



SPECIAL PURPOSE PROPERTY | FOR SALE

# 3B RANCH

51238 N PINAL RANCH RD TOP OF THE WORLD, AZ 85539

## KENT BAKER

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## PROPERTY DESCRIPTION

Whether you're seeking a family compound, a sanctuary for ministry groups, a business retreat or simply a place to escape from the world. 3B Ranch offers a once-in-a-lifetime opportunity. Located just an hour from Phoenix, this stunning property combines seclusion with convenience- perfect for both weekend getaways and full time living.

These properties are located in Top of the World, Arizona just 58 miles from Mesa, 8 miles from Superior and 15 miles from Globe, Arizona. Top of the World has a delightful elevation of 4527' that allows for cooler summer temperatures and some snow fall in winter months. Population of the community is 227 (2022). People are drawn to this community for its mountains, rock outcroppings, hiking trails, orchards and quiet living.

The property consists of:

Lot 1 Main House, Guest House, Pond, Shop, Venue on 4.99 acres. (011K)

Lot 2 Guest House/Shop on 4.97 acres. (011G)

Lot 3 Homestead/Bunkhouses/Hotel on 5.11 acres (006A)

Lot 4 Vacant Land /Wedding Venue Site/Bunkhouse on 5.01 acres. (011L)

## OFFERING SUMMARY

Sale Price:	Contact Agent for Guidance
Acreage:	+/- 20 AC
APNS:	
Main House/Event Barn:	106-16-011K
Guest House/Shops:	106-16-011G
Wedding Venue/RV Site:	106-16-011L
Bunkhouse/Homestead/The Motel:	106-16-006A
Capacity:	Sleeps over 40 Guests

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# PARCEL BREAK DOWN

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DESCRIPTION	ADDRESS	APN	PARCEL SIZE	BUILT
Main House Event Barn Guest Quarters Pond	51238 N Pinal Ranch Rd	106-16-011k	+/-4.99	2007
Guest House Shop Buildings	51087 N Pinal Ranch Rd	106-16-011G	+/- 4.97	1993
Wedding Venue Site RV Park/Camp Site	Vacant Land	106-16-011L	+/-5.01	n/a
"The Motel" Bunkhouse/ Homestead	51344 N Hutton Peak Rd	106-16-006A	+/-5.11	n/a

