

**Chase Tank 40 Forest Inholding
Apache County, Arizona**



[2] View looking south with Escudilla Mountain in distance

Listed for sale exclusively by:

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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 9 miles south of US Hwy 60 within the Apache-Sitgreaves National Forest, 11 miles east of Springerville, in 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 5½ miles southwest to the boundary.

Land Tenure

40 deeded acres – vacant unimproved

Legal Description

Township 8 North Range 31 East

Gila and Salt River Baseline and Meridian

Section 29: Portions thereof

Apache County Assessor parcel number: 104-39-006

Property Description

The land is contained in a square block surrounded by National Forest on all sides. This forest in-holding property is located in a small valley surrounded by two malpais mesas in the area known as Loco Knolls. There are no building improvements located on the property. Topography includes small rolling hills with scattered Pinion Pine and Juniper trees.

Water

There is one developed well on the property approximately 700 feet deep producing 10 gallons per minute.

Vegetation

Plains & Desert Grassland & Pinion/Juniper Woodland. 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° Fahrenheit in July and 47.5° in January.

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

Utilities

No public utilities are currently in use on the property and are not available to the immediate area.

Zoning

Apache County GU: General Unclassified

Taxes & Fees

Year 2005: \$265.42

Price

\$400,000 – Cash

Inquire about other deeded parcels available

Bar Flying V Ranch - \$7,400,000

Coyote Creek 504 acres - \$2,520,000

Bennett 480 acres - \$2,400,000

Escudilla Mountain 160 acres - \$4,800,000

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

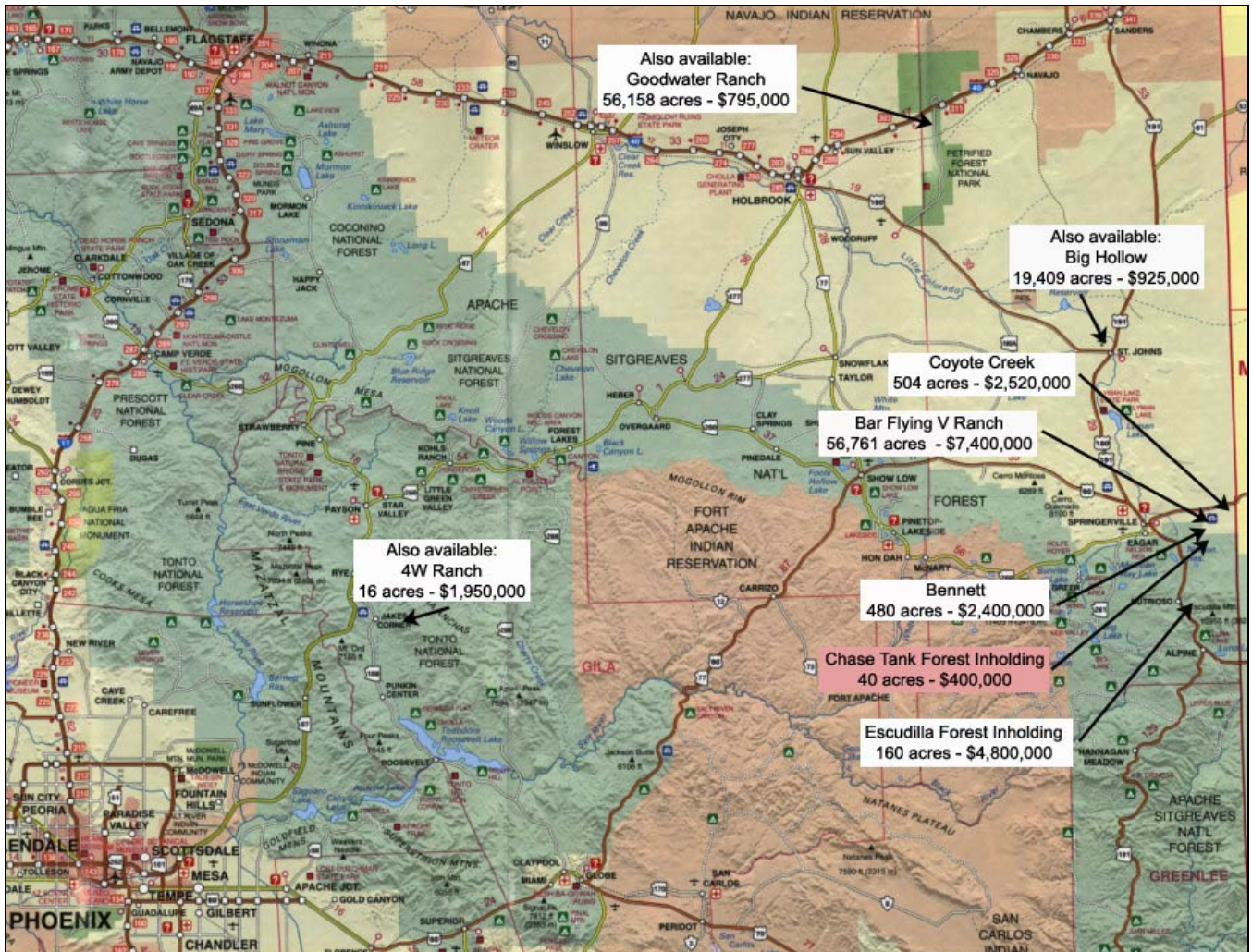
Photos



[1] Loco Knoll

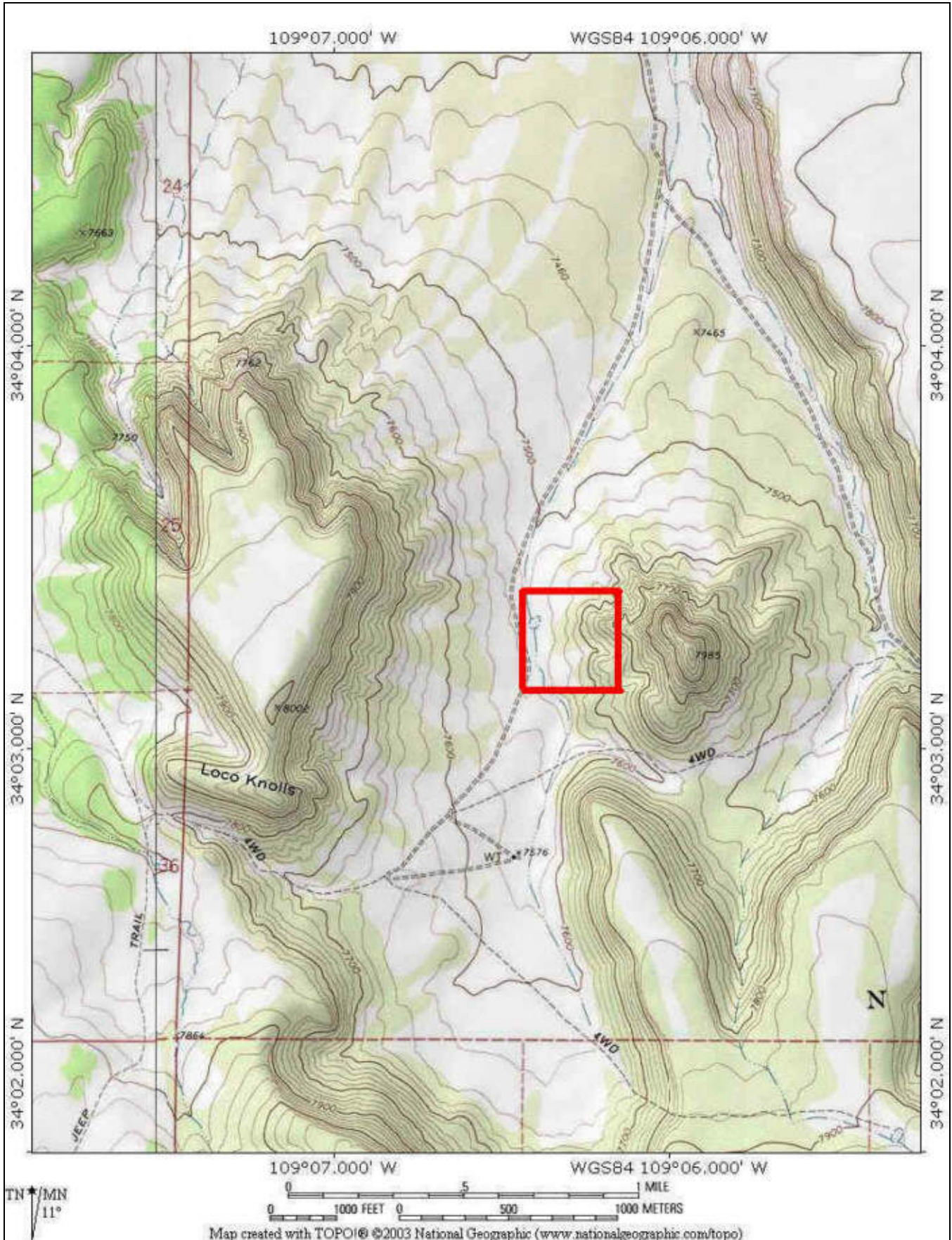
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Location Map



