

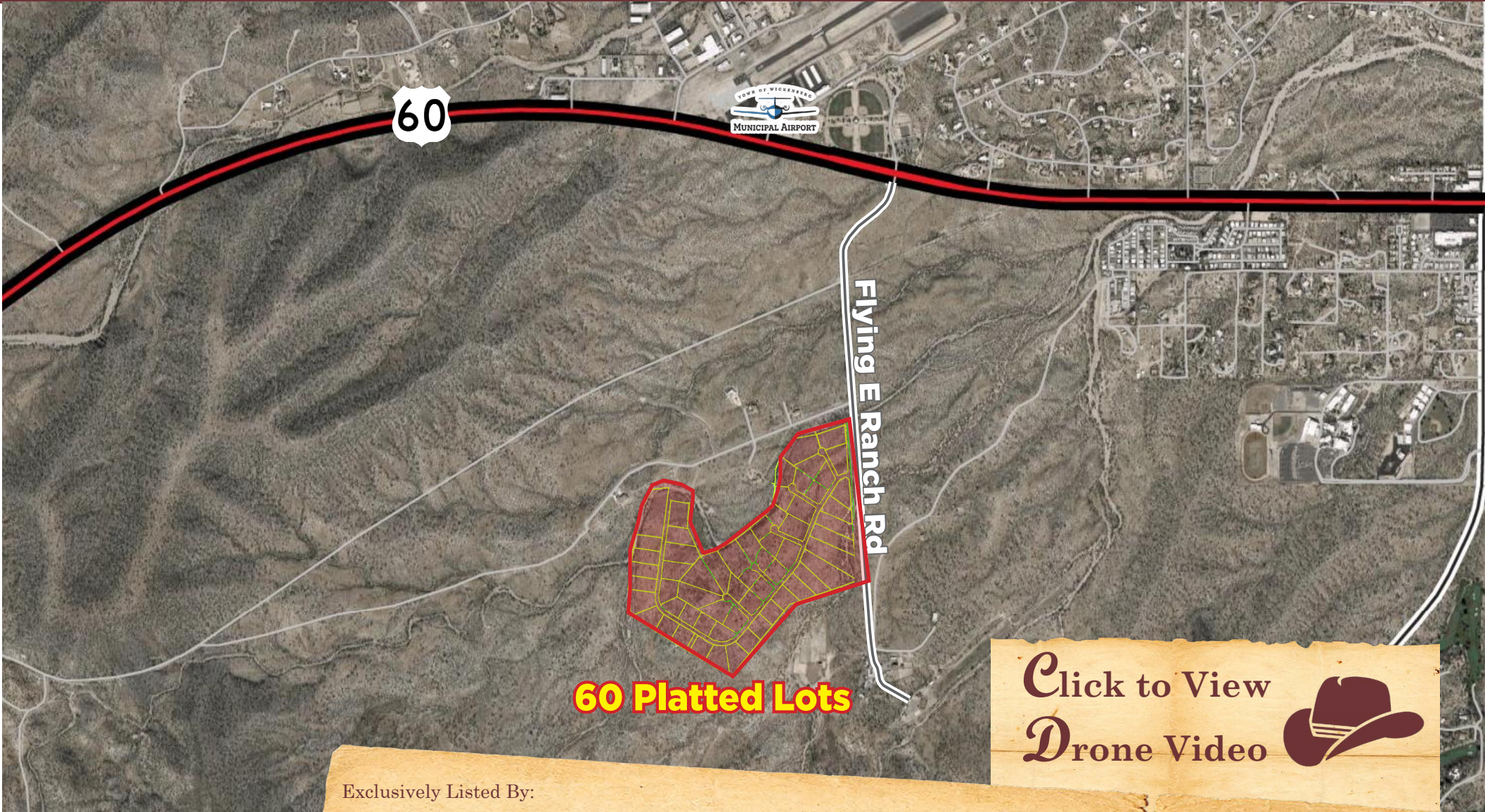


FLYING E RANCH

WICKENBURG • ARIZONA

60 Platted Residential Lots

Wickenburg, Arizona | FOR SALE



60 Platted Lots

Click to View
Drone Video



Exclusively Listed By:

