

R-C SCOUT RANCH

PAYSON, AZ



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EXECUTIVE SUMMARY



LOCATION

19887 E Highway 260, Payson, AZ



SIZE

±75 Acres



PRICE

\$7,500,000



PARCEL

303-01-002



ZONING

GU - General Unclassified



UTILITIES

Electric: APS

Water: Existing wells Onsite

Wastewater: Existing Septic Systems Onsite

Gas: Propane is delivered to Leased Tanks Onsite



PROPERTY DESCRIPTION

Nestled among the tall Ponderosa Pines of the Rim Country east of Payson, AZ is the R-C Scout Ranch. It is surrounded by national forest and has year round Christopher Creek running through it. Originally acquired in 1945, this camp has for decades served the members and families of Scouting America as well as school and youth groups, non-profit organizations, and private groups for reunions and retreats. With approximately 32,000 square feet of improvements, the camp will support up to 154 guests indoors with even more availability for guests in the camp sites. It includes a dining hall with commercial kitchen, director's and guest cabins, tent sites, health lodge, maintenance structures, equine facilities, and more. The amenities offer a full camp experience including archery, fishing, hiking, outdoor cooking and survival.





UNIQUE PROPERTY FEATURES

SIZE & SECLUSION	It is rare to find a ±75-acre parcel in this region, especially surrounded by national forest and within the largest ponderosa pine forest in the world.	RECREATIONAL IMPROVEMENTS	The existing camp improvements add turnkey appeal.
WATER	<ul style="list-style-type: none">• Christopher Creek, a year-round trout stream, runs through the property offering private access to guests of the camp.• The R-C Pond, located on the property, is a catch and release pond supported by Arizona Game and Fish Department ("AZGFD"). The pond was stocked with Roundtail Chub, identified as a species of greatest conservation need by AZGFD, to create a refuge population for the species.	EXISTING UTILITIES	The property is already served by electricity, a well that provides water to serve the entire camp, and septic systems that support the current facilities.
ACCESSIBILITY	Direct access to State Route 260 is a valuable feature to both recreational users and prospective future developers.	ZONING AND USE POTENTIAL	As is, the property is ideal for youth or non-profit organizations, eco-tourism, wellness retreats, or private estates. However, subject to county approval, the property has great potential for additional uses, including a high-end resort, RV park or glamping destination, or a secluded residential community.
		TOURISM SYNERGY	Payson and Christopher Creek are popular for hiking, fishing, and seasonal escapes. This property taps directly into that demand.





AREA OVERVIEW

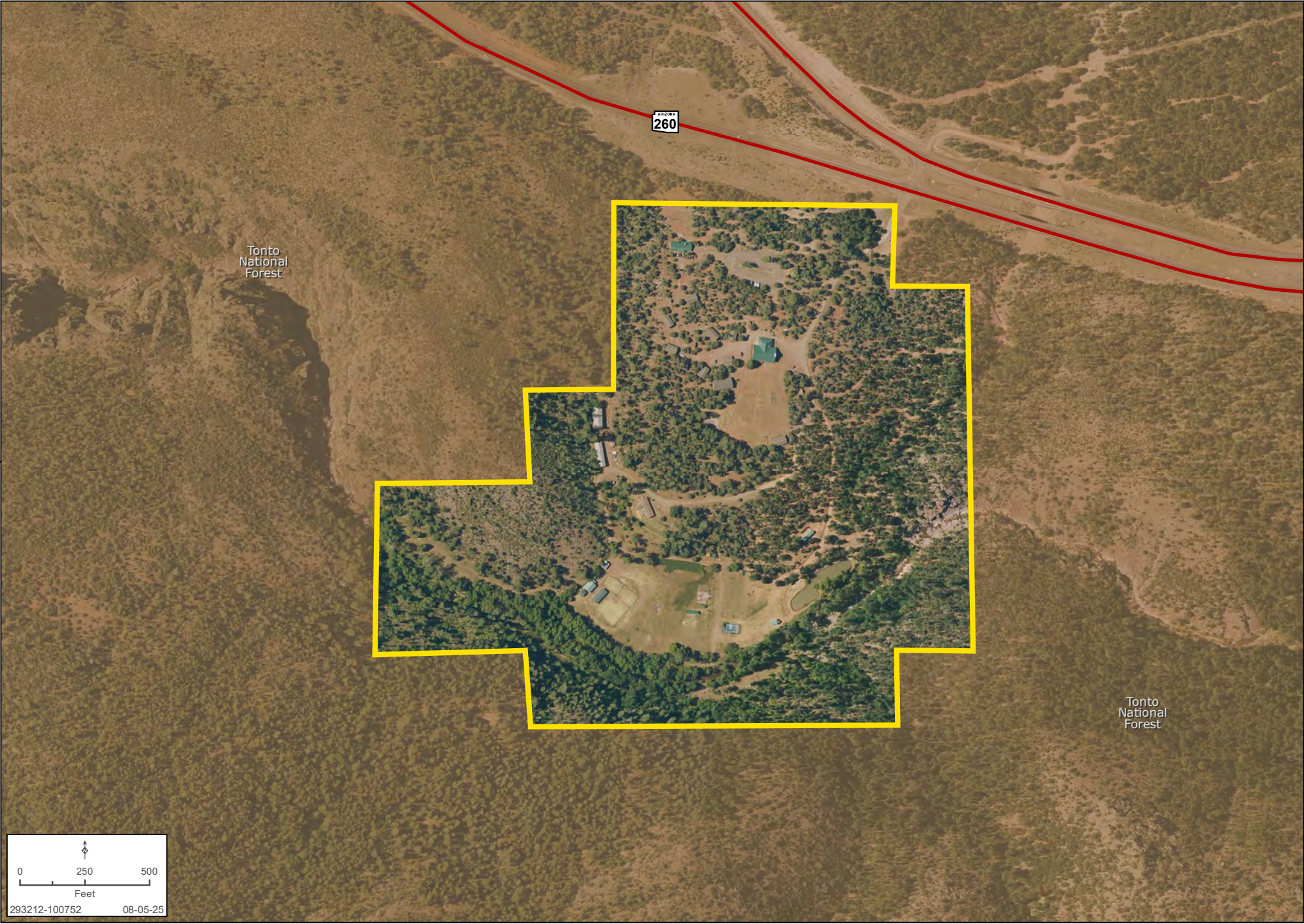
The R-C Scout Ranch is situated in Gila County, a rural area along the Mogollon Rim in the heart of Arizona.

