

Multiple Listing Service (MLS) single family residences (SFR) Nutrioso, AZ 85932, on July 1, 2019

The following MLS information is provided for comparison with [MLS #223241](#), a 5.11-acre [Horse Property](#) (item 1 below) at 20A Apache County Road 2112, Nutrioso.

While MLS #224545 (item 2 below) appears to be similar to [MLS #223241 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.

[MLS #223241 Horse Property](#) is priced to provide the most home and land value for the price, plus improvements such as a 240 sq foot detached garage and 4100 sq foot barn with a 500 sq ft insulated 2 car garage and space for multiple vehicles, workshop, storage, and hayloft. Adjoining the barn are four steel corrals with drinkers and sheds.

In 2017, Arizona Game & Fish Commission purchased 390 acres of the EC Bar Ranch, which adjoins [MLS #223241 Horse Property](#) on three sides, 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](#) excludes unlimited public access, prevents future residential development, and ensures preservation of open spaces in perpetuity.

This MLS property information was provided by the listing Agents and is subject to change without notice.

Single Family Residential (SFR) Listings in Nutrioso, AZ 85932															
#	Address	MLS #	List Price	Acres	Sq Ft	Price /sq ft	Bed	Bath	Built	Private Well	Garag	Barn	Adjoin Public Land	Tax	Agent
1	20A ACR 2112	223241	\$288,000	5.11	2,400	\$120	3	2	1994	yes	yes	yes	State Land		Aspen Country
SFR with MOST similar lot size and house sq footage with a garage OR barn															
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
SFR with LESS similar lot size and house sq footage															
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	\$499,000	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 Antiqua
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 US 191	224097	\$388,788	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
* Water well shared with others or water must be hauled															
17	2 ACR 2166	225180	\$489,000	1.12	2,500	\$196	3	2	1993	share	yes	yes	no		Mtn Retreat
18	2 CR 2033	213831	\$324,000	4.45	1,918	\$169	3	2	2001	share	no	no	no		Greer Land Inv
19	3 ACR 2221	221669	\$198,000	1.89	900	\$220	2	1	2003	haul	yes	no	no	\$408	Alpine RE
20	3 ACR 2034	222968	\$159,900	1.00	870	\$184	1	1	1969	share	no	no	no	\$368	Aspen Country

* Due diligence may include evaluation of a water well sharing agreement by an attorney.