

# For Sale



## Pius Farm & O'Haco Cabin Deeded Forest Inholdings Coconino County, Arizona

By  
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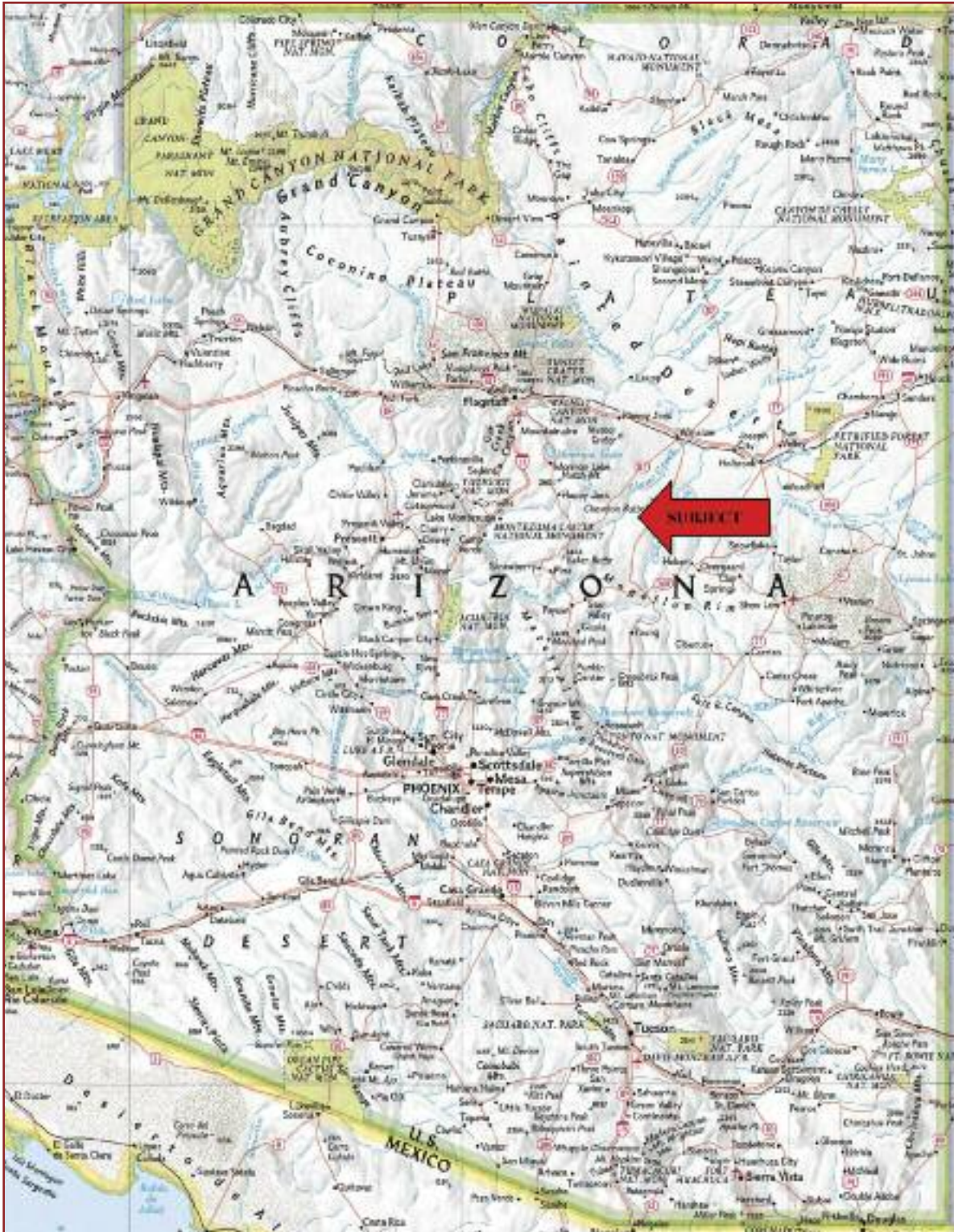
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**Fee Appraisals ▶ Property Management ▶ Consulting ▶ Real Estate Brokerage**