Lane G. Neville

Executive Vice President

602 393 6726

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Cole Neville

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602 393 6606

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NAIHorizon



FLYING E RANCH

WICKENBURG • ARIZONA

Property Information

Location: South of the SEC of US-60 & Flying E Ranch Road Wickenburg, AZ

Size: 60 Platted Lots (119.37 Acres)

Price: Call for Pricing

Sale Conditions: The Property is being sold “As-Is”. Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer.

Zoning: R1-35 (Maricopa County)

Land Use: Residential Home Development

Parcel #'s: 505-41-195 thru 505-41-255 (60 platted lots)

Utilities:

- Water: Town of Wickenburg
- Electric Provider: APS (Arizona Public Service)
- Sanitary Sewer: Town of Wickenburg
- Phone & High-Speed Internet: Cox Communications

Entitlement/Infrastructure: The Property has final plat approval for sixty (60) residential lots. Property has executed development agreement with Town of Wickenburg. City services for water and sewer are to the site.

Comments: Flying E Ranch is located on the western border of the Town of Wickenburg. The Property is pristine desert and has strategic proximity to the planned I-11 Corridor. Flying E Ranch is 40 minutes from metro Phoenix.





FLYING E RANCH

WICKENBURG • ARIZONA

Property Photos

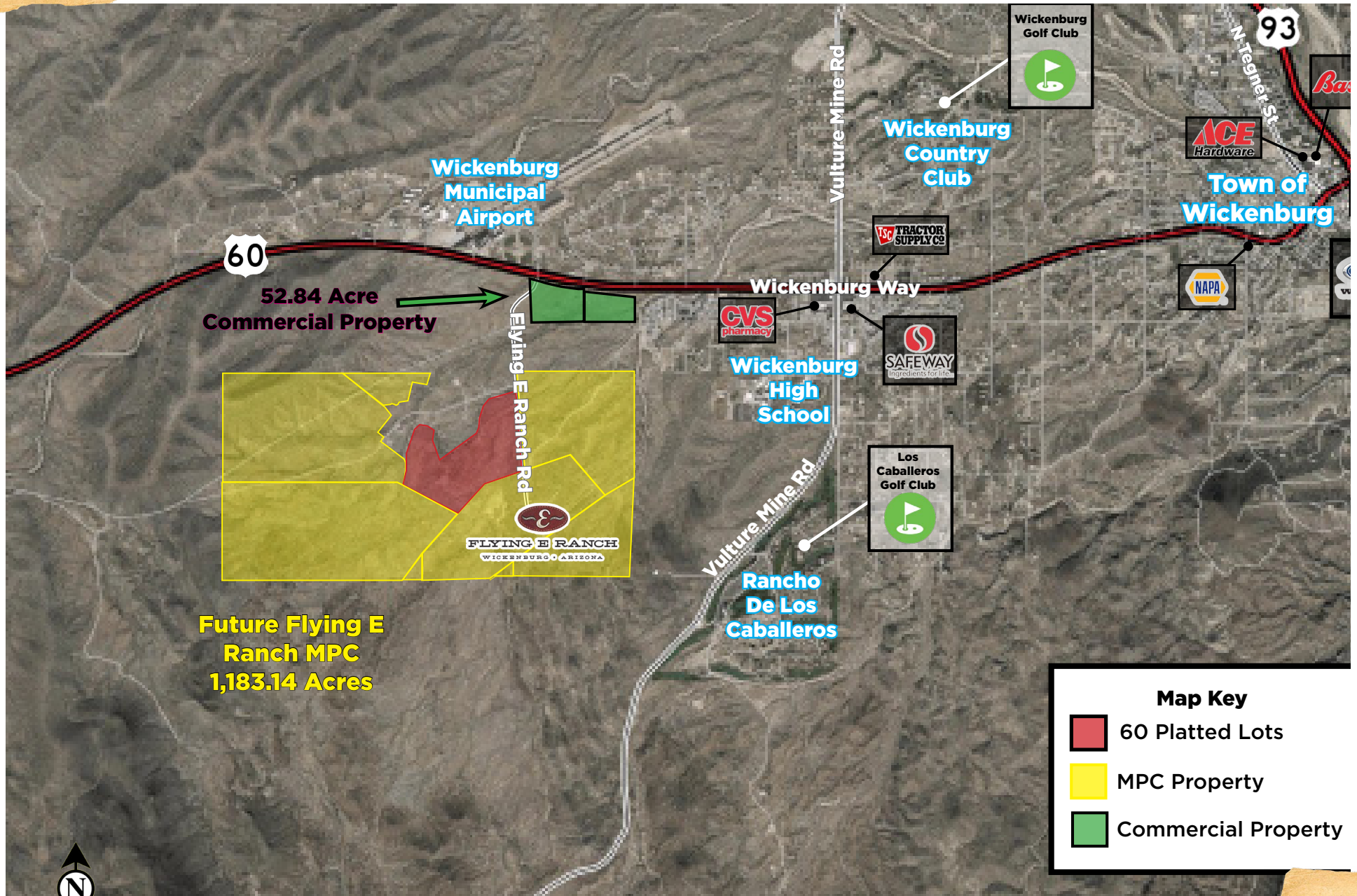




FLYING E RANCH

WICKENBURG • ARIZONA

Proximity Aerial



Final Plat - Phase 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WATCH N C, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF SUBJECT PROPERTY HAS SUBDIVIDED UNDER THE NAME OF "LISTENING HILLS, PHASE 2", A PORTION OF SECTIONS 17 & 18, TOWNSHIP 7 NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA; THAT THE FOREGOING IS A CORRECT PLAT OF SAID