

# SILVER CREEK VALLEY RANCH

Shumway, Navajo County, Arizona

118.34 ± Acres | \$2,390,000



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# Welcome to Silver Creek.

Nestled in the heart of Shumway Valley, just eight miles from Show Low and the gateway to the white mountains, Silver Creek Valley Ranch is a remarkable 118± acre estate that offers the perfect blend of Small-town living with all the benefits of larger city amenities. Silver Creek Ranch has 3 private lakes on the property along with access to 375 acre-feet of surface water per year. This precious resource can be used for farming, livestock as well as endless recreational opportunities like fishing, swimming, & boating.

This one-of-a-kind property includes three well-appointed residences designed for comfort and functionality. The main ranch house, a 4-bedroom, 3-bath masterpiece, is thoughtfully designed to capture natural light through its expansive windows, which frame stunning panoramic views. The gourmet kitchen, adorned with granite countertops, a breakfast bar, and stainless-steel appliances, flows seamlessly into the open great room, where a grand, floor-to-ceiling stacked stone fireplace serves as the heart of the home. Accompanying the main house is a standalone lake house, perfect for serene retreats, along with ranch-hand living quarters that ensure seamless operations.

Whether you envision a working cattle ranch, an elite private getaway, or a multi-purpose investment property, this extraordinary estate delivers an unparalleled opportunity in one of Arizona's most scenic valleys. This property is not only a functioning cattle operation, but also a haven for outdoor enthusiasts, offering fishing, boating, horseback riding, and endless exploration.





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### Climate

Silver Creek Valley Ranch enjoys a mild four-season climate, making it an ideal location for year-round ranching, outdoor recreation, and comfortable living. The annual high temperature averages a pleasant 67°F, while winters remain mild, with average lows around 39°F. The region receives approximately 16.64 inches of rainfall annually, ensuring healthy pasture growth and sustainable water sources, while the occasional snowfall of 22 inches annually adds a touch of winter beauty to the landscape. It is located entirely within Flood Zone X (an area outside the 100-year flood plain), meaning it carries minimal flood risk and provides secure, sustainable land use year-round.

### Location & Access

Conveniently positioned in southern Navajo County, Silver Creek Valley Ranch offers the perfect balance between peaceful seclusion and accessibility to modern conveniences. Situated between the charming communities of Snowflake and Show Low, the property provides quick access to essential services, local shops, and recreational attractions. The ranch is located just 38 miles south of Holbrook, the county seat, with easy connections to Interstate 40, making travel effortless. Whether you're heading into town for supplies or embarking on a scenic drive through Arizona's legendary high country, Silver Creek Valley Ranch is perfectly positioned to offer both solitude and convenience. *2249 AZ Hwy 77, Shumway, Arizona 85901*

