

North Forty Ranch – Wickenburg AZ

Premier Equestrian Property • 90.6 Acres • 14,000 SF Under Roof • \$8,749,000



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Property Summary:

- Unobstructed 360° views of the Hassayampa River and surrounding mountain ranges from various elevations on 90.6 acres.
- Designed by noted architect Harold Crawford, originally built in 1947, completely rebuilt in 1977 and meticulously maintained.
- Over 14,000 SF under roof including modern Hacienda style Main House (6,193 SF) with 6 fireplaces and 3-car detached garage, 5 separate guesthouses (total of 4,400 SF), a workshop (3,900 SF), lighted tennis court and pool.
- An enviable equestrian complex with 4,000 SF