SUBDIVISION AND SUBDIVIDED INTO LOTS, STREET, EASEMENTS, AND TRACTS AND THAT THE DIMENSIONS OF SAME ARE CORRECTLY SHOWN HEREON AND THAT THE OWNERS HEREBY GRANT TO DULY FRANCHISED UTILITY COMPANIES, USE OF THE EASEMENTS AND TRACT C WITHIN THE BOUNDARIES OF SAID SUBDIVISION AS SHOWN ON THE PLAT, AND DEDICATE TRACT C AND THE STREETS TO THE PUBLIC AND THE TOWN OF WICKENBURG FOR THE PUBLIC USE AS SHOWN HEREON.

IN WITNESS WHEREOF, WATCH N C, L.L.C., HAS CAUSED THE NAME OF THE LIMITED LIABILITY COMPANY TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DOUGLAS K. PETERSON, MEMBER, BEING DULY AUTHORIZED TO SO DO ON THIS 22ND DAY OF FEBRUARY, 2007.

WATCH N C, L.L.C.

ATTEST: *Douglas K. Peterson*
DOUGLAS K. PETERSON, MEMBER

NOTARY ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

ON THIS 22ND DAY OF Feb 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR DOUGLAS K. PETERSON, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF WATCH N C, L.L.C., AND ACKNOWLEDGED AS SUCH OFFICER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

John A. Shilling Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 17, 2007

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT TRANSNATION TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 7395, AND NOT AS OWNER, HEREBY DEDICATES THE STREET IN TRACT "D" TO THE PUBLIC AND THE TOWN OF WICKENBURG, AND HEREBY GRANTS TO DULY FRANCHISED UTILITY COMPANIES, THE RIGHTS TO INSTALL, OPERATE AND MAINTAIN UTILITY LINES WITHIN SAID TRACT "D", AS SHOWN HEREON, LOCATED IN A PORTION OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

IN WITNESS WHEREOF, TRANSNATION TITLE INSURANCE COMPANY, AS TRUSTEE, HAS CAUSED THE NAME OF THE CORPORATION TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF HEAVY O. JEDREK, BEING DULY AUTHORIZED TO SO DO ON THIS 22ND DAY OF Feb, 2007.

