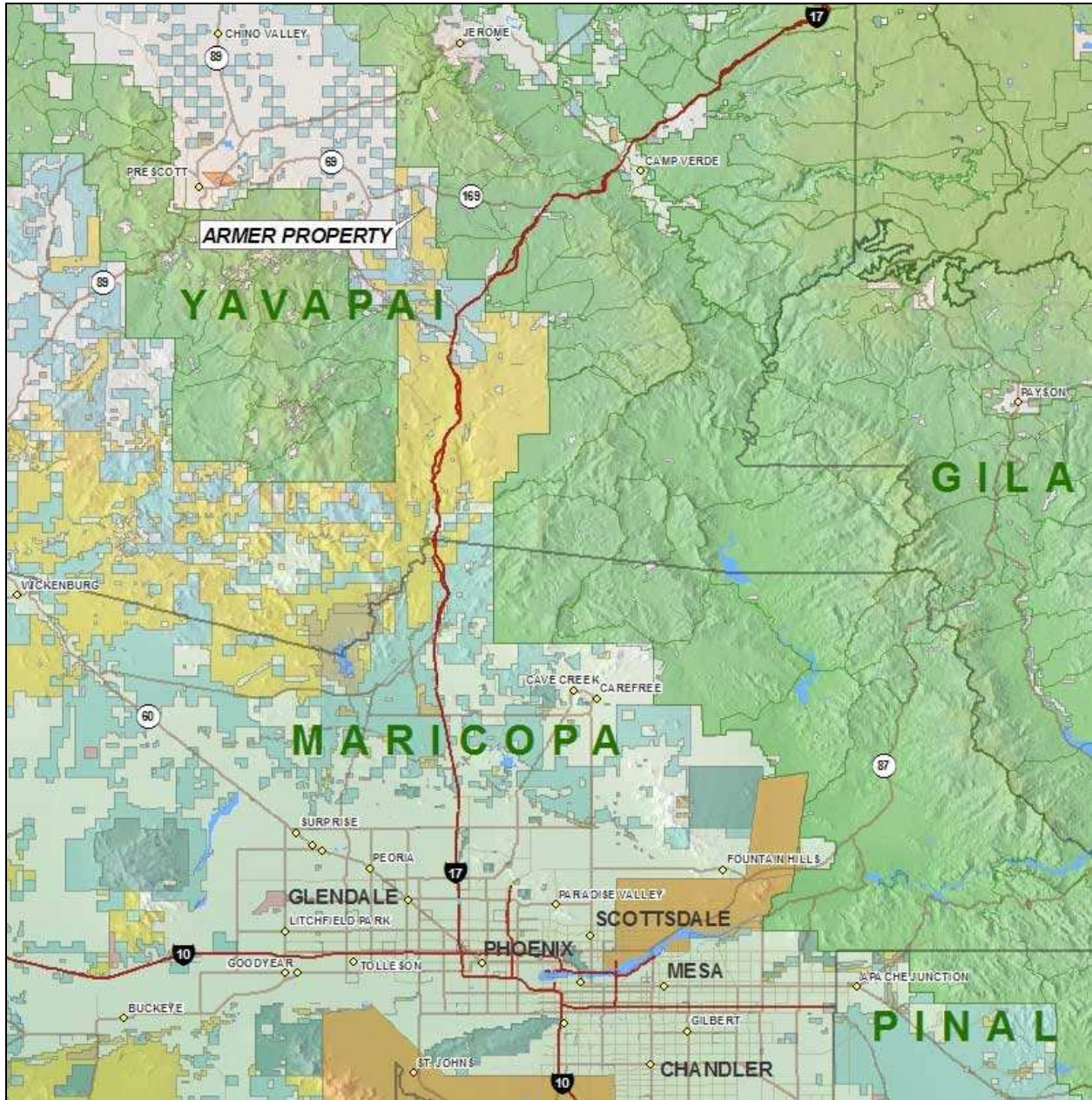
[6] Buildings



[7] View North from middle property

Location Map

The ranch is roughly 80 miles from Phoenix

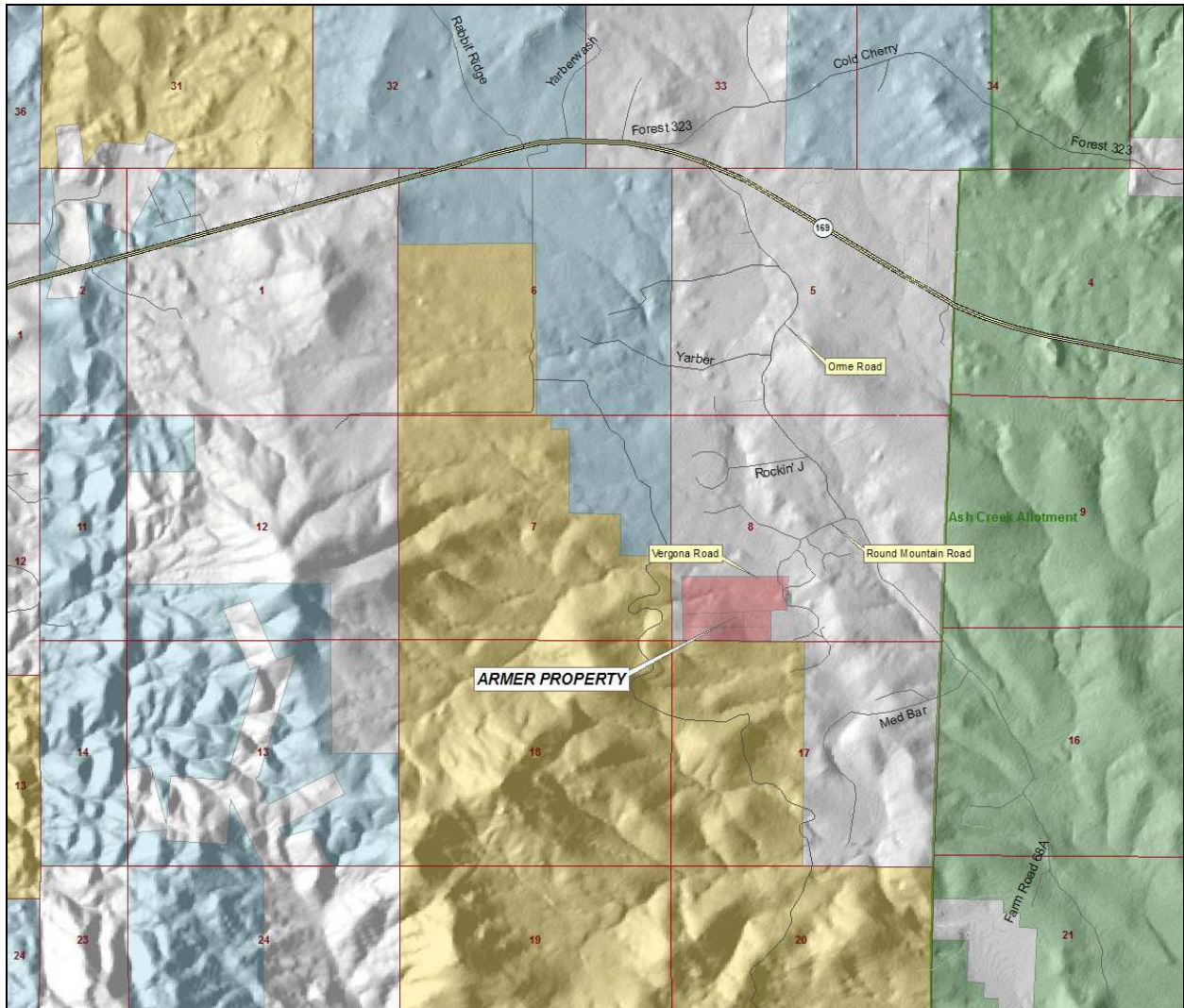


Tenure





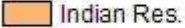

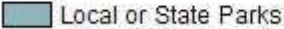
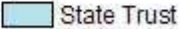


- | | |
|----------------------|-------------|
| BLM | Natl. Parks |
| Forest | Other |
| Indian Res. | Private |
| Local or State Parks | State Trust |
| Military | Wildlife |



Location Map (closer)



Tenure

| | |
|--|---|
|  BLM |  Natl. Parks |
|  Forest |  Other |
|  Indian Res. |  Private |
|  Local or State Parks |  State Trust |
|  Military |  Wildlife |



Aerial Map

