

ROCKIN' RIVER RANCH
A 209± Acre Horse Ranch and Retreat
on the
Verde River
Camp Verde, Arizona



Exclusively for Sale

By

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Location

The Rockin' River Ranch is located in Yavapai County in central Arizona near Camp Verde. Camp Verde is centrally located approximately ninety miles north of Phoenix the State Capital. Communities within an hour drive include Sedona, which is 30 miles north of Camp Verde, Flagstaff, which is 50 miles north, and Prescott, the Yavapai County Seat, which is approximately 40 miles west of Camp Verde. The Ranch is located along the Verde River near the base of Squaw Peak.

Property Description

The Rockin' River Ranch is a horse ranch and retreat along the southwest banks of the Verde River. It contains 209± acres deeded and an 880± Acre U.S. Forest Grazing Permit. The property is currently operating as a horse ranch and recreational retreat. The deeded land consists of approximately 54 acres of flood-irrigated fields that have been divided into six pastures. The balance of the property is utilized for building sites, riparian/river and open rangeland. The buildings include a large main dwelling/lodge, an owners dwelling, a managers dwelling, a bunkhouse, two horse barns a tack room, a storage building and a shop. There is also a new building under construction that will include an office, two apartments, and public restrooms. Also included is a large roping arena with announcer stand, shipping corrals, a round pen and a hot walker. The grounds are beautifully landscaped with large grass areas with pine and cottonwood trees as well as abundant riparian and other natural desert vegetation.



Lane between Irrigated Pastures

Climate

The Verde Valley has a semi-arid climate with the majority of rainfall occurring during July and August. Rainfall averages approximately 12 inches annually. Summers are characterized by warm days and cool nights. During July and August, temperatures often range from the low sixties in the mornings to afternoon temperatures in the upper nineties. The winters are characterized by mild days, often rising to the high fifties or low sixties in the early afternoon. Winter nights can be cold, with early morning minimum temperatures typically in the low thirties.



Yard Area and Lodge

Building Improvements

Main Residence/Lodge: Approximately 2,915 sq. ft. including a 576 sq. ft. Arizona room. Two story. Six bedrooms, four baths. Concrete foundation and floor, concrete block and wood frame construction with stucco, composition shingle roof. This dwelling has been completely remodeled for a bed and breakfast. All of the bedrooms have french doors to either a deck or patio. The floors are hardwood or slate. There are commercial stainless steel appliances, three hot water heaters, a soft water and reverse osmosis system. It has central air conditioning and heating and a 400 amp electrical service. There is a fireplace in the house and a wood burning stove in the Arizona room. There are three large decks on the upper level and a patio surrounding the house on the lower level with three covered areas.



Main Residence/Lodge

Owners Dwelling: Approximately 1,350 sq. ft. Two bedrooms, two baths. Concrete pillar foundation, wood floor, frame with board siding, corrugated metal roof. Covered 8'x 48' porch with wood floor, juniper posts and corrugated metal roof. Covered porch 6'x 31' with brick floor, juniper posts and corrugated metal roof. Wood stove, central heating and air conditioning as well as evaporative cooling.

Foreman's Dwelling: Approximately 1,530 sq. ft. Three bedrooms, two baths. Concrete foundation and floor. Frame and adobe construction with plaster exterior and corrugated metal roof. River rock fireplace. Approx. 672 sq. ft. of covered porches with river rock borders, juniper posts and corrugated metal roofs. 17'x 24' carport with corrugated metal roof. Evaporative cooling.

Bunk House: Approximately 672 sq. ft. Two bedrooms, one bath. Concrete foundation and floor, frame construction with plaster exterior. Wood stove with river rock base and wall, corrugated metal roof. Covered 8'x 48' porch with juniper posts and river rock floor, corrugated metal roof. Evaporative cooling.

Barn: Approximately 4,140 sq. ft. Native stone and concrete foundation with dirt floor. Wood pole and frame construction with corrugated metal siding and roof. Six stalls and covered poultry coop.

Tack Room: Approximately 263 sq. ft. Concrete foundation, flagstone floor, river rock construction, corrugated metal roof, Covered 7'x 21' porch with juniper posts, concrete-river rock floor and corrugated metal roof.



Owners Dwelling

Horse Barn: Approximately 2,640 sq. ft., concrete foundation with dirt floor, concrete block construction with plaster exterior, corrugated metal roof. Eight stalls with runs with breezeway in middle. Adjacent to the horse barn is a new tack shed and feed storage room.

Shop: Approximately 2,462 sq. ft. of which 782 sq. ft. is enclosed with a bathroom, with the balance open front on dirt floor. Pole and wood frame construction with corrugated metal backside and roof. 5'x 60' enclosed storage on concrete pad at back. Enclosed portion: concrete foundation and floor, wood frame and siding with 12'x 23' loft.

Office/Apartments: A new two story building currently under construction. The first floor will include an office area, a laundry room, an exercise room a studio apartment and two public restrooms. The second floor will consist of two one-bedroom apartments.

