

RIVER RANCH

Young, Gila County, Arizona

159.01 ± Acres | For Sale - \$2,400,000



KACIE TOMERLIN

LISTING AGENT

(928) 632-8979

Kacie@aridstate.com

OFFICE

(623) 386-7597

info@aridstate.com

aridstateland.com

21152 W Hwy 85

Buckeye, AZ 85326





RIVER RANCH | YOUNG, ARIZONA

Welcome to River Ranch.

Take a step back in time. Welcome to River Ranch. A sprawling meadow situated in Young, Arizona, an area known for its rich Wild West History. This 160-acre ranch is located in the heart of Pleasant Valley, nestled within the Tonto National Forest. Water is not in short supply. MO Creek flows year-round and is fed by two seasonal washes, providing water for livestock and wildlife, as well as an exceptional view.

The property is easily accessible by a paved road that travels through the peaceful Pleasant Valley Veterans' Retreat Center, with additional access from Hazelwood Road. There is power to the property. There is one well that is still pumped via windmill, which is still in place & could be revitalized.

The property's boundary is entirely fenced. A well-selected homesite is ready, with existing structures that need to be removed or refurbished. This property would be perfect for livestock grazing, horse farm, or a family retreat!



ZONING

- The property is currently zoned Unincorporated within Gila County

GILA COUNTY APNs - 159.01± deeded acres

- 305-31-002A: 159.01± acres

WATER

- The property has one domestic well on-site and one windmill
 - Well #55-631665

LOCATION & ACCESS

- The Property can be accessed on the East side from Barracks Road.
- Barracks Road is accessed through the Pleasant Valley Veterans' Retreat Center off of Highway 288.
- Located within the community of Young, Gila County, Arizona
- The property borders the Tonto National Forest

FLOOD

- The property is minimally impacted by the presence of MO Creek, which flows through the property and provides water for livestock and wildlife

Facts.