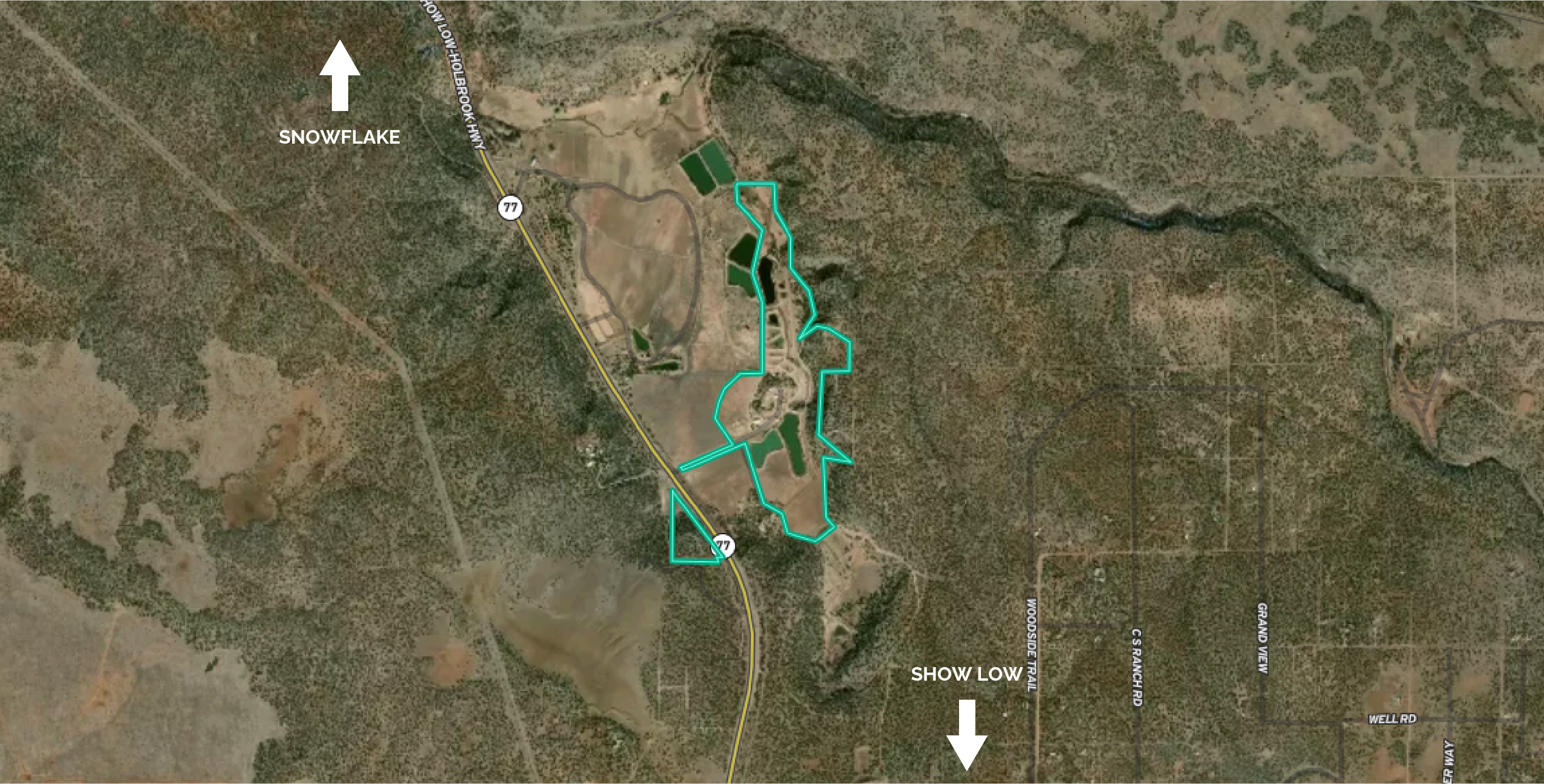


# Welcome.



# Property Map.

