

Sierra Verde Ranch

Sierra Verde Ranch is magic. The kind of magic that makes weekend getaways special, vacations unforgettable, and permanent residence more like a lifelong vacation. It is magic that many are quite rightly calling "the vanishing America": a quiet, secluded, view-rich, nature-blest wilderness environment. An enclave far removed from the crowds, smog and stress of metropolitan living, yet convenient to necessities. A peaceful, pristine world apart that refreshes and renews. Sierra Verde Ranch presents an opportunity to own a large yet affordable 36 acre tract of this vanishing wilderness – a unique treasure to enjoy now, to preserve and proudly pass on to future generations of your family.

First United has over two decades of land development experience. Our considerable expertise led us to thoughtful development of Sierra Verde Ranch. To assure preservation of this unique wilderness environment, we have recorded protective covenants prohibiting commercial use and storage of any unsightly materials or vehicles, and limiting the raising of animals to domestic purposes only. Further enhancing the ranch, we've constructed quality maintained roads along recorded right of way easements with culverts to improve wet-weather access to your property both now and in the future.

Sierra Verde Ranch starts just south of Seligman, sprawls 23 miles west and 15 miles south, and is bordered by the Prescott National Forest with all its recreational attractions. Ranch vegetation is rich and varied, including piñon, pine and juniper evergreens; chaparral, native grasses; and veritable oceans of incredibly pretty, rainbow-hued mountain wildflowers. Crystal clean skies and pure-mountain air make for hundred-mile views – the oft-snowclad San Francisco Peaks; the Aubrey Cliffs; the Aquarius, Cottonwood and Mohon Mountains are spectacular eye-fuls.

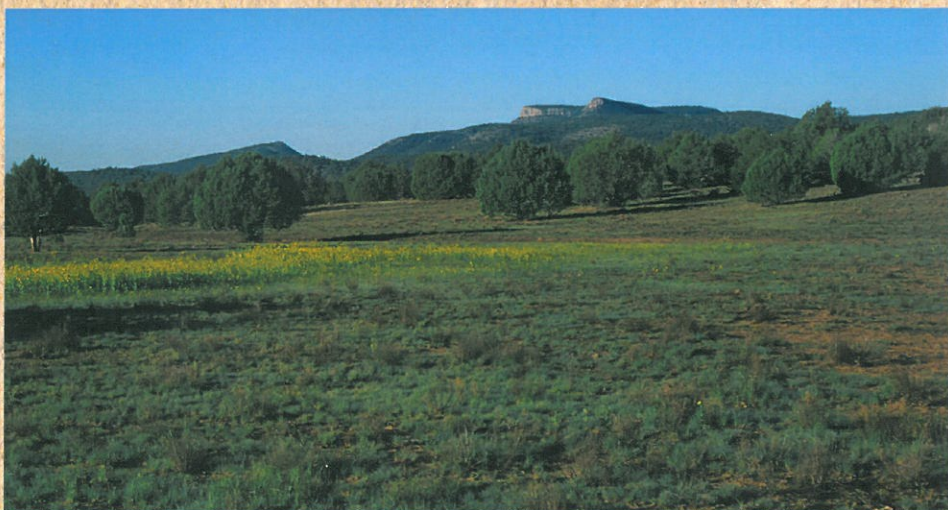


Weather
Ranch elevation is 5000'-6400'. This yields a very pleasant "mile-high" climate. No burdensome heavy winters, intense summers here. You enjoy four distinct seasons, yet all are activity-encouraging mild.

Average temperatures and precipitation (Seligman base 5200').

	Daily Max.	Daily Min.	Avg. Precip.
Jan-Feb	53.8	22.5	.80
Mar-Apr	65.6	29.9	.68
May-Jun	82.6	43.5	.36
Jul-Aug	90.4	55.5	1.89
Sep-Oct	80.4	42.7	.68
Nov-Dec	58.4	24.8	.72

Average total snow, sleet, hail annually: 14.3"...rain: 10.3"



AREA/TOWNS/FACILITIES

For sports, nature, history, sightseeing and more, the wide ranch area offers a generous variety of attractions. Just off the northeast corner of the ranch lies the charming old pioneer town of Seligman. It offers country-store grocery and hardware shopping, motels, everyday services, tennis courts, swimming pools, more. Seligman also boasts a light-aircraft airport. Flagstaff, Kingman, Prescott and Williams – all within a short drive of the ranch – offer a full compliment of large town shopping services, cultural facilities. Those with a gaming/stage-show bent will appreciate the constant action at Laughlin Nevada, about 1.5 hours west ... and at Las Vegas, about an hour further on.

WILDLIFE Photo-worthy wildlife abounds throughout the area. Major elk, mule deer and antelope herds are native to the area and frequent back-yard visitors. Wildfowl are plentiful and varied. Colorful hawks and golden eagles soar ranch skies regularly.

SURVEYING All properties are custom contour surveyed to maximize each parcel's view, land features and privacy. Permanent monuments mark each parcel boundary.

WATER/SOIL Water is via owner-installed wells. Average well depths produce domestic quality water at economical prices. Soil is preferred sandy loam base excellent for a wide range of vegetables and trees.

PRIVILEGES Livestock, horse and growing privileges are allowed. You may build and/or fence whenever wished; there are no time requirements for doing so.