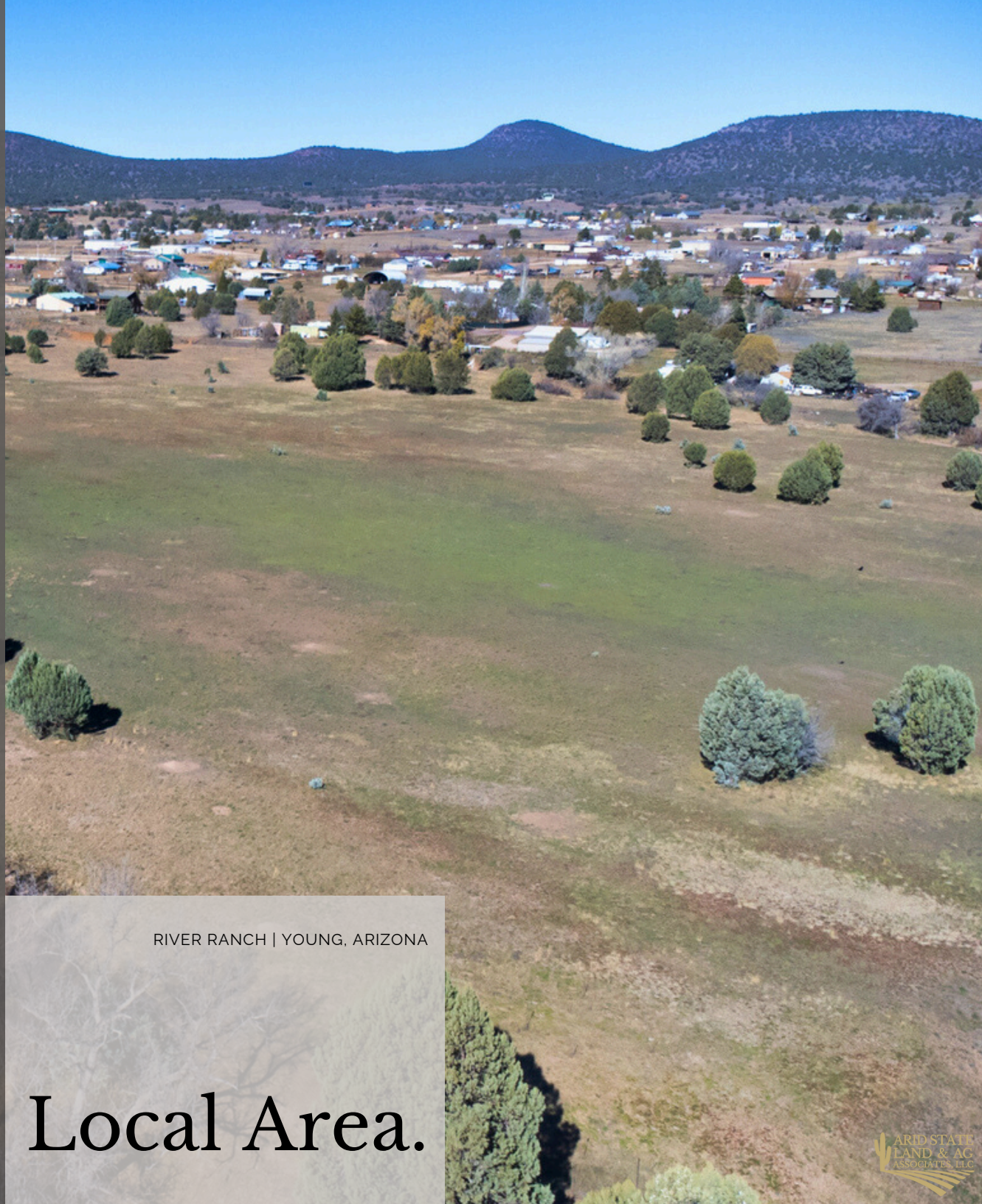


Young, Arizona is located in the heart of Pleasant Valley and Gila County, about 120 miles northeast of Phoenix. Arizona's best kept secret. Untouched and unspoiled - The true wild, wild west. It is located in the largest Ponderosa Pine Forest in the world.

There are no strangers in Young, only welcomed guests and residents. As you travel through town, be prepared to be greeted often with a pleasant wave and a friendly smile.

Enjoy a scenic 3-hour drive to the Phoenix/Mesa area or fly in to the local airport affectionately known as "Young International Airport".

Nearby, you can find many idyllic hiking trails and ample opportunities for hunting and fishing. Experience the local cuisine or relax during a wine tasting at the nearby winery.