TRANSNATION TITLE INSURANCE COMPANY.

ATTEST: *Heavy O. Jedrek*

NOTARY ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

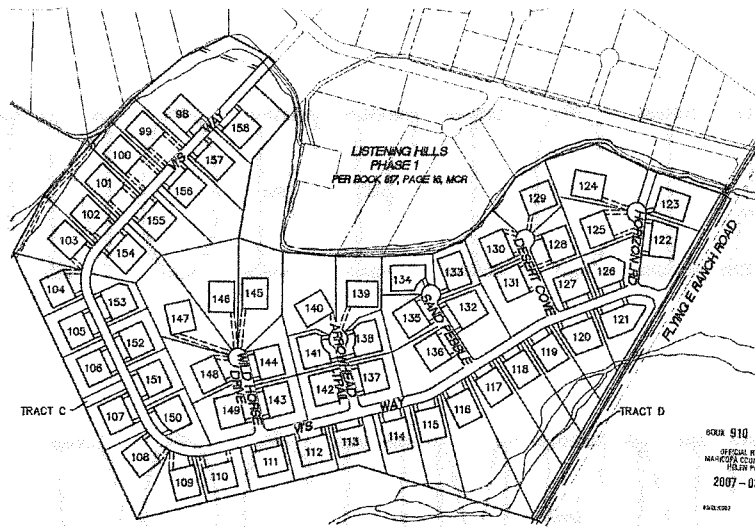
ON THIS 22ND DAY OF Feb 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR HEAVY O. JEDREK, WHO ACKNOWLEDGE HIMSELF TO BE A Assistant Secretary of TRANSNATION TITLE INSURANCE COMPANY, AND ACKNOWLEDGED AS SUCH OFFICER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

John A. Shilling Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 17, 2007

FINAL PLAT OF LISTENING HILLS, PHASE 2

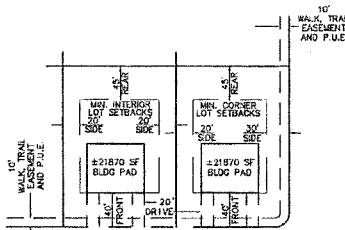
A SUBDIVISION OF A PORTION OF SECTION 17 AND SECTION 18,
TOWNSHIP 7 NORTH, RANGE 5 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



KEY MAP
1"=300'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AREA TABLE-LEGAL DESCRIPTION
3-9	FINAL PLAT



TYPICAL SETBACKS AND EASEMENTS

PUBLIC UTILITIES:

WATER: TOWN OF WICKENBURG
SEWER: ON SITE SEPTIC WITH DRY SEWER FOR FUTURE CONNECTION TO T.O.W. APS
POWER: UNISOURCE
GAS: UNISOURCE
TELEPHONE: QWEST

NOTE:

SURVEY MONUMENTS WILL BE SET FOR ALL STREET CENTERLINES, PC'S, PT'S, INTERSECTIONS AND LOT CORNERS

PUE DENOTES 10' PUBLIC UTILITY, DRAINAGE, SLOPE & SIDEWALK EASEMENT

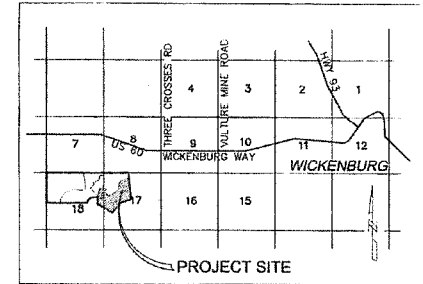
A BLANKET EASEMENT SHALL EXIST OVER ALL OPEN SPACE FOR THE PURPOSE OF GRADING & DRAINAGE

