


Client Detail		List Number: 223239	
 <p>©2019 WMAR</p>	<b>Property Type</b> Residential <b>Status</b> Active <b>Listing Price</b> 2,870,000 <b>Short Address</b> The Ranch At South Fork <b>City</b> Eagar <b>Bedrooms</b> 15 <b>Baths</b> 8.5 <b>Aprx SqFt</b> 10,198 <b>Aprx SqFt Source:</b> Assessor <b>Garage</b> Yes <b>Horses</b> Yes <b>School District</b> Round Valley	<b>Residential Type</b> Site Built <b>Area</b> Eagar <b>State</b> AZ <b>Zip Code</b> 85925 <b>Trees on Property</b> Yes <b>Water Available</b> Yes <b>Power Available</b> Yes <b>Carport</b> Yes <b>Aprx # of Acres</b> 30.6 <b>Year Built</b> 1977	
	<b>Directions:</b> West of Eagar turn at the sign for The Ranch at South Fork (ACR 4036) <b>Legal:</b> Extensive metes and bounds with 6 separate parcels.		
	<b>DOM/CDOM:</b> 119/119 <b>Original List Price</b> 2,870,000 <b>Aprx SqFt</b> 10,198 <b>List Price/SqFt</b> 281.43	<b>Taxes:</b> 5,028 <b>Assessments:</b> No <b>Short Sale:</b> No <b>REO:</b> No	<b>Approx Lot SqFt</b> 1,332,936 <b>Assessor #</b> 103-14-001 <b>Subdivision/Neighborhood</b> Eagar Unsub <b>County</b> Apache
	<b>Features</b>		
	<b>Possession At COE</b> <b>Owner Will Sell</b> Cash, Conventional <b>Construction</b> Wood Frame <b>Style</b> Cabin, Log Sided, Multi-Level, Single Level <b>Roof</b> Metal, Shingle <b>Utilities Available</b> Bottled Gas, Private Well, Septic	<b>Property</b> <b>Adjoins</b> Private <b>Baths</b> <b>Heating</b> Bottled Gas, Wood	<b>Fireplace/Woodstove</b> Fireplace - 2 or More <b>Exterior Features</b> Barn/Stable, Deck, Deck - Covered, Grill, Hot Tub, In the Trees, Other Building, Panoramic View, Patio, Stalls/Corral, Tall Pines On Lot, Utility Building, Waterfront <b>Road Maintenance</b> County, Private
	<b>Financial Info</b>		
	<b>OWC:</b> No		
	<b>Public Remarks and Agent Remarks</b>		
	<b>Public Remarks:</b> A once in a lifetime opportunity to own a one-of-a-kind Arizona treasure. On the banks of the South Fork of the Little Colorado river, this property with 6 homes/cabins would be ideal for a family compound, church or civic organization retreat, corporate retreat, or used as an income producing vacation rental escape. Along with the river, this property boasts a well-fed fishing pond, horse corrals and stables, 2 hot tubs, a huge workshop/garage with one of the homes, and 30+ acres to enjoy the beauty of the White Mountains. The units have the following bedroom/bath configurations: Cowboy 2/1, Angler 2/1, Heritage 2/1, Overlook 3/2.5, Brookside 2/1, and the Riverview 4/2. Extensive updating to most of the cabins. Owner/Agent.		



**LINDA R CEDARBLADE**  
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Agent Detail		List Number: 223239		
 <p>©2019 WMAR</p>	<b>Property Type</b>	Residential	<b>Residential Type</b>	Site Built
	<b>Status</b>	Active	<b>Area</b>	Eagar
	<b>Listing Price</b>	2,870,000	<b>State</b>	AZ
	<b>Short Address</b>	The Ranch At South Fork	<b>Zip Code</b>	85925
	<b>City</b>	Fork	<b>Trees on Property</b>	Yes
	<b>Bedrooms</b>	Eagar	<b>Water Available</b>	Yes
	<b>Baths</b>	15	<b>Power Available</b>	Yes
	<b>Aprx SqFt</b>	8.5	<b>Carport</b>	Yes
	<b>Aprx SqFt Source:</b>	10,198	<b>Aprx # of Acres</b>	30.6
	<b>Garage</b>	Assessor	<b>Year Built</b>	1977
	<b>Horses</b>	Yes		
	<b>School District</b>	Yes		
	Round Valley			