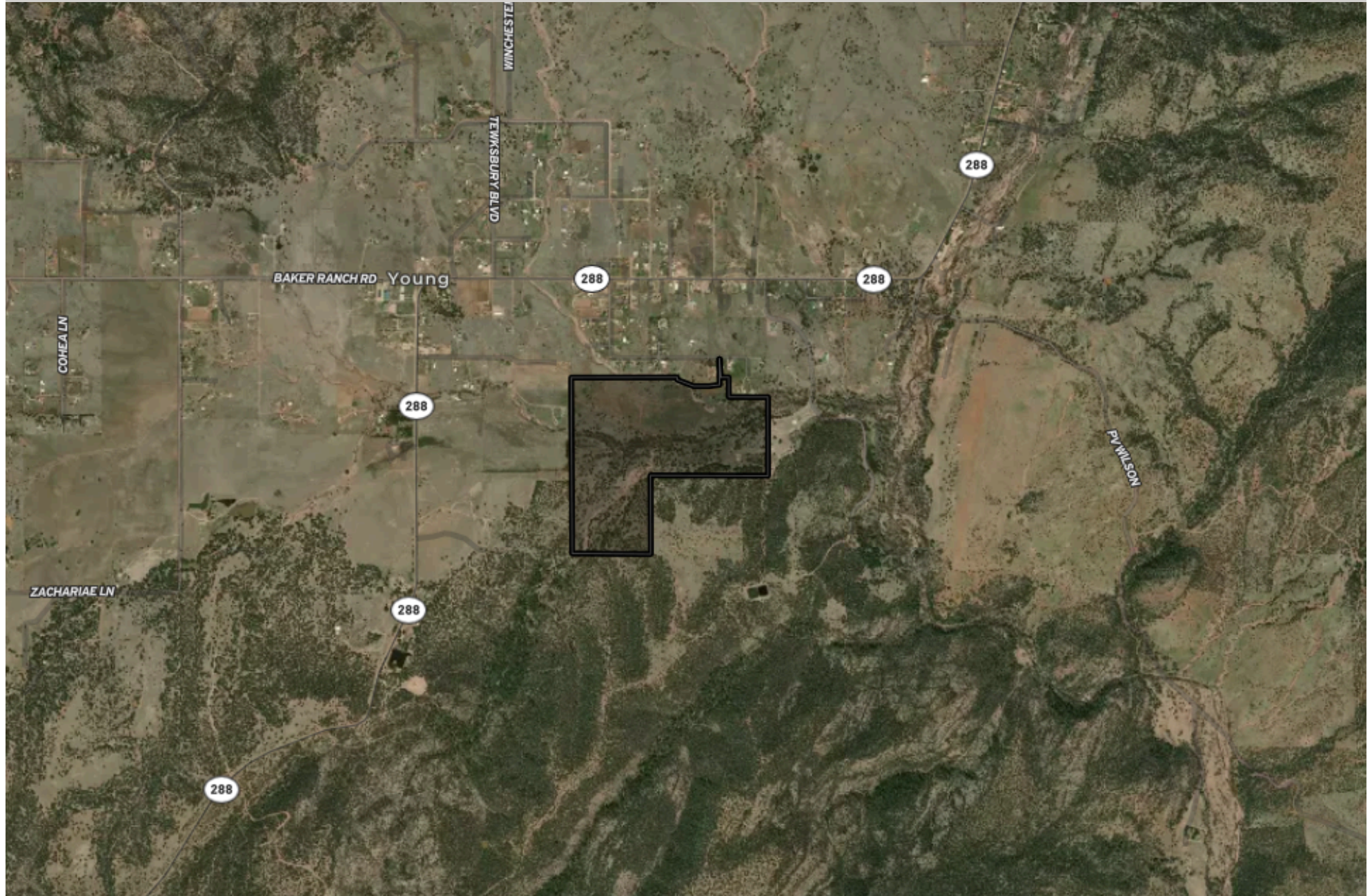


RIVER RANCH | YOUNG, ARIZONA

Local Area.

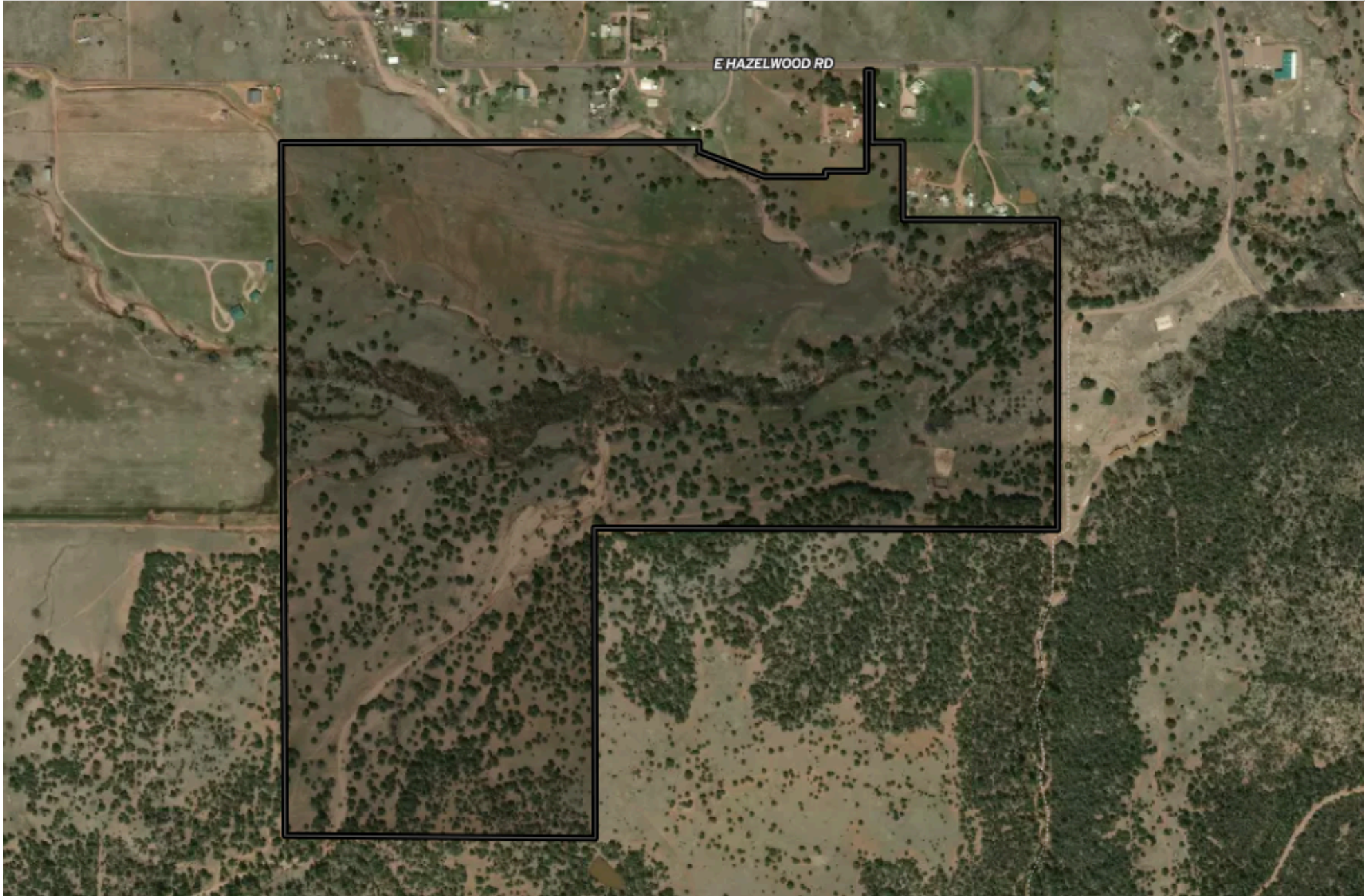
Area Map.