LEGEND:

- SUBDIVISION CORNER FOUND OR SET 1/2" IRON ROD WITH OR WITHOUT CAP
- CENTERLINE MONUMENT TO BE SET
- ⊙ FOUND MONUMENT AS NOTED

BENCH MARK:

A BRASSCAP IN CONCRETE, STAMPED "US DEPT. OF AGRICULTURE SCS, 1992-8", LOCATED 1.0 MILE WEST OF VULTURE MINE ROAD, 117 FEET SOUTH OF THE CENTER OF US HIGHWAY 60, 5 FEET EAST OF AN ARIZONA HIGHWAY DEPARTMENT BRASSCAP. ELEVATION: 2337.85'



VICINITY MAP
NOT TO SCALE

PLANNING CERTIFICATE:

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT, AND ANY SPECIAL CONDITIONS ATTACHED THERE TO, TO THE REQUIREMENTS OF THE TOWN OF WICKENBURG SUBDIVISION REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

BY: *Bill Cole* DATE: 3-21-07
CHAIRMAN, PLANNING COMMISSION

BY: *Mike H.* DATE: 3-21-07
PLANNING DIRECTOR

BY: *Henry Davis* DATE: 3-26-07
TOWN ENGINEER

CERTIFICATE OF TOWN COUNCIL APPROVAL:

I, RON BADOWSKI, MAYOR OF THE TOWN OF WICKENBURG, HEREBY CERTIFY THAT THE WICKENBURG TOWN COUNCIL APPROVED THE WITHIN PLAT ON THE 19TH DAY OF March 2007, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND OFFERED FOR DEDICATION AND EASEMENTS OFFERED BY GRANTING FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION AND GRANTING.

Ron Badowski
MAYOR, TOWN OF WICKENBURG

SURVEYOR'S CERTIFICATE:

I, G. MICHAEL HAYWOOD HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THE BOUNDARY, LOTS, TRACTS AND RIGHTS OF WAY SHOWN ON THIS PLAT HAVE BEEN CHECKED BY ME OR UNDER MY SUPERVISION AND ARE MATHEMATICALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

G. Michael Haywood
G. MICHAEL HAYWOOD AZ R.L.S. NO. 13941

ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE DESIGN OF THE ABOVE DESCRIBED SUBDIVISION WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND IS ACCURATELY REPRESENTED ON THIS PLAT.

Gordon D. Bean
GORDON D. BEAN AZ. P.E. NO. 28781

NO.	DATE	DESCRIPTION
1		

WATCH N C L.L.C.
178 WICKENBURG WAY
WICKENBURG, ARIZONA
(928) 654-5129

ASPEN CREEK ENGINEERING, INC.
5011 COMMERCE DRIVE, SUITE C
WICKENBURG, ARIZONA 85626
(928) 445-1164 OFFICE (928) 445-0842 FAX

