



# FOR SALE

## 23+ ACRES OF HORSE ESTATE OFFERED AT \$1,245,000 DEWEY, ARIZONA

### STRUCTURES

1,556 SF Main Home  
1,846 SF Guest Home  
1,000 SF Studio/Apartment  
1,938 SF Horse Stable  
1,760 SF Horse Shade  
1,063 SF Shop Building  
1,640 SF Hay Shed  
456 SF Parking Shade

### PROPERTY LOCATION

Located in the heart of Dewey-Humboldt along the Agua Fria River. 20 minutes from Prescott and 90 minutes from Phoenix, access along Old Black Canyon Highway.

APN# 402-06-021D & 402-06-021E

### SITE DESCRIPTION

Absolutely stunning, meticulously maintained home, guest house, stand-alone studio/ apartment, steel top rail arena, 7 stall barn, 4 bay hay barn, in addition to a shop with an attached office or man cave.

## SUBMIT ALL OFFERS

**SHOWN BY  
APPOINTMENT ONLY**

**EXCLUSIVE REPRESENTATION BY:**

**Arid State Land & Ag Associates, LLC**

Kacie Tomerlin, Agent

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## **PROPERTY FEATURES**

**Elevation:** 4,580 Feet

**Zoning:** R1-35

**Taxes:** 2018- \$2,748

**Electric:** Solar & APS

**Sanitation:** Septic present

**Flood Zone:** 100% Flood Zone X

**Soils:** 100% Class I, Ly-Lynx Soils

**Frontage:** Old Black Canyon Highway

## **WATER**

### **Three On-Site Wells**

55-623447 - 295 Ft, GPM 150, Drilled 1992

55-586144- 240 Ft, Drilled 2001

55-623445 - 80 Ft, 500 GPM, Drilled in 1930 on solar.

### **Irrigation Water**

58-102965.0001—Right for 20.9 Irrigation Acres or  
79.4 Acre Feet Per Year

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The main home was thoughtfully restored with quality craftsmanship in 2015. The kitchen showcases ¾” granite countertops, double oven with gas range, stainless steel appliances, farmhouse sink and solid wood, custom made cabinets throughout the home. The living room is centered around a rugged, rock framed gas fireplace and enhanced with large windows and a vaulted, beamed ceiling. Solid oak floors run throughout the home. The flagstone patio attached to the kitchen makes entertaining and relaxing in the cool shade something to look forward to at the end of each day. The sound system is wired to be enjoyed throughout the home or on the patio. The finished attic is a wonderful complement to the detail of the home.

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The guest home, renovated in 2013, boasts 3 bedrooms, 2 baths, dining room, sitting area, office and living room. It is perfectly designed and appointed with solid oak floors, large master suite and bathroom, and  $\frac{3}{4}$ " granite countertops in the kitchen with solid wood, custom built cabinets throughout the home. The best feature of this home is the shaded porch to relax on, that overlooks the 6 irrigated horse pastures. A perfect home to show your appreciation to your guests or horse trainer.

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The property also boasts a 280'x150' steel pipe, top rail roping arena with adjustable boxes and a new Priefert chute. With sand footing in place, this arena is ready to be used. When your horses are not enjoying the expansive, lush pastures, there is a 7-stall barn with pipe runs and a tack room for your convenience. The property is irrigated from one of two wells with 20.9 acres of Irrigated Grandfather Water Rights, 79.4 acre feet annual allotment, transferring with the property. A privately-owned solar system in addition to a leased solar system make this a cost-efficient property to enjoy for years to come.

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REAL ESTATE SERVICES BASED ON INTEGRITY, TRUST & QUALITY

**Arid State Land & Ag Associates offers a diverse background of agriculture and business experience to help our clients buy and sell farms, ranches and investment properties.**

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**23+ ACRES OF PRIME DEVELOPMENT  
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