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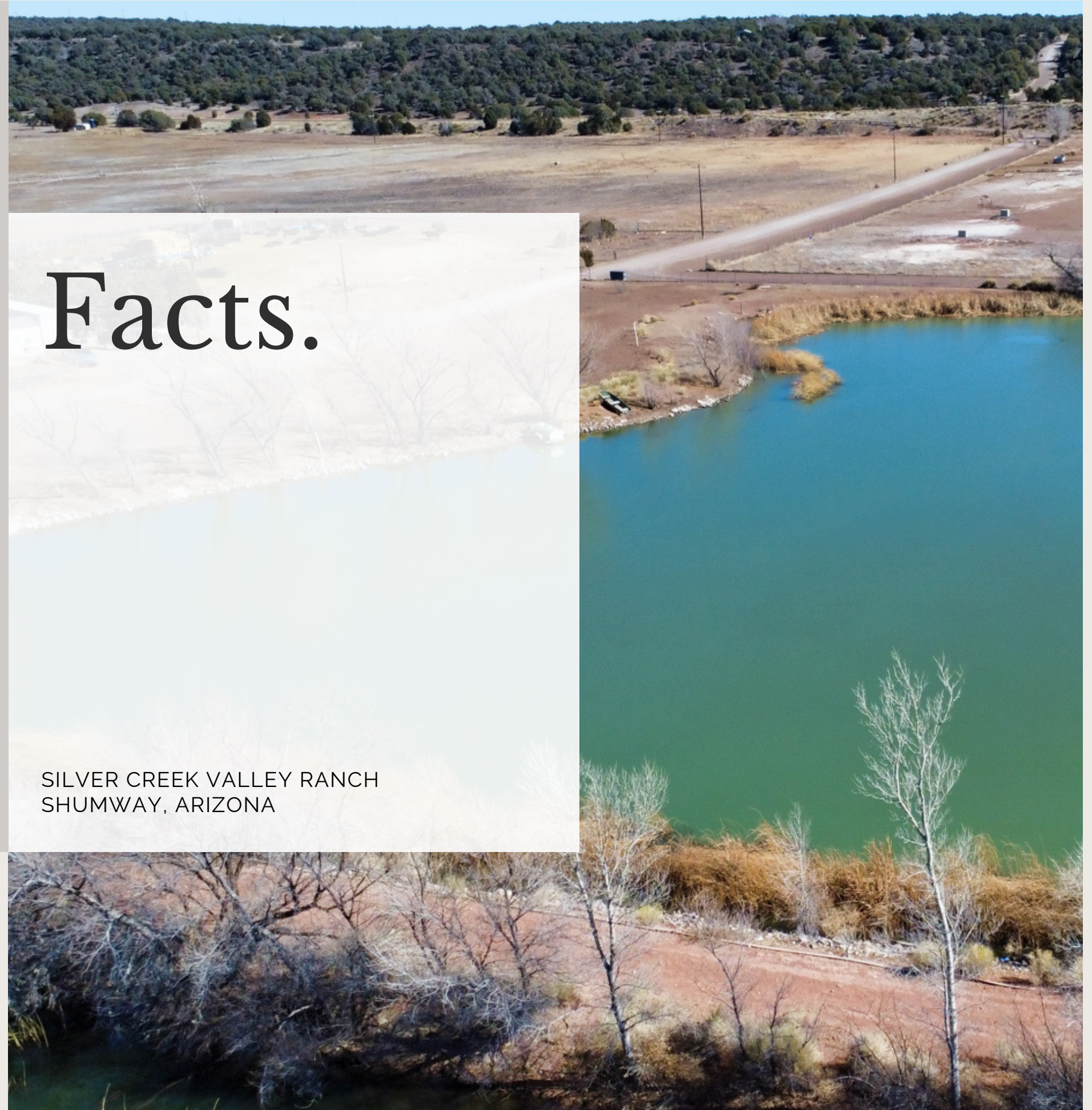