FINAL PLAT
LISTENING HILLS
PHASE 2
WICKENBURG, ARIZONA

DATE: JAN 2007
DRAWN: CDS
JOB: 0701
Sheet 1 of 9

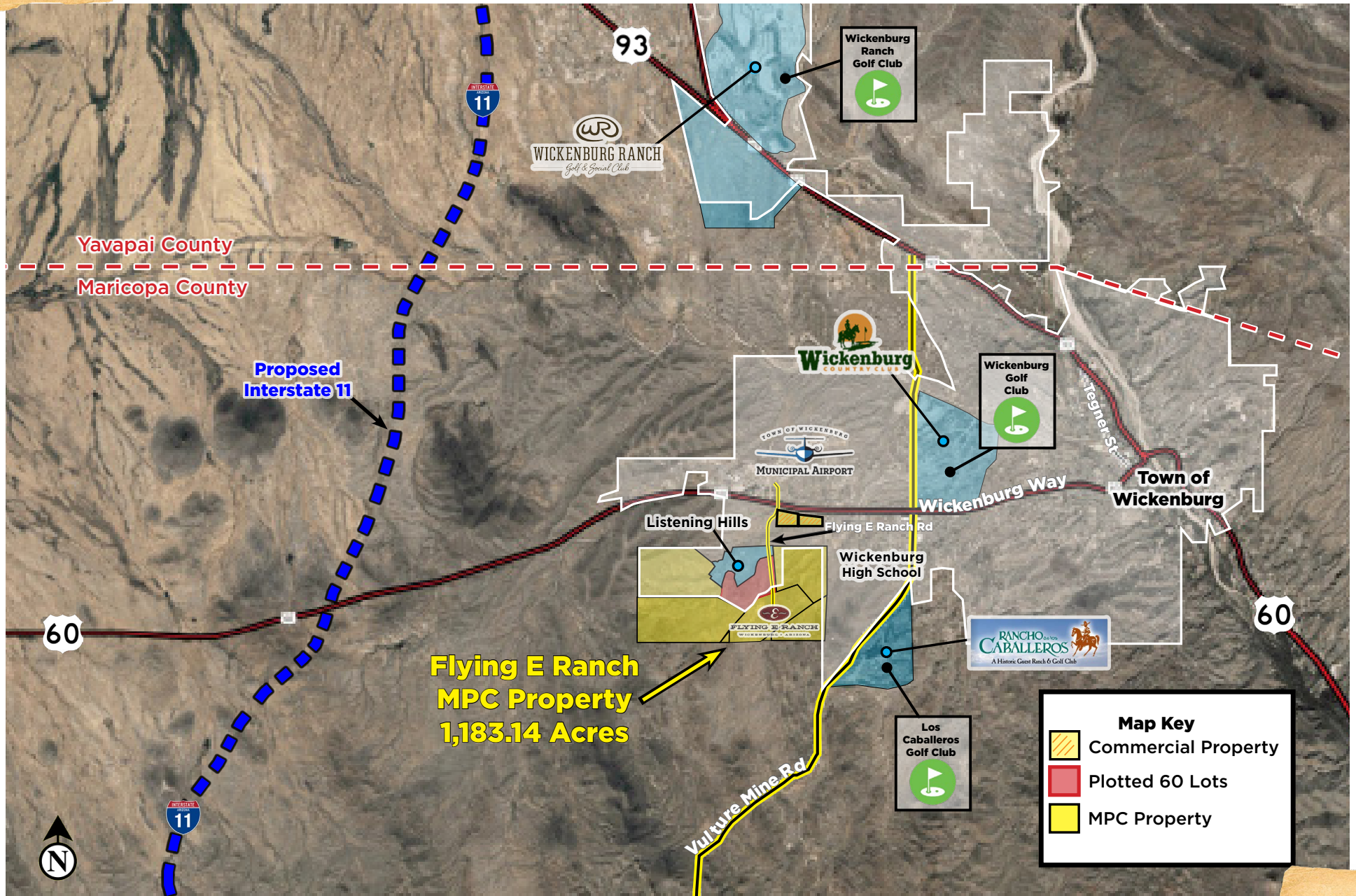
PLANS, SPECIFICATIONS, CONTRACTS, AND ALL OTHER DOCUMENTS RELATING TO THIS PROJECT ARE THE PROPERTY OF ASPEN CREEK ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASPEN CREEK ENGINEERING, INC.