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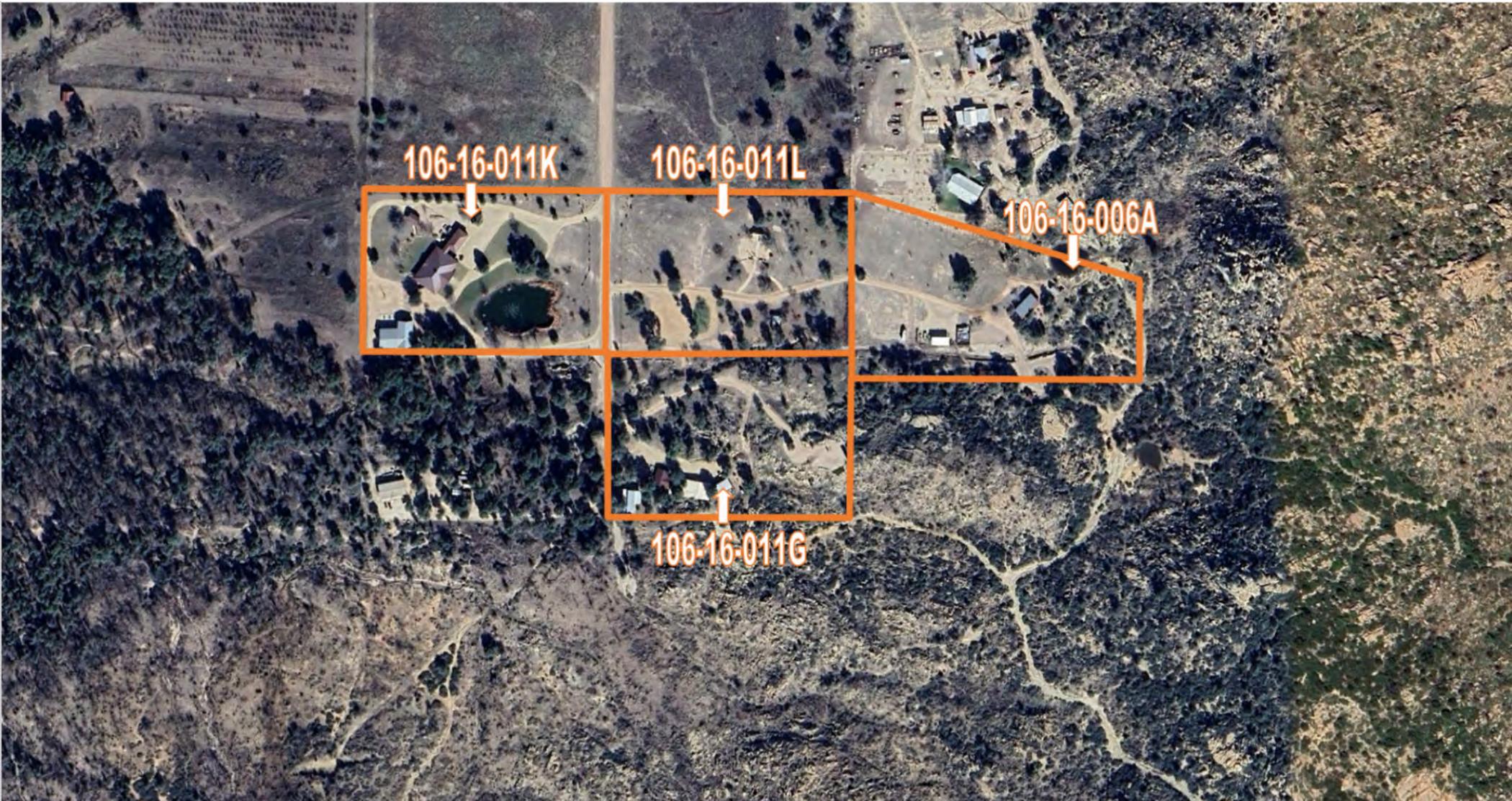
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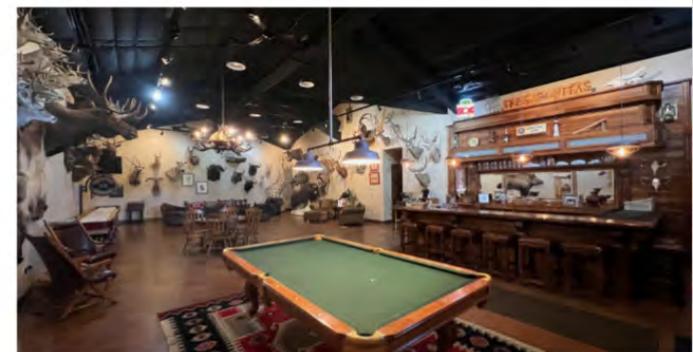
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# MAIN HOUSE / EVENT BARN / GUEST QUARTERS / POND

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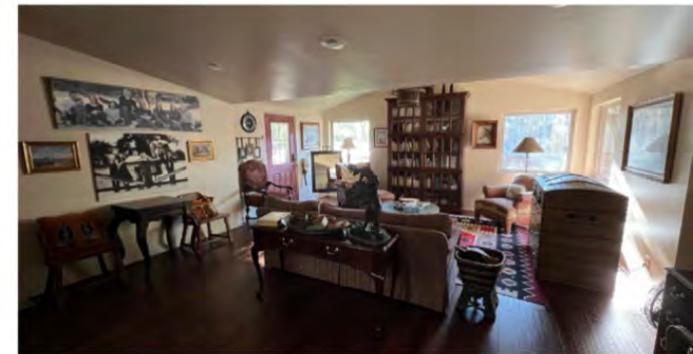
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# GUEST HOUSE/SHOP BUILDINGS