RIVER RANCH | YOUNG, ARIZONA



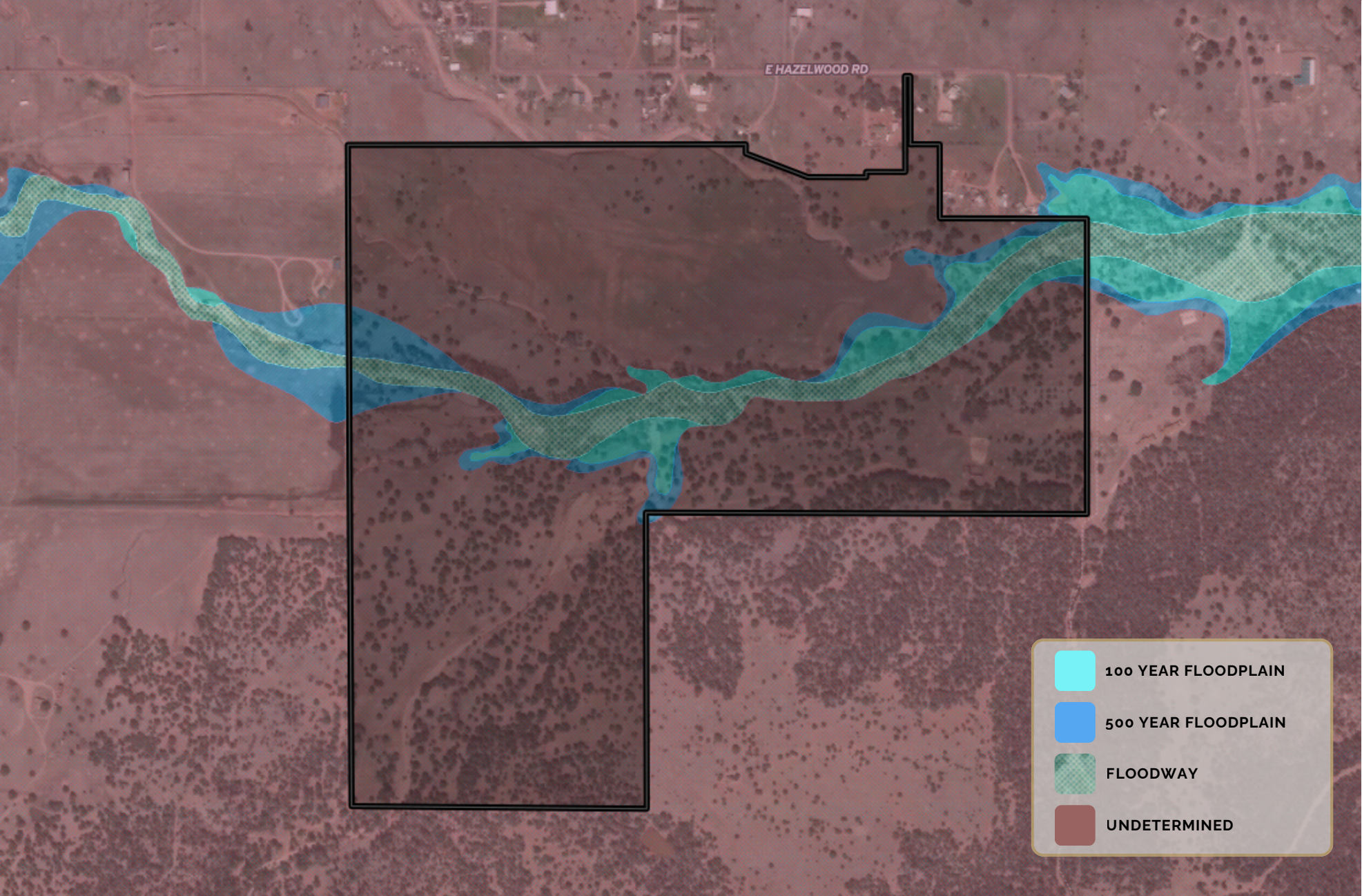
Property Map.

RIVER RANCH | YOUNG, ARIZONA



Flood Map.

RIVER RANCH | YOUNG, ARIZONA





RIVER RANCH | YOUNG, GILA COUNTY, ARIZONA

PRICE
\$2,400,000

TERMS
Submit All Offers | Pre-qualified buyers only

RIVER RANCH | YOUNG, ARIZONA

KACIE
TOMERLIN

LISTING AGENT
(928) 632-8979
Kacie@aridstate.com

CALL TO SCHEDULE
A SHOWING



(623) 386-7597

info@aridstate.com

21151 West Highway 85
Buckeye, Arizona 85326

The property is being sold "AS IS". 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.

To view any of our other properties that we have listed, please visit our web page at www.aridstate.com/properties



www.aridstateland.com