

9680 W Glead
Station Rd Property
Ash Fork, Arizona

Investment Overview

+40 Acres
Land with Flagstone Reserve
(APN# 302-21-022C)

Price Reduction from \$965,600 (\$24,140/AC or \$0.55/SF)
to \$750,000 (18,750/AC or \$0.43/SF)

Lower offers will be considered! (Owner must sell)



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±40 Acres Summary

Land Site

Investment Overview

±40 Acres

Property Highlights

Summary:

- Sale Price: \$750,000.00 (\$18,750/AC or \$0.43/SF)
- Land Size: ±40 Acres
- APN #: 302-21-022C
- Zoning: RCU-10A
- Located off the Historic Route 66 and near I-40 it's just a stone's throw away from the incredible Grand Canyon National Park and beautiful Flagstaff AZ.
- Permission to access is required. Contact Broker for more details.

Features:

- Site contains a large, measured reserve of 2.7 million tons of Flagstone offering significant current and future revenue streams. The measured reserve in today's market is conservatively estimated at a Unit Price ranging from \$60 to \$100/ton. [Click here for cost.](#)
- Typical Flagstone colors found on site include: classic copper, red, brown, cinnamon, bubble gum pink, purple, and orange.
- Multiple streams of revenue attributable to land use such as: stone sales, camping, hiking, hunting and wood sales
- Sale Price includes a Three Hundred and Fifty Thousand Dollar, 32' x 24', Pre-engineered metal barn with greenhouse

Location Overview:

- Approximately 58 miles West of Flagstaff
- Approximately 88 miles south of Grand Canyon National Park
- Access to and from I-40
- Easy access to Nevada, Phoenix and California
- Click to view additional mines near this location:
 - [Interactive Arizona Mines Map](#)



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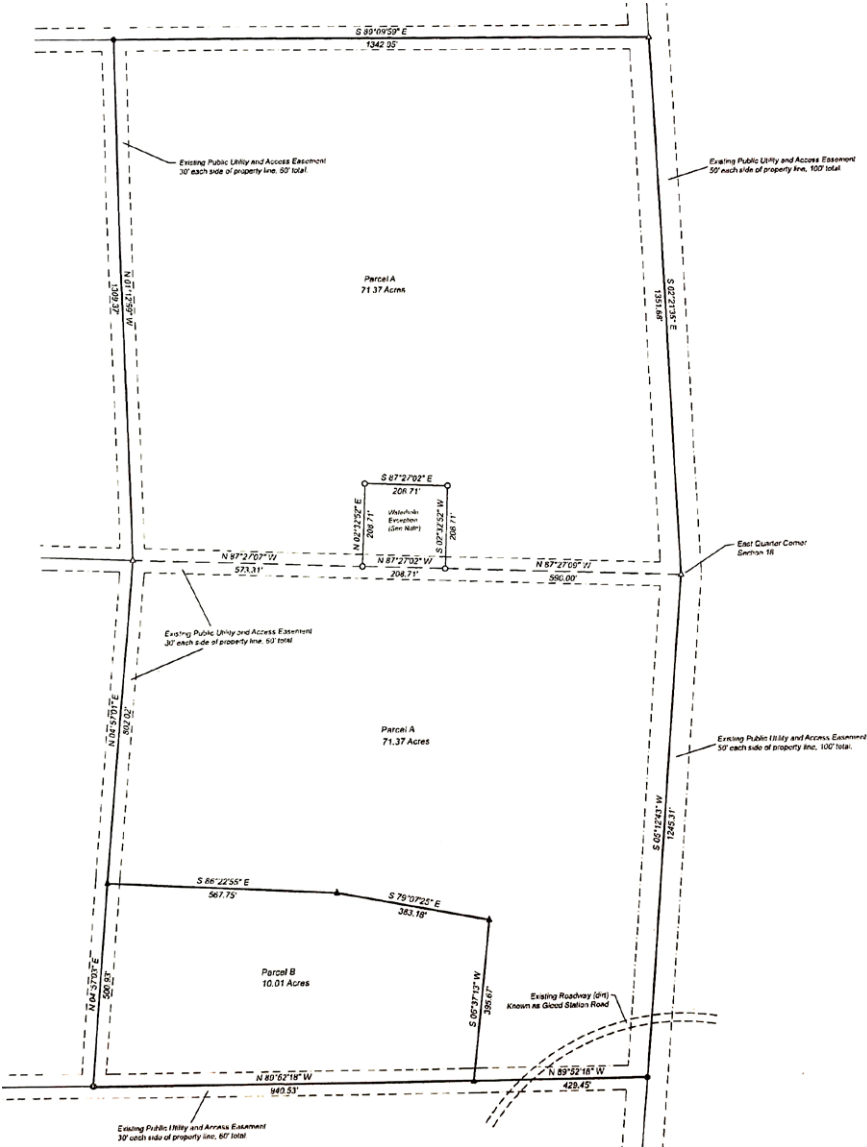
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Parcels

Investment Overview
±40 Acres

302-21-022C

302-21-022B



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Photos

Investment Overview
±40 Acres



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All Sites Summary

Investment Overview
±40 Acres



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Ash Fork, Arizona

Investment Overview
±40 Acres

Ash Fork is part of the longest original, uninterrupted stretch of Route 66 that parallels the railroad still in existence. The surrounding geographical area and settlements served as inspiration for the 2006 [Pixar film Cars](#).

