

Property Features

- **Horse Property For Sale.** The ranch house, barn and water well are on total 5.11 acres
 - House 1.02 acres Parcel ID# 102-43-002G
 - Barn 3.88 acres Parcel ID#102-43-002K
 - Well 0.21 acres Parcel ID# 102-66-068
- **History.** In 1890, the Lund Family was among first to settle in Nutrioso Valley on about 300 acres, split on each side of Nutrioso Creek, to produce various crops until the 1960's, when livestock became the main crop. In 1996, Crosswhite acquired the renamed EC Bar Ranch. Over the next 20 years, riparian and upland pastures were restored. In 2017, the Arizona Game & Fish Commission acquired 390 acres, including 3 miles of Nutrioso Creek, to protect recovered habitat for three endangered species. As a wildlife sanctuary, the EC Bar Ranch open spaces can never be sold nor developed.
- State Land adjoins the EC Bar Ranch headquarters, now for sale on 5.11 acres.
- **Ranch house** is 2,400 square feet (SF) of living area on two floors, including 3 bedrooms, 2 bathrooms, kitchen, wet bar, office, living room, dining room, den, 2 stairways, 3 exterior doors, and elevator
- **Ground floor** is 1,200 SF with a LR, office, wet bar, bathroom, 2 bedrooms, stairway up to the den, stairway up to the kitchen, electric elevator, gas heat, and 3 exterior doors
- **Second floor** is 1,200 SF with kitchen with custom cabinets, stairway downstairs to the south door exit, bathroom, laundry, bedroom, wood stove, gas heat, den with large picture windows, main stairway downstairs to north door exit, and elevator with knotty pine walls in kitchen and den
- **Either floor** may be suitable as a 1,200 SF self-contained Bed & Breakfast and/or short term rental with separate access to either stairway from north and south exterior ground floor doors; see the [house floor plan](#)
- **Steel deck** by the west door is 6' x 12' may be maintenance free
- **Appliances** included are: washer, gas dryer, dishwasher, 2 blue flame gas heaters, gas cooking stoves, refrigerator, gas hot water heater
- **Large windows** in the den overlook 390 acre [EC Bar Ranch](#) with mountain views, including Escudilla Mountain, 3rd highest in Arizona
 - The EC Bar Ranch is owned by the State of Arizona and adjoins the 5 acre horse property on the north, east, and west
 - The ranch is managed by AZ Game & Fish Department for protection of fish and wildlife habitat along Nutrioso Creek in perpetuity
 - Three threatened and endangered species may occur on the ranch, eg Little Colorado Spinedace (fish), New Mexico meadow jumping mouse, and Southwestern Willow Flycatcher (migratory bird)
 - Hunting, fishing, motor vehicles, camping, and unlimited public access on the ranch is prohibited to protect fish and wildlife habitat
- **Exterior floodlights** may allow nighttime elk and wildlife viewing
- **Fire risk may be reduced** by steel beams in the attic that eliminate most wooden trusses, tiled 2nd floor in kitchen, bedroom, bathroom, and around wood stove, cleared exterior brush
- **Smoke detectors** in 3 bedrooms; CO2 and smoke detector in the kitchen
- **Certificate of Occupancy** approved by Apache County on 4-9-13 with installation of 200 AMP electric service by Navopache Electric Cooperative

- Metal roof has plywood between two metal layers that doubles snow load rating, reduces potential leaks, and wind damage
- Gutters drain water away from the house
- Utility hookups are available outside for motor home parking, eg water, electric, septic
- Water well was brought into service in March 2018 about 400 feet from the house
- Pressure tank controlling water well operation is below ground 50 feet from the house
- Septic tank leach lines drain downhill and away from the house
- **One car garage** is about 12' x 20' with roll up door, entry door, window, metal roof, concrete floor, and electric service; located about 20 feet from the house
- **Storage shed** is about 8' x 20' with steel walls and roof, gravel floor, and large door
- **Barn** is about 78' x 53' on 3.88 acres and located about 100 feet from the house
- Usable space is about 4,100 SF ground level with a livestock feeder that may be converted to horse stalls directly accessible to corrals; see [barn floor plan](#)
- Hay loft may support more hay than can be stacked on 800 SF deck
- Tack room for several saddles may be rodent proof
- Inside storage room has shelves along the walls and center isle
- Alleyway storage room is an insulated metal container
- Electric service is 110 volt and 220 volt with many outlets and lights inside and outside
- Doors may be locked; three 12' x 14' roll up, auto roll up, feeder entry, and double doors
- Garage in the barn is insulated and drywalled with work benches, shelves, window, 16 foot automatic roll up door, entry door, and electrical service for 1-2 vehicles
- Corrals are steel pipe and deck construction split into four corrals: 55'x60', 55'x40', 50'x25', 30'x40' covering about 10,000 SF, with 14 steel gates, alleyways, squeeze chute, loading ramp, and two drinkers
- Storage shed adjoining corrals is about 1,100 SF, which may be converted to horse stalls
- **Driveways** on the east and west boundaries of the 5.11 acres create a loop with year round access from CR 2112 and the house and barn
- **County Road 2112** is maintained year round by Apache County and connects Hwy 180
- **Personal property** may be for sale with the house and barn: downstairs home furnishings, refrigerator, stove, rugs; 1981 Chevy 4WD truck; 2000 Polaris ATV with herbicide spray equipment; 1998 Kioti LK3054 4WD tractor with loader, forks, and backhoe attachments; 20' flatbed trailer; corral panels, gates, cattle guard, steel pipe, fence materials, chain saw
- **Horseback riding trails** may be accessible with or without a trailer on public and private land, including the Apache Sitgreaves National Forest