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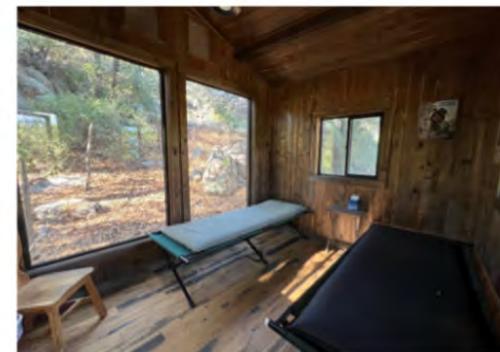
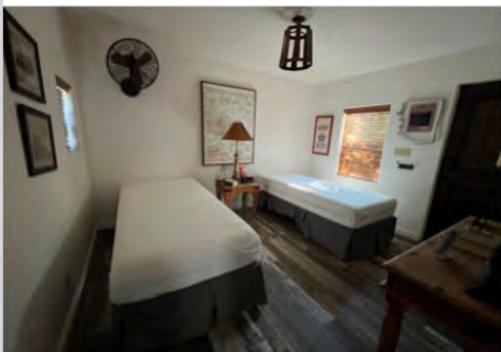
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# HOMESTEAD/THE MOTEL/BUNKHOUSES

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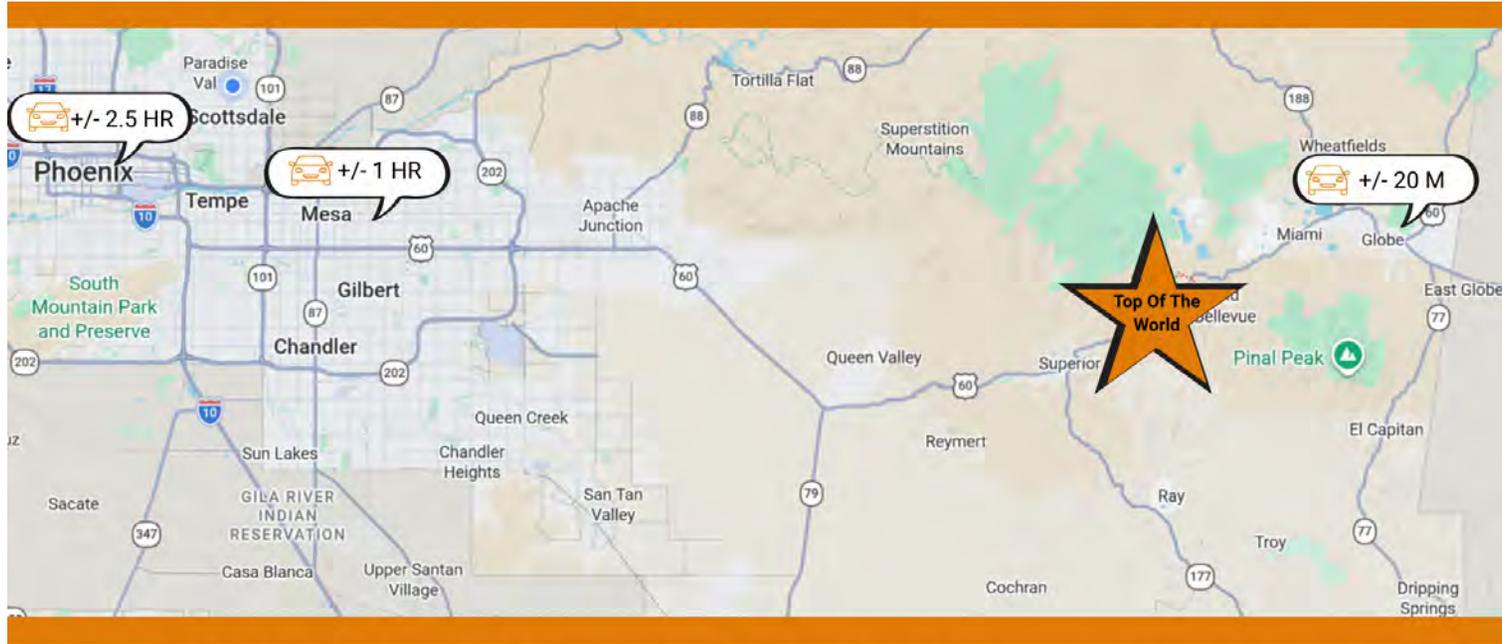
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# 51238 NORTH PINAL RANCH ROAD

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-  Positioned along US-60 for easy access to Superior, Globe, and the East Valley
-  Minutes from Boyce Thompson Arboretum, hiking trails, and outdoor recreation
-  Quiet, low-density community with a population of approximately 274, offering a peaceful, rural lifestyle



 **SCAN FOR VIDEO**

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