FLYING E RANCH

WICKENBURG • ARIZONA

Proximity Aerial

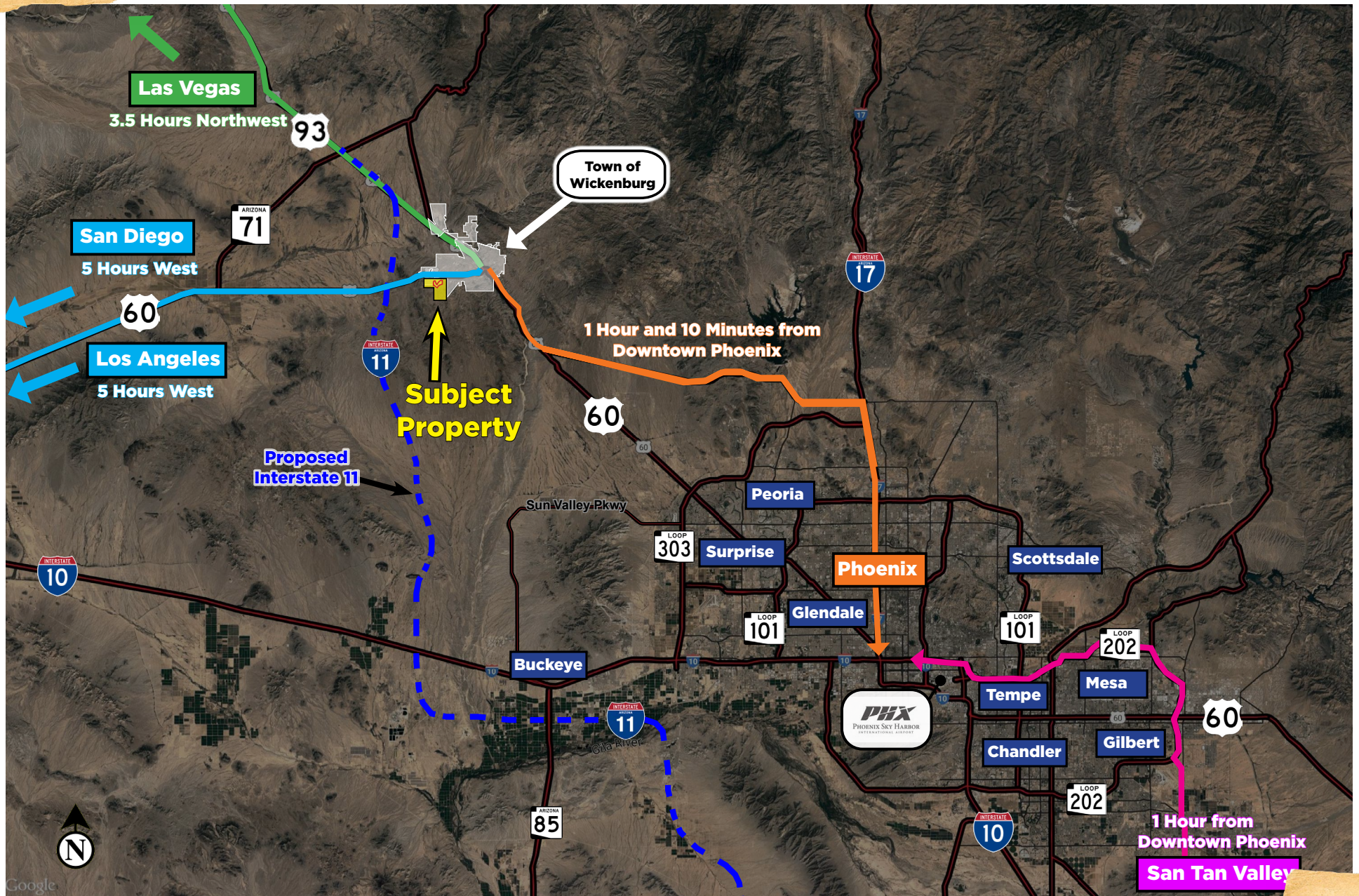




FLYING E RANCH

WICKENBURG • ARIZONA

Drive Time Aerial





FLYING E RANCH

WICKENBURG • ARIZONA

Property History

Back in 1946, Lee Eyerly from Salem, Oregon purchased 3000 acres and established the original Flying E Ranch. Lee and his crew built the original lodge, eight guest ranch rooms, the picturesque “Oregon”-style barn, and a 3200-foot airstrip. Mr. Eyerly fashioned the Flying E brand with its distinctive wings to reflect his surname and his love for flying. The certified brand is still owned and used by the ranch today.

