

# 36 ACRE WILDERNESS RANCHES

## BEST BUYS



**1-800-966-6690**  
**FOR THE DETAILS**

Don't miss this opportunity to buy one of these beautiful high country ranches at once in a lifetime prices.



**Ranches 163, 164** – each approx. 40 acres. Our best value in Sierra Highlands Ranch ownership, each of these large tracts is situated at the base of a scenic mesa at an elevation of 5,800 feet. The mesa with its striking rock and boulder formations towers 300 feet above these properties forming a picturesque backdrop for the family cabin or weekend RV. These properties are covered with a carpet of native grasses and mountain wildflowers growing in a soft sandy loam based soil. Although nearly level to the eye, each has a gentle change in elevation from west to east as they approach the mesa. Some of the shallowest water tables in the ranch are also found in this area. Each is available at our lowest price. \$22,500, \$2,250 down, \$193 per month.

**Ranch 25** – 37.00 acres. This property has uninterrupted views of the snow capped White Mountains spanning across its entire southern horizon. This is prime horse acreage carpeted with a variety of native range grasses and springtime mountain wildflowers growing in a fertile sandy loam soil. This sought after soil not only provides the grasses for your livestock, but it also provides the perfect base for vegetable gardens and fruit trees. This property is entirely usable throughout and features gentle contouring for added beauty. The contours are illustrated on the enclosed map by the lines that bisect the ranch. There is a twenty foot change in elevation between each line. \$22,500, \$2,250 down, \$193 per month.

**Ranch 31** – 36.44 acres. A well balanced ranch property combining generous tree cover and ample meadowland. Building sites located in the land's northern portion are set amid broad stands of trees which look out across the property's meadows into thousands of acres of adjoining hills and valleys. A rain fed arroyo courses across the northwestern corner of the land channeling the summer's monsoon rain down to the valley below. The acreage is mostly level throughout and can be easily fenced and used for livestock or orchard use. \$25,800, \$2,580 down, \$222 per month.

**Ranch 34** – 37.56 acres. This property was contour surveyed into the perfect blend of grassy open meadows and treed cabin sites. The land features a fine building site atop the crest of a rise in the center of the property with long sweeping views of a broad green valley and wooded ridges and hillsides to the north and east. The land is usable throughout and will be easy to fence for horses or cattle. A soft sandy loam soil covers the property and will make an ideal growing base for fruit orchards and family gardens. Roads on two sides provide easy driveway access to the best cabin sites and will be capable of providing access to any eventual splits of the land. \$26,900, \$2,690 down, \$232 per month.

**Ranch 138** – 38.00 acres. The enclosed topographical map illustrates the varied terrains within this property's boundaries. The land's western half is a combination of evergreens and open meadows, level and very usable. The heavily wooded western portion begins with a prominent ridge that overlooks a rugged arroyo and mesas to the north and to the east. The contour survey of this property offers the owner the ability to build within the trees on the edge of the ridge taking advantage of its views of the arroyo below while also having views of the meadows and mountains to the east. \$29,500, \$2,950 down, \$254 per month.



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*Each property has been surveyed by a licensed surveyor and all property corners are clearly monumented. All roads maintained and are built along county recorded right of way easements. The Seller pays all escrow fees and provides guaranteed no qualifying financing.*

*All properties are subject to prior sale without notice. Please contact your First United agent for current availability.*

**Ranch 8 – 37.00 acres.** This property was custom surveyed to include generous portions of wooded acreage as well as rich open pastureland at a cool clear 6,300' elevation. The blending of acreage here is ideal with approximately equal areas of trees and meadows. The contours of the land are nearly level, making this land very easy to fence and entirely usable throughout. The land features a wooded rise in the property's center with scenic overlooks of the pasture and surrounding mountains. An outstanding selection of building sites stretch out across the length of the approximately 1,300' long rise as illustrated by the darker brown line running northwest to southeast on the enclosed topographical map. These building sites also all have excellent south and west facing solar exposure. The meadow portion of the land is blanketed with a lush carpet of native range grasses and mountain wildflowers. The soil throughout the meadow is a soft sandy loam base ideal for self sustaining gardens and orchards. \$27,600, \$2,760 down, \$238 per month.

**Ranch 125 – 39.71 acres.** Comprised of a blend of high set ridgelines and lush open meadowland, this acreage is entirely usable and can be easily fenced for livestock or orchard protection. It provides sweeping views in all directions, but its finest views are to the north where the land overlooks the beautiful Zuni River valley below. The tree cover is substantial with approx. 28 acres of its survey in woodlands. The balance of the land is grassy meadows which open up within the center of the property. Several excellent cabin sites are available along the crest of wooded ridge that rises up throughout the northern portion of the acreage. Roads are built along the southern and western boundaries providing easy access to the land's building sites. Its elevation is 6,100 feet. \$25,800, \$2,580 down, \$22 per month.

**Ranch 98 – 39.32 acres.** One of only three properties being released along the crest of Sierra Highlands Mesa, this extraordinary land controls over 700 feet of dramatic ridgeline overlooks of the wilderness mountains and valleys below. A cabin built along the crest of the mesa included within this property will command dramatic views of some of Northern Arizona's most scenic landscapes from its outdoor decks and picture windows. Views like these are rarely available on deeded land in Arizona and cannot be interfered with by adjoining properties. The property includes maintained road access to both its ridge top portions as well as to its meadows and boulder formations in the Zuni River valley down below. Several acres of pasture are available within the portion of the land, providing ample space for livestock and orchards. The cool clean air and gentle summer breezes at this property's 6,200 foot elevation make it an ideal choice for those wanting an exceptional view property in a secluded setting out of the desert heat. \$38,800, \$3,880 down, \$334 per month.

**Ranch 218 – 40.40 acres.** One of the prime acreages in the entire ranch, this property contains approx. 5 acres in its northeast portion that include one of the highest elevations in Sierra Highlands Ranch. This area is illustrated on the topographical map as the dark brown lined section. At their 6,400 elevation, a selection of outstanding building sites spread across the ridge top's woodlands, each commanding sweeping views in all directions. From this high point the land gently transitions to the south through a stand of evergreens until the property opens up into a level open pasture. The pasture is blanketed with a variety of native range grasses and wildflowers that bloom throughout the summer months. The pasture is ideal for orchards, organic vegetable, gardens or livestock grazing. This is one of the few private tracts within the ranch that border 640 acres of State Trust Land. The entire southern border of the land controls 1,724' of common border with the trust land. \$41,600, \$4,160 down, \$358 per month.