Arena: Approximately 140 ft. x 260 ft. overall, with 12 ft. wide lane on one side. Constructed of V mesh wire on 2" x 6" lumber and wood posts with 2" x 6" kick board and cap rail. Two 40 ft. x 80 ft. holding pens. Chutes and boxes constructed of 2" x 6" lumber on wood posts. Wood gates. Approximately 182 sq. ft. elevated scoring booth with wood frame and siding with corrugated metal roof on wood poles.

Corrals: The property also has a large set of working pens, horse pens adjacent to the main barn, a round pen, and a hot walker.

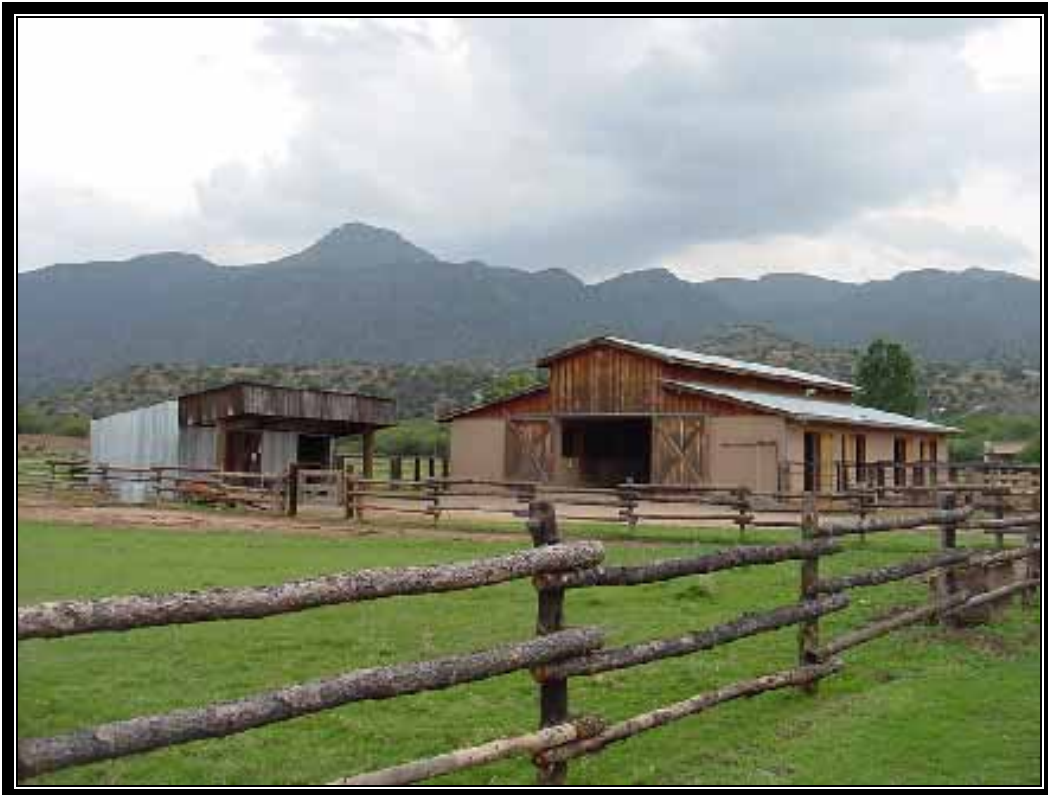


Barbeque Area

- Site Improvements:** The Rockin' River Ranch site improvements include extensive wood rail fencing around the horse pastures, concrete irrigation ditches, a large irrigation reservoir that is stocked for fishing, a commercial outdoor kitchen and barbeque area with fireplace and smoker, extensive landscaping, fuel storage area and tanks, and extensive electrical and lighting improvements throughout the property.
- Water:** The water system for the Ranch is provided by four wells with a submersible pumps with two large storage tanks with a total capacity of approximately 13,000 gallons. Two of the wells are also tied to the underground irrigation system in place on the thirty acres that could be sprinkle irrigated..
- Utilities:** Electricity is provided by APS and Qwest provides Telephone service to the Ranch. Gas is provided by several propane tanks throughout the property and is delivered by private companies. Sewer service is provided by septic tanks and domestic water is provided by the private wells on the Ranch.
- Schools** Elementary and high schools are located in Camp Verde. School bus service is provided along Salt Mine Road at the Ranches entrance..



Barn



Horse Barn

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Verde River Frontage

Price	\$5,200,000
Terms	Cash, submit term offers.
Comments	The Rockin' River Ranch is an extremely rare find in Arizona. There are very few large horse properties left in the Verde Valley and with over a mile of frontage on the Verde River this property is truly unique. The location is ideal it is just over an hour from north phoenix and Scottsdale and thirty minutes from the red rocks of Sedona, While scenic setting offers privacy as well as access to some of Arizona's spectacular wilderness areas and historical sites. This is an exquisite horse ranch and retreat that potentially could be utilized for a bed and breakfast and commercial horse boarding facility or it would make a beautiful year round home. All of these assets make the Rockin' River Ranch a great investment opportunity.
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Roping Arena



Tack Room

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Horse Pasture



New Office/Apartment under Construction

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