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## Pius Farm & O'Haco Cabin Deeded Forest Inholdings Coconino County, Arizona



PROPERTY LOCATION MAP

## Pius Farm & O'Haco Cabin Deeded Forest Inholdings

Coconino County, Arizona

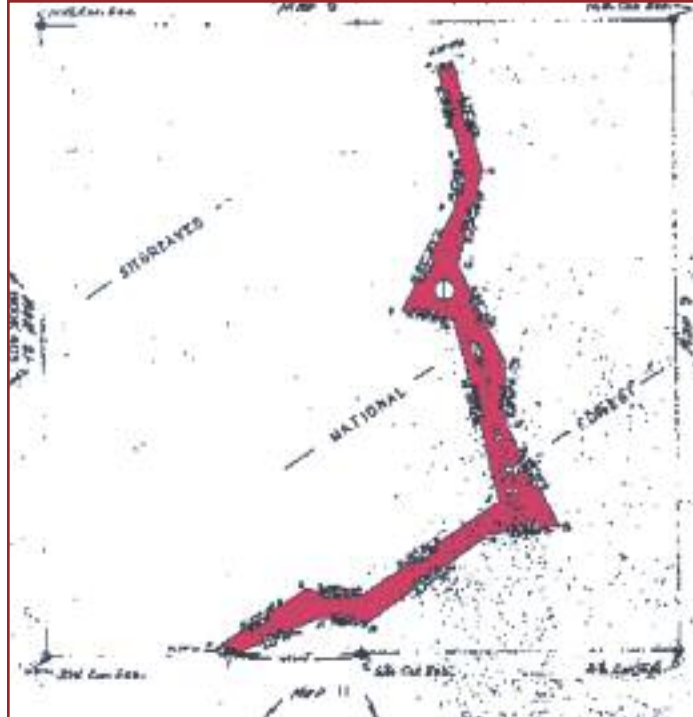
<b>LOCATION</b>	The Pius Farm & O'Haco Cabin deeded forest inholdings are located in northern Arizona on the Mogollon Rim, approximately 27 aerial miles northeast of Payson and 38 aerial miles south southwest of Winslow, AZ.
<b>ACCESS</b>	Access to the parcel from Phoenix and paved Highway 260 is by taking Woods Canyon Lake Road to the north after reaching the southern edge of the Mogollon Rim. Woods Canyon Lake Road turns into US Forest Service Road (FR) 300. Continue on FR 300 and 34 to the Chevelon Work Center. At the work center turn west on FR 225 which leads to the Pius Farm deeded parcel. The O'Haco Cabin deeded parcel southwest of Pius Farm is reached by FR 56 and an unmarked forest road.
<b>LAND TENURE</b>	<p><b><i>Pius Farm:</i></b> 35.98 Acres Deeded</p> <p>Township 13 North Range 13 East Gila &amp; Salt River Baseline &amp; Meridian Section 18: HES 457</p> <p>Assessor's Tax Parcel No.: 407-10-001</p> <p><b><i>O'Haco Cabin:</i></b> 28.39 Acres Deeded</p> <p>Township 13 North Range 12 East Gila &amp; Salt River Baseline &amp; Meridian Section 26: HES 458</p> <p>Assessor's Tax Parcel No.: 403-22-001</p>
<b>IMPROVEMENTS</b>	<p>The building improvements are in poor condition.</p> <p>Fencing improvements are typical consisting of perimeter barbwire fencing.</p>
<b>ELEVATION, TOPOGRAPHY &amp; VEGETATION</b>	Elevation ranges from 7,040 to 7,100 feet at Pius Farm and 7,200 to 7,360 feet at O'Haco Cabin. Topography is sloping to rolling hillside with Pius Farm Draw drainage running the length of both properties. Native vegetation on is Mogollon Rim meadow surrounded by pine forest on both inholdings.
<b>WATER</b>	No developed water only a seasonal seep spring at Pius Farm.
<b>SOILS</b>	Soldier-Hogg Association (2B): Moderately deep and deep, gravelly or cobbly loamy to clayey soils on limestone and calcareous sandstone, 2 to 30 percent slopes. Approx. 100%
<b>CLIMATE</b>	The Chevelon Ranger Station weather station reports the average annual rainfall is 18.19 inches. The January average maximum temperature is 43.3° and the average minimum is 17.3°. The July average maximum temperature is 82.8° and the average minimum is 53.6°.

