

# Multiple Listing Service (MLS) single family residences (SFR) Nutrioso, AZ 85932 during 2019

The following MLS information is provided for comparison with a 5.11-acre [Horse Property](#) (item 1 below) at #20A Apache County Road 2112, Nutrioso, AZ 85932.

Item 2 below appears to be similar to [5.11-acre Horse Property](#) in lot size and house square footage with 3 bedrooms, 2 baths, private water well, garage, barn, and adjoining public lands, the [Horse Property](#) is considerably less expensive. MLS items 3-5 below are also similar in lot size and house square footage to the [Horse Property](#), but at higher list prices and without certain improvements and/or amenities.

The 5.11 acre [Horse Property](#) consists of three parcels:

- 1) APN 102-43-002G has a 2,400 sq foot house on 1.02 acres with 2 kitchens, 3 bedrooms, and 2 bathrooms that has potential for short term rental of one floor, such as a Bed and Breakfast.
- 2) APN 102-66-068 has 100 ft deep water well brought into service in 2018 with new pump and electrical connections.
- 3) APN 102-43-002K has a 4,100 sf barn plus 800 sf loft and includes an insulated 2 car garage, tack, storage, and space for multiple vehicles and workshop. Steel pipe corrals and metal shed adjoin the barn.

The 5.11-acre [Horse Property](#) adjoins the 390-acre EC Bar Ranch, which was acquired in 2017 by the Arizona Game & Fish Commission for the protection and preservation of endangered fish and wildlife habitat. Unlike National Forest Lands that allow unlimited public access for recreational purposes, the State Land adjoining the [Horse Property](#) on three sides excludes unlimited public access, prevents future residential development, and ensures preservation of open spaces in perpetuity.

This MLS property information available in late 2019 is subject to change without notice.

| #  | Address       | MLS #  | List Price | Acres | Sq Ft | Price /sq ft | Bed | Bath | Built | Private Well | Garag | Barn | Adjoin Public Land | Tax     | Listing Agent   |
|--|---------------|--------|------------|-------|-------|--------------|-----|------|-------|--------------|-------|------|--------------------|---------|-----------------|
| 1  | 20-A ACR 2112 |        | \$319,000  | 5.11  | 2,400 | \$133        | 3   | 2    | 1994  | yes          | yes   | yes  | State Land         |         |                 |
| <b>SFR with MOST similar lot size and house sq footage with a garage OR barn</b> |               |        |            |       |       |              |     |      |       |              |       |      |                    |         |                 |
| 2  | 13 ACR N2168  | 224545 | \$499,000  | 7.77  | 2,048 | \$244        | 3   | 2    | 2004  | yes          | yes   | yes  | yes NF             | \$1,303 | Homesmart       |
| 3  | 54 ACR 2269   | 225181 | \$485,000  | 4.90  | 2,631 | \$184        | 3   | 2    | 2004  | yes          | no    | yes  | no                 | \$1,578 | Century 21      |
| 4  | 50 ACR 2130   | 214968 | \$472,000  | 5.00  | 2,800 | \$169        | 4   | 3    | 1990  | yes          | yes   | no   | no                 | \$1,873 | Aspen Country   |
| 5  | 43 ACR 2130   | 225042 | \$385,000  | 4.22  | 1,908 | \$202        | 2   | 2    | 1999  | yes          | yes   | no   | yes NF             | \$1,424 | Century 21      |
| 6  | 1 ACR N2166   | 224023 | \$749,000  | 11.19 | 3,232 | \$232        | 3   | 3    | 2001  | yes          | yes   | no   | no                 | \$2,033 | Century 21      |
| 7  | 11A ACR 2170  | 220745 | \$699,000  | 28.00 | 2,900 | \$241        | 4   | 3    | 1998  | yes          | yes   | no   | no                 | \$2,383 | Adv RE Prof     |
| 8  | 1 ACR 2269    | 225472 | \$599,000  | 20.00 | 1,850 | \$324        | 2   | 2    | 1995  | yes          | no    | yes  |                    | \$2,154 | West USA        |
| 9  | 24 ACR N2281  | 225271 | \$595,000  | 7.17  | 3,470 | \$171        | 2   | 3    | 2011  | yes          | yes   | no   | yes NF             |         | F Smith Assoc   |
| 10   | 20 ACR 2018   | 224749 | \$479,000  | 3.02  | 3,816 | \$131        | 3   | 4    | 2018  | yes          | yes   | no   | no                 | \$1,693 | All Seasons     |
| 11   | 1 CRN 2158    | 220266 | \$495,000  | 7.31  | 1,554 | \$319        | 3   | 2    | 1999  | yes          | yes   | no   | yes NF             | \$1,382 | Greer Land Inv  |
| 12   | 132 ACR 2130  | 224746 | \$449,995  | 3.63  | 1,720 | \$262        | 3   | 3    | 2004  | yes          | yes   | no   | no                 | \$873   | Terra Antigua   |
| 13   | 73 ACR 2024   | 225573 | \$425,000  | 1.08  | 3,079 | \$138        | 4   | 4    | 1983  | yes          | no    | no   | no                 | \$1,203 | Keller Williams |
| 14   | 41238 Hwy 180 | 226816 | \$349,977  | 20.96 | 1,152 | \$337        | 2   | 1    | 1979  | yes          | no    | yes  | yes NF             | \$1,011 | Aspen Prop      |
| 15   | 3 ACR N2182   | 224834 | \$333,700  | 9.03  | 1,108 | \$301        | 2   | 2    | 1999  | yes          | no    | no   | no                 | \$1,068 | Homesmart       |
| 16   | 109 ACR 2130  | 219496 | \$259,000  | 10.48 | 576   | \$450        | 1   | 1    | 2007  | yes          | yes   | no   | no                 | \$1,509 | Century 21      |
| 17   | 41 ACR 2277   | 227400 | \$825,000  | 2.23  | 3,641 | \$226        | 2   | 2    | 2005  | yes          | yes   | no   | no                 |         | Elk Country     |
| 18   | 41236 Hwy 180 | 226735 | \$242,000  | 5.67  | 1,818 | \$133        | 2   | 2    | 1982  | yes          | no    | no   | yes NF             | \$602   | Century 21      |
| 19   | 212 ACR 2108  | 227517 | \$449,000  | 8.47  | 1,572 | \$286        | 3   | 2    | 1980  | yes          | yes   | no   | no                 | \$1,995 | Adv RE Prof     |
|  | No water well |        |            |       |       |              |     |      |       |              |       |      |                    |         |                 |
| 20   | 2 ACR 2166    | 225180 | \$385,000  | 1.12  | 2,500 | \$196        | 3   | 2    | 1993  | share        | yes   | yes  | no                 |         | Mtn Retreat     |
| 21   | 2 CR 2033     | 213831 | \$324,000  | 4.45  | 1,918 | \$169        | 3   | 2    | 2001  | share        | no    | no   | no                 |         | Greer Land Inv  |
| 22   | 3 ACR 2221    | 221669 | \$198,000  | 1.89  | 900   | \$220        | 2   | 1    | 2003  | haul         | yes   | no   | no                 | \$408   | Alpine RE       |
| 23   | 3 ACR 2034    | 222968 | \$159,900  | 1.00  | 870   | \$184        | 1   | 1    | 1969  | share        | no    | no   | no                 | \$368   | Aspen Country   |