- 118.34 ± Deeded Acres | Zoning: RU-1 by Navajo County, which permits single-family dwellings on a minimum of one acre
- Operated as a cattle ranch and recreational fishing since 2014 and is currently rotating 30 Head of Cattle through fields annually.
- 2 Wells, 3 recreational ponds, plus multiple irrigation ponds
- 375 ± Acre Feet annually of surface water
- 75 ± Acres of permanent pasture irrigated via a side-reel wheel system. An additional upgraded system will be installed in 2025.
- Growing season is approximately 180 days
- 3 Residences, Lakehouse, Quonset Hut/Shop, & Hay Barn
- Near Show Low, Snowflake, and the White Mountains
- Terms: Submit all offers | Pre-qualified buyers only

# Facts.

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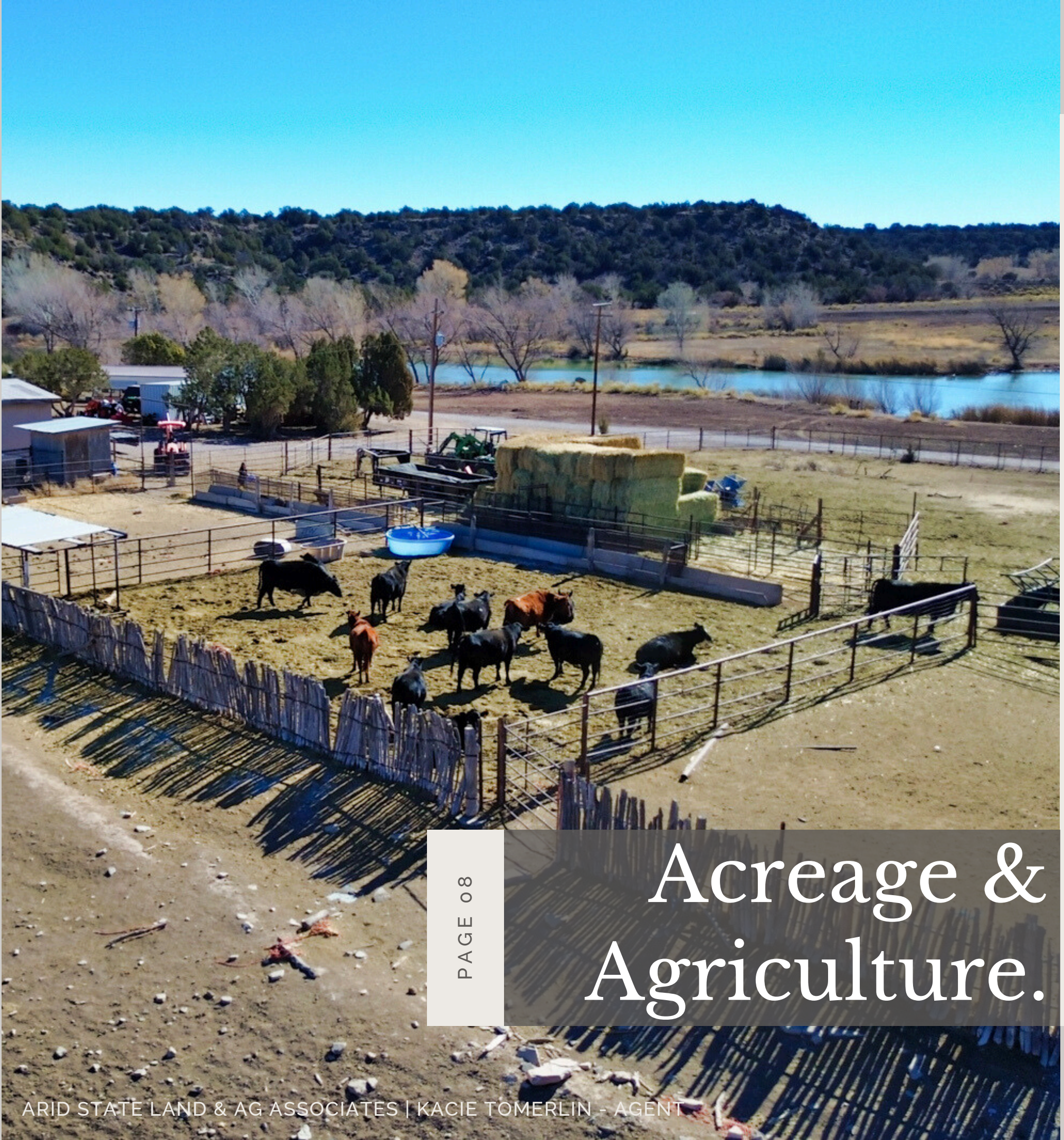
# Local History.

*Taylor Museum**The Shumway School House**All Images are from The Historical Marker Database**Margaret Hancock Log Cabin*

Shumway, founded in 1878 by Charles Shumway, is a small community known for its abundant water supply and green rolling hills. The Shumway School House, built in the early 1900s, served as a school, church, and social center for the Shumway community for many years. The Taylor-Shumway Heritage Foundation has restored several historical sites within the area, including the Shumway Schoolhouse, the Margaret Hancock McCleve Log Cabin, the Standifird Home, the Pioneer Museum, and the Taylor Museum.

Many of Shumway's residents trace their roots back to the original settlers. Driving through the community, it is not uncommon to see cattle grazing in backyards and on the rolling hillsides. In addition to livestock grazing in the area, there is a commercial nursery adjacent to the property, providing jobs and scenic vistas.





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This exceptional property consists of 118.34± deeded acres, thoughtfully divided into productive rangeland, irrigated pastures, and water features. Operated as a cow/calf facility since 2014, the ranch has been meticulously managed to support intensive grazing, sustainable livestock production, and recreational fishing. The property features 75± acres of permanent irrigated pasture via a side-reel wheel system, ensuring lush grazing fields that sustain livestock year-round, with an upgraded system being built in 2025. Currently, the ranch rotates 30 head of cattle through its fields. This property can complement a more extensive cattle operation or be fully stand-alone due to the well-designed corrals, fencing, and working pens that provide efficiency in handling cattle, making this a turnkey operation for experienced ranchers and newcomers alike.

- 118± deeded acres
- 75± acres of permanent, irrigated pasture
- APNS: 304-77-027F, 304-77-029S, 304-77-029T
- 9± Acres located on the West side of SR 77

# Acreage & Agriculture.



# Experiences.

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The surrounding region offers an abundance of nearby attractions, ensuring that both residents and visitors have access to diverse recreational activities. Just a short drive away, the White Mountains provide endless opportunities for hiking, camping, and adventure, while the Sunrise Ski Resort transforms into a winter wonderland for skiing and snowboarding enthusiasts. For those drawn to the water, Fool Hollow Lake is a nearby gem, renowned for boating, fishing, and scenic picnic areas. History lovers will enjoy visiting the Shumway Schoolhouse or exploring the Painted Desert and Petrified Forest, both of which offer fascinating glimpses into Arizona's rich past.