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<b>UTILITIES</b>	Electricity and telephone are not available to the deeded property.
<b>ZONING</b>	Coconino County: General
<b>FLOOD ZONE</b>	Zone D, Areas of undetermined, but possible, flood hazards.  Based on inspection, the broker feels the properties are in Zone C & A. Zone C: areas of minimal flood hazard. Natural drainage areas are in Zone A: areas of 100 year flooding
<b>TAXES &amp; FEES</b>	The 2010 property taxes, based on agricultural status, are \$2.18 for the Pius Farm and \$35.66 for O'Haco Cabin.
<b>MINERAL &amp; WATER RIGHTS</b>	All mineral and water rights owned to be conveyed.
<b>LIVESTOCK &amp; EQUIPMENT</b>	None
<b>PRICE</b>	Pius Farm – \$899,500 O'Haco Cabin – \$709,750
<b>TERMS</b>	Cash
<b>REMARKS</b>	<ul style="list-style-type: none"><li>▶ These properties are located on the pine covered Mogollon Rim with excellent summer weather.</li><li>▶ Both properties are within thirty to forty-five minutes each of Bear Canyon, Chevelon, Willow Springs and Woods Canyon lakes.</li><li>▶ Each property would make a perfect location for a family retreat.</li></ul>

## Pius Farm

Coconino County, Arizona



TAX PARCEL MAP - 407-10-001



PHYSICAL FEATURES MAP

Pius Farm  
Coconino County, Arizona

Photos Taken February 19, 2006

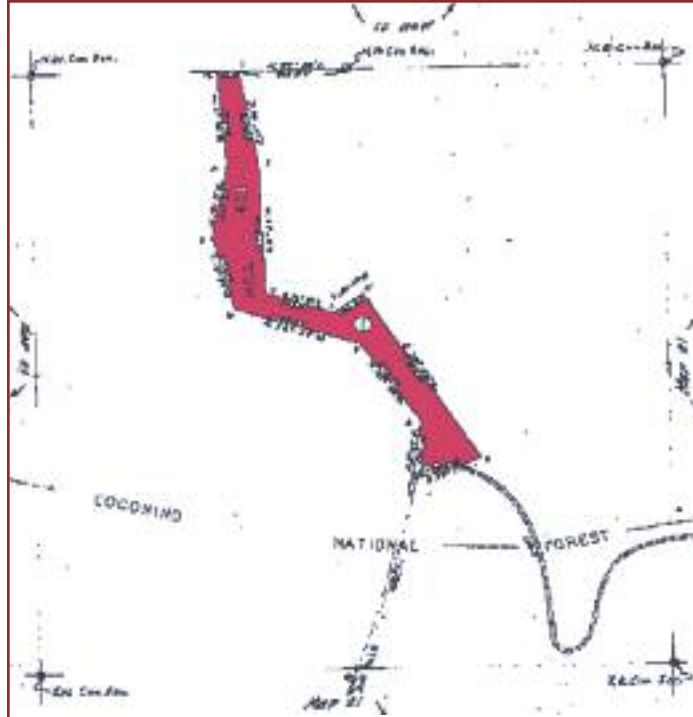


*Northwestern View of Improvements at Pius Farm Deeded*



*Southern View from Northern Boundary of Pius Farm Deeded Sec. 18, T-13N R-13E G&SRB&M  
Coconino Co. Tax Parcel No. 407-10-001*

## O'Haco Cabin Coconino County, Arizona



TAX PARCEL MAP - 403-22-001



PHYSICAL FEATURES MAP

## O'Haco Cabin Coconino County, Arizona

Photos Taken February 19, 2006



*Northern View from Southeast corner of O'Haco Cabins Deeded*



*Southern View from Cabins of O'Haco Cabins Deeded located in Sec. 26, T-13N R-12E G&SRB&M  
Coconino Co. Tax Parcel No. 403-22-001*