

Single Family Residential SALES in Nutrioso AZ between 9/5/18-11/16/19

#	Address	MLS #	Date Sold	Sale Price	Acres	Sq Ft	Price /sq ft	Bed	Bath	Built	Private Well	Garag	Barn	Adjoin Public Land	DOM CDOM	Agent
1	4 ACR 2024		9/5/18	\$437,500	2.12	2,800	\$156	4	4	2011	Yes	Yes	No	no	53/53	Sub div PinDePos
2	60 ACR 2021		11/1/18	\$295,000	2.35	2,085	\$141	2	2	2006	Yes	Yes	No	no	91/476	Sub div Esc Mtn Est
3	10 CR 2026, #17	218593	11/9/18	\$177,000	1.15	1,710	\$104	3	2	2002	yes	Yes	no	no	245/626	Mfg home Sub div PinDeP
4	13 ACR 2015		1/16/19	\$365,000	4.18	2,950	\$124	4	3	1989	Yes	No	No	No	180/180	Across from Nutri PO
5	22 ACR 2223		1/17/19	\$360,000	1.32	2,750	\$131	3	3	2008	yes	Yes	No	no	253/253	Sub div Esc Mtn Est
6	20 ACR 2112	223021	6/6/19	\$105,000	1.87	1,020	\$103	2	1	2016	Yes	No	No	Yes	140/279	Cabin Not sub div
7	22 ACR N2278		7/11/19	\$295,000	5.59	1,860	\$159	3	2	2002	Yes	No	No	No	105/834	Sub div Noble Mtn
8	55 ACR 2130		7/31/19	\$350,000	2.53	2,000	\$175	3	3	2005	yes	GH yes	No	no	119/232	Sub div Gobler Pk Est
9	3 ACR 2034	222968	8/21/19	\$144,000	1.0	870	\$165	1	1	1969		No	No	No	222/711	Sub div Pinecrest Water
10	109 ACR 2130		10/10/19	\$225,000	10.48	576	\$390	1	1	2007	Yes	Yes	No	No	524/524	Not sub div Rm in garage
11	2 ACR 2033		10/16/19	\$315,000	4.45	1918	\$164	3	2	2001	Yes	No	No	No	924/924	Sub div Assessments
12	132 ACR 2130		11/8/19	\$382,400	3.63	1720	\$222	3	3	2004	Yes	Yes	No	No	180/180	Not sub div Corral

Sales may be compared to [Horse Property](#) on 5.11 acres with house and barn.

Note that Sale #6 Cabin on 1.87 acres, adjoins the 5.11 acres with house and barn on ACR 2112.

Vacant Land. 5.0 acres with 1200 sf metal building including electric and water well on ACR 2112 adjoining 5.11 acre Horse Property sold in January 2019 for \$99,000.

Based on sales data, the 5.11 acre Horse Property may be valued at \$403,000 with breakdown as follows:

- 5.11 acres land at \$20,000/acre = \$100,000
- 2400 sf house at \$90/sf = \$215,000
- 240 sf garage at 50% cost to build = \$8,000
- 4100 sf barn (not including 800 sf loft) at \$15/sf = \$60,000
- steel corrals & 1,100 sf shed at 50% cost to build = \$5,000
- Water well drilled 2018 with connections = \$10,000
- 575 gallon LPG propane tank = \$3,000
- 160 sf metal storage shed at \$15/sf = \$2,000

Real estate market conditions often change with prices rising and falling. Approximate or estimated values are not a substitute for due diligence and a qualified appraisers opinion of value.

See [Contacts](#) for further information on these and other comparable sales in the area.