Looking for activities even closer? You don't even have to look past the property line, Silver Creek Valley Ranch is nothing short of a recreational paradise. With multiple ponds scattered across the estate, residents and guests can indulge in tranquil mornings spent fishing, exhilarating afternoons of kayaking and jet skiing, and peaceful evenings surrounded by breathtaking Arizona sunsets. The property offers endless opportunities for horseback riding and hiking, where riders and adventurers alike can explore scenic trails, rolling pastures, and lush green valleys. Whether it's cooling off with a swim in the sparkling waters, enjoying a picnic and game of sand volleyball by the lakeside, or watching wildlife roam freely across the landscape, Silver Creek Valley Ranch offers a lifestyle deeply connected to nature.





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# Improvements.

The main residence, a spacious 4-bed, 3-bath ranch house, is a masterpiece of both form and function. Windows flood the home with natural light, offering breathtaking views of the surrounding landscape. The gourmet kitchen features granite countertops, a breakfast bar, and stainless-steel appliances, seamlessly opening to the great room, where a floor-to-ceiling stacked stone fireplace and rich wood accents create an inviting, rustic ambiance. A standalone lake house provides an additional retreat, offering serene waterfront views and an ideal space for relaxation. Next to the lake house, is a full RV hookup for more optional lodging. Nearby, the ranch-hand living quarters offer functional housing for staff, ensuring the smooth day-to-day operations of the ranch. Additionally, there is a 1-bed, 1 bath guest park model home perfect for guests.

The property is well-equipped for livestock management, with adequate corrals, fenced pastures, and a network of cattle pens designed for ease of movement and handling. A Quonset hut/shop and hay barn provide ample storage for feed, equipment, and supplies, while additional outbuildings support the diverse needs of the ranch.

The property has a privately-owned 3-phase solar generating station. The system provides an economical source of power for irrigation, recreation, and residential use.

With a combination of modern comfort and practical ranching infrastructure, Silver Creek Valley Ranch is ready for immediate use, whether as a working cattle operation, an equestrian haven, or a recreational getaway.





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# Water Sources & Rights.



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Water is the lifeblood of any great ranch, and Silver Creek Valley Ranch boasts exceptional water resources. With multiple natural ponds and 375 acre-feet of annual surface water, the property enjoys ample water for irrigation, fisheries, stock water, and year-round recreational use. With one registered irrigation well and one newly built domestic well, and three certified surface water rights, the ranch offers exceptional water security, ensuring long-term sustainability for agricultural and recreational pursuits.

#### Surface Water Certificates:

- #36-80377 – 125 Acres/foot per year
- #36-80738 – 125 Acres/foot per year
- #36-80379 – 125 Acres/foot per year

#### Well Registration:

- #55-242247 – Domestic
- #55-623147 – Irrigation



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# Financial Opportunities.

Silver Creek Valley Ranch presents a wealth of income-generating possibilities, making it a sound investment for those seeking both lifestyle and financial returns. As a working cattle ranch, the property is well-equipped to continue its profitable cow/calf operation, while its pristine ponds offer the potential for private fishing excursions or membership-based recreation. With its stunning natural setting and existing infrastructure, the ranch could be transformed into a high-end event venue for weddings, corporate retreats, or exclusive getaways.

Additionally, the western portion of the property holds opportunities for future development or resale. This could include the potential for building, and adding a domestic well and septic system, providing the opportunity for even greater financial flexibility.







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# Sustainability & Preservation.



The current owners have taken great pride in preserving and enhancing the natural beauty of Silver Creek Valley Ranch. Through sustainable grazing practices, responsible water management, and habitat preservation, they have nurtured a thriving ecosystem that supports both livestock and local wildlife. They have also contributed to reducing their carbon footprint by installing a 3-phase solar generating station. Their commitment to conservation ensures that this remarkable estate remains a sanctuary of Western heritage and ecological harmony for generations to come.



Silver Creek Valley Ranch is more than just land—it's a legacy waiting to be written. Whether you're drawn to its working cattle operation, breathtaking recreational opportunities, or boundless potential for expansion, this estate offers an unparalleled way of life in one of Arizona's most scenic valleys.

PRICE

\$2,390,000

TERMS

Submit All Offers | Pre-qualified buyers only



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A SHOWING



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*Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. This information was obtained from sources deemed to be reliable but is not guaranteed by the Brokers. Prospective buyers should check all the facts to their satisfaction.*

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