American Indians, Spanish conquistadors, fur trappers, and traders have all traversed Ash Fork. But Ash Fork got its big boost when the Atlanta and Pacific Railroad, the forerunner of the Santa Fe Railroad, came to town. The General Superintendent of the railroad gave it the name for its many ash treves.

Ash Fork lies in close proximity to [Kaibab National Forest](#) and [Coconino National Forest](#), and major attractions such as the [Grand Canyon](#) that brings in an estimated 6 million visitors per year. Just west of Flagstaff, the high desert town of Ash Fork has the good fortune to be surrounded by national forests. But it also has had the bad fortune of burning to the ground in 1893. Rebuilt by its industrious citizens, it came to be known as the “Flagstone Capital of the World” for the rock quarried for its bridges and buildings.

The [Ash Fork Route 66 Museum](#), operated by the town’s active historical society, has an eclectic collection of objects displayed in indoor and outdoor exhibits, including a full-scale model of the now-defunct Escalante Hotel.

While passing through don’t forget to get your Route 66 passport stamped!



Demographics	1 Mile	3 Miles	5 Miles
Population:	11	92	111
Median HH Income:	\$25,000	\$26,838	\$27,084
Daytime Employment (# of Businesses):	0	2	4

[About Ash Fork](#)



County

Yavapai

It All Started

1882

How High?

5,138 ft

Head Count

396

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Yavapai County Overview

History

Yavapai County, named after the Yavapai Native-American Tribe, is one of the most historical counties in the State of Arizona. One of the first counties formed in the state in 1864, it was named after the Yavapai tribe, whose name, appropriately, translates to “People of the Sun.” The expansive 8,125 square mile county, with a rich tradition in Native-American history, an abundance of national monuments, and consistently beautiful weather, attracts tourists from all around the world. Purchasable land in the area can be hard to come by, as the U.S. Forest Service owns 38% of the land in the County. In fact, only 25% of the county’s land is owned by individuals or corporations. The remainder is either federally or state owned, making land ownership a unique and attractive investment opportunity throughout Yavapai County.

Climate & Lifestyle

Yavapai County is the fourth largest county in Arizona, approximately the same size as the state of Massachusetts. This plays a significant role in attracting tourists from around the world, as its large geographical range offers an abundance of recreational options, historical monuments, educational activities, and opportunities for cultural exploration. The city of Prescott is the county’s most populated city, with close to 250,000 people residing within its borders. Tourists are attracted to Prescott’s four beautiful and distinct seasons, and breathtaking landscapes, including one of the largest stands of ponderosa pines in the United States. Prescott’s granite mountains, lakes, streams, and rolling meadows teeming with wildlife, combined with nearly 277 days of sunshine per year, keeps visitors coming year after year, and the world famous “Whiskey Row” offers a more city-like experience for those interested in exploring the last remnants of the Old West, where legends like Doc Holliday and Wyatt Earp patronized the finest saloons of the “Cowboy West.”

Major Industries

Health Care Services – The largest industry in Yavapai County is the Health Care Services industry, and it continues to excel to meet the needs of the growing population. Cottonwood’s recent expansion of the Verde Valley Medical Center and the construction of the new Northern Arizona Healthcare building reflect that growth. The Verde Valley Medical Center is one of the finest diagnostic and treatment centers in Northern Arizona, and employs more than 800 professional and support staff. Around 120 staff members — including doctors, nurses and other support staff — will work in the new NAH building’s two floors, providing care in primary care, general surgery, imaging, orthopedics, women’s medicine, urology, gastroenterology, palliative care, neurology, endocrinology and internal medicine.

Retail Trade – The Retail Trade industry represents the second largest workforce in Yavapai County. It’s really no surprise that retail trade is a primary contributor to the county’s economy, as more than 11,000 residents are employed in that sector. Yavapai College offers a well-known Retail Management Certificate endorsed by the Western Association of Food Chains and Food Marketing Institute, and awards nearly 2,000 degrees per year. Nearby Embry-Riddle Aeronautical University, and Prescott College also attract new students and faculty each year. Nearly 50% of Yavapai’s work force comes from Prescott Valley, the county’s largest and most populated city, harboring a large majority of retail businesses in Yavapai County. Cottonwood, another well-established town within the county, is considered the “trading center” of Verde Valley, with a wide variety of merchants, bars and restaurants which also contributes to Yavapai’s retail workforce.

Accommodation & Food Services - The Accommodation & Food Services industry is another major industry in the county, mainly due to the built-up appetites of tourists travelling through the scenic county, students and visitors to the area’s colleges, patrons of the area’s 3 casinos, and weekend adventurers. This provides a consistent stream of consumers that support the county’s overall demand for quick, quality dining.

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