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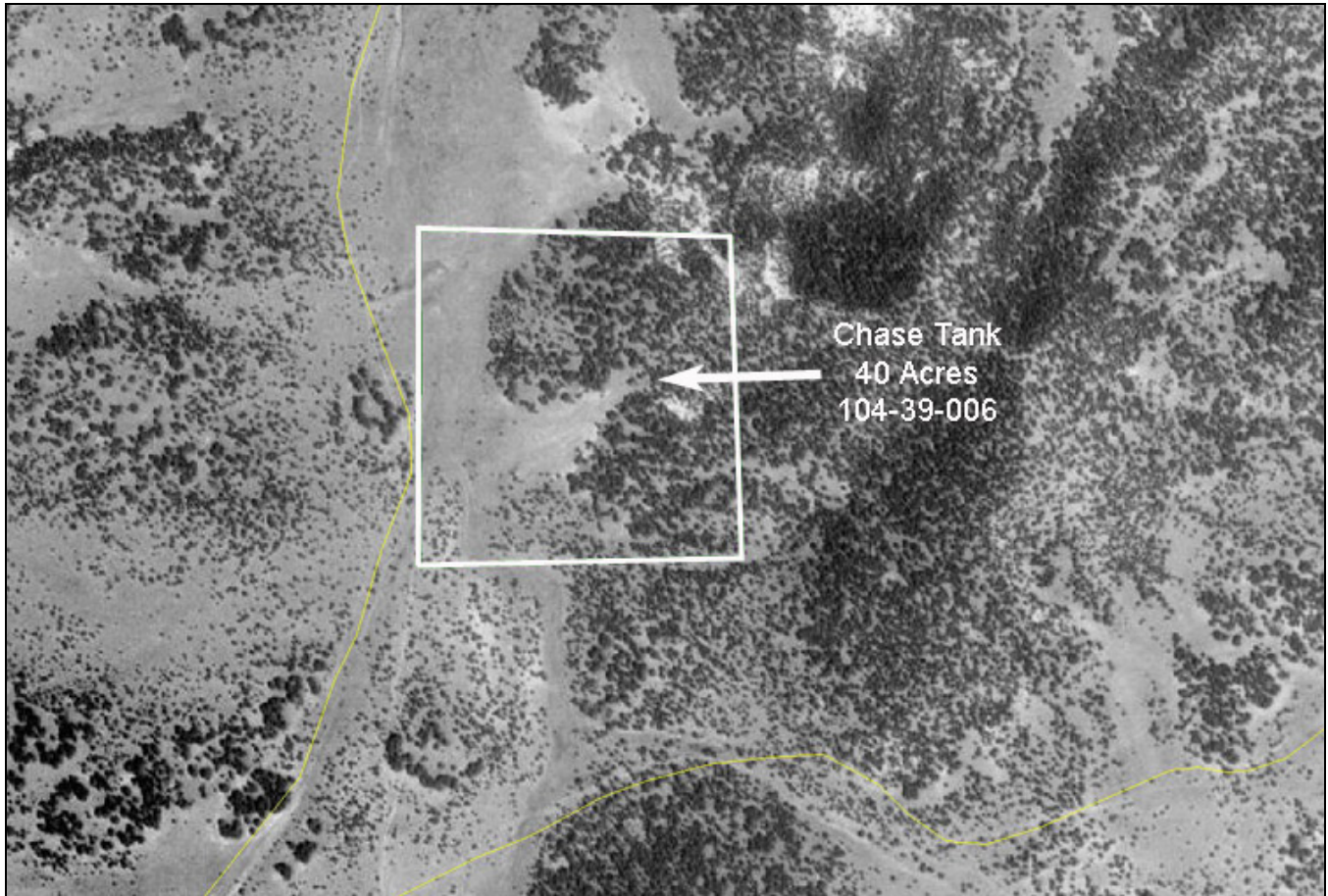
Topography Map



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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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