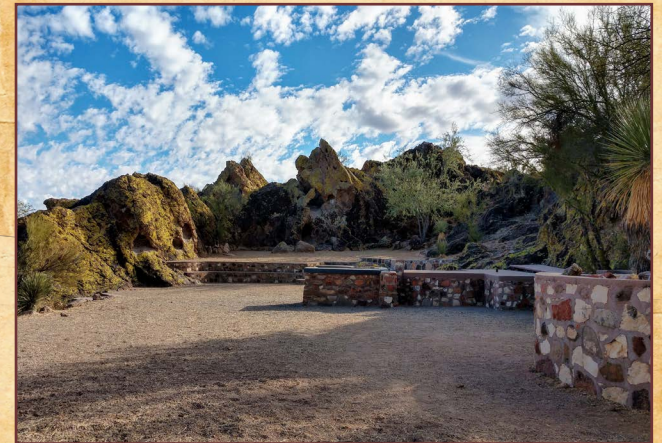
George and Vi Wellik first circled the ranch in their private plane in April 1949. “Looks like a motel in the middle of the desert” was Vi’s remark.

Concluding their stay at the Camelback Inn in Phoenix, George and Vi flipped a coin to decide whether to go back and visit the Flying E or continue on to their original destination, the Flying W in Bandera, Texas. A flip of a coin completely changed the lives of the Bellflower, California residents. George and Vi landed their private plane at the E, thus beginning their ranch legacy.

While still occupying their residence in California and with George continuing to run his tire and land developing businesses, the Welliks became frequent visitors to the Flying E and by 1952 found themselves in full ownership of the Arizona guest ranch.

A few changes have occurred over the years. George donated land to the town, and Wellik Field, named in his memory, now serves as the municipal airport of Wickenburg. The original airstrip is now a beautiful grass horse pasture. Various land parcels were also donated by the Wellik family to Wickenburg for city parks, schools, and the development of residential and industrial parcels. The ranch still maintains 20,000 acres to ride and roam.

The guest ranch still proudly operates the cow/calf operation, raising a few of the offspring from the original Murray Grey cows that Vi started breeding on the ranch in the mid-1980s. They mix with our modern-day Angus, Hereford, and Barzona stock.





FLYING E RANCH

WICKENBURG • ARIZONA

Dude Ranch Overview

An authentic dude ranch in the high Sonoran Desert

Breakfast is over, the horses are saddled, and your day at the Flying E Ranch begins with a ride out over rolling desert hills to check for newborn calves. At the Flying E Ranch, the peaceful atmosphere is as natural as the sunset. Carrying on long-standing ranch traditions, this Arizona oasis is part of the fabric of the Old West.

Since 1946 the Flying E Ranch has specialized in authentic western hospitality, with a horse for every rider, ranch-style home-cooked meals, and a comfortable place to relax at the end of the day. Whether you choose to ride, see the sights, or just reflect on the magic of the desert, we are dedicated to providing you with the best ranch vacation experience and hospitality.

What if you don't ride, or would like to round out your Ranch experience? No worries! There are plenty of additional offerings at the Flying E Ranch.

Heated Swimming Pool | Jacuzzi | Sauna | Game Room | Exercise Room | Tennis Court | Garden Chess | Hiking
Horseshoe Pitch | Bird Watching | Basketball Court

Our guest rooms are comfortable and distinctively western. All rooms have wet bars, refrigerators, private baths, and twin or king-size beds. Surrounding the main lodge, the rooms provide convenient access to dining and other ranch activities. Wireless Internet is available throughout the ranch.





FLYING E RANCH

WICKENBURG • ARIZONA

For More Information Contact:

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Cole Neville

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