**Directions:** West of Eagar turn at the sign for The Ranch at South Fork (ACR 4036)

**Legal:** Extensive metes and bounds with 6 separate parcels.

<b>Co-Broke</b>	Yes	<b>Taxes:</b>	5,028	<b>Approx Lot SqFt</b>	1,332,936
<b>Co-Broke (\$ or %)</b>	3%	<b>Assessments:</b>	No	<b>Assessor #</b>	103-14-001
<b>Limited Service:</b>	No	<b>Short Sale:</b>	No	<b>Subdivision/Neighborhood</b>	Eagar Unsub
<b>Variable Rate</b>	No	<b>REO:</b>	No	<b>County</b>	Apache
<b>DOM/CDOM:</b>	119/119			<b>Owner:</b>	Ranch at South Fork
<b>BRYAN ANDERSON</b>	<b>Cell: 928-242-6465</b>				
<b>CEDAR RIDGE REAL ESTATE</b>	<b>928-537-1374</b>				
<b>Listing Date</b>	02/08/2019				
<b>Original List Price</b>	2,870,000				
<b>Aprx SqFt</b>	10,198				
<b>List Price/SqFt</b>	281.43				

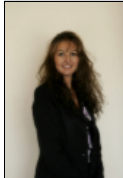
Features		
<b>To Show</b> Appt. Only	<b>Property</b>	<b>Fireplace/Woodstove</b> Fireplace - 2 or More
<b>Possession</b> At COE	<b>Adjoins</b> Private	<b>Exterior Features</b> Barn/Stable,Deck,Deck - Covered,Grill,Hot Tub,In the Trees,Other Building,Panoramic
<b>Owner Will Sell</b>	<b>Baths</b>	View,Patio,Stalls/Corral,Tall Pines On Lot,Utility Building,Waterfront
Cash,Conventional	<b>Heating</b> Bottled	<b>Road Maintenance</b> County,Private
<b>Construction</b> Wood Frame	Gas,Wood	
<b>Style</b> Cabin,Log Sided,Multi-Level,Single Level		
<b>Roof</b> Metal,Shingle		
<b>Utilities Available</b> Bottled		
Gas,Private Well,Septic		

Financial Info	
<b>OWC:</b>	No
<b>Exclusive Agency:</b>	No

**Public Remarks and Agent Remarks**

**Public Remarks:** A once in a lifetime opportunity to own a one-of-a-kind Arizona treasure. On the banks of the South Fork of the Little Colorado river, this property with 6 homes/cabins would be ideal for a family compound, church or civic organization retreat, corporate retreat, or used as an income producing vacation rental escape. Along with the river, this property boasts a well-fed fishing pond, horse corrals and stables, 2 hot tubs, a huge workshop/garage with one of the homes, and 30+ acres to enjoy the beauty of the White Mountains. The units have the following bedroom/bath configurations: Cowboy 2/1, Angler 2/1, Heritage 2/1, Overlook 3/2.5, Brookside 2/1, and the Riverview 4/2. Extensive updating to most of the cabins. Owner/Agent.

**Confidential Agent Remarks:** Property is occupied often; please do not disturb any guests! For a private viewing for well qualified buyers, please contact Bryan. Property co-listed with Josie Pakula, Russ Lyon Sotheby's International. She is related to one of the LLC managers. Owner is Ranch at South Fork 2005 LLC. Additional parcel numbers: 103-13-002A, B, C, D; and 103-13-015. Address: 93 ACR 4036



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