The area provides many outdoor recreational opportunities, attracting residents and tourists looking for everything from a peaceful getaway filled with history, beauty and rustic charm to extreme outdoor adventure in the surrounding Tonto National Forest. With an elevation just over a mile high, the mild four seasons offer reasonably warm summer temperatures as well as some cooler winter temperatures with an occasional snowfall.



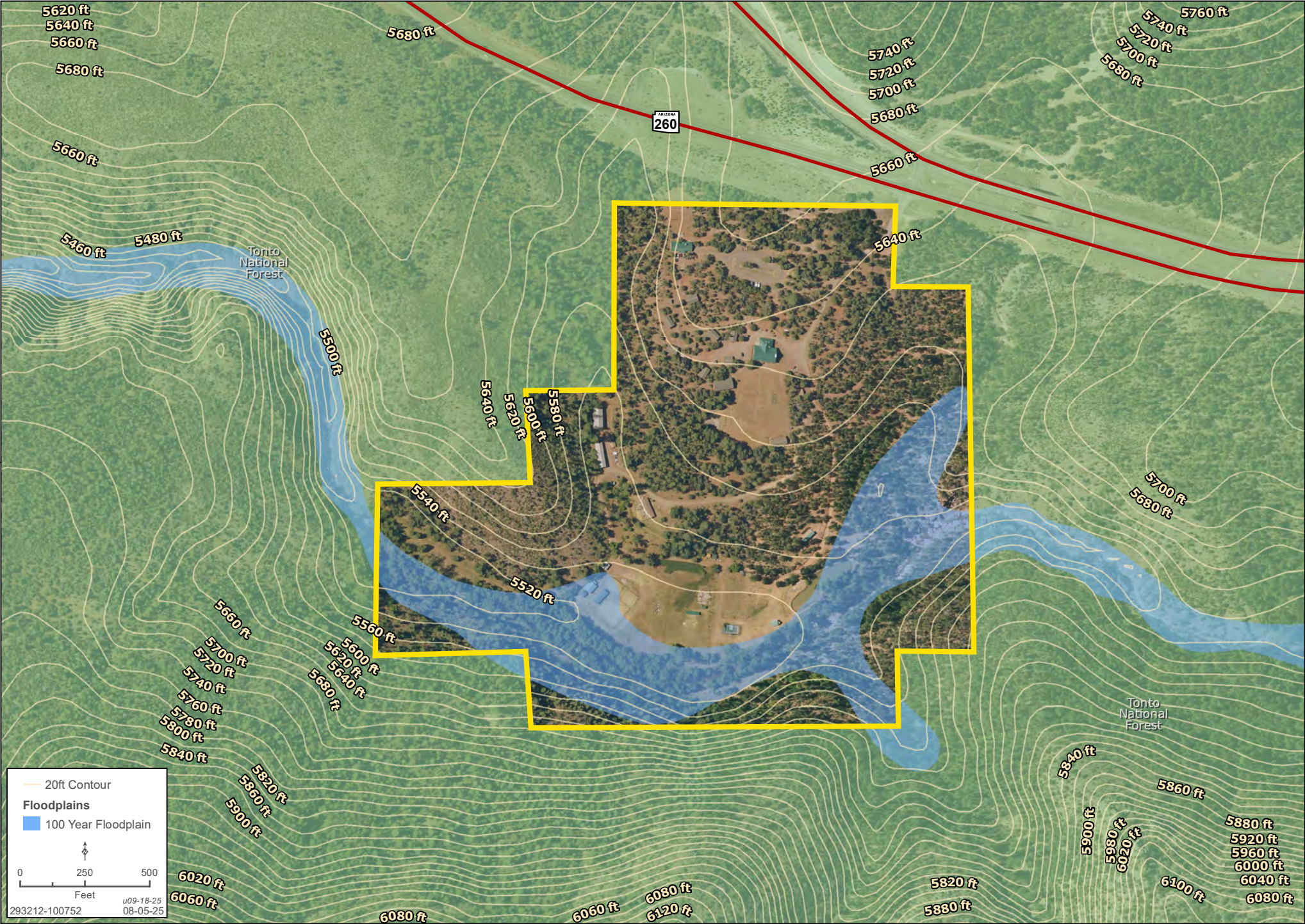
DETAIL | R-C SCOUT RANCH, PAYSON, AZ

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FLOODPLAIN | R-C SCOUT RANCH, PAYSON, AZ

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AREA | R-C SCOUT RANCH, PAYSON, AZ

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CAMP LAYOUT



Grand Canyon Council Inc. BSA

GRAND CANYON COUNCIL INC. BSA



Revised 5/7/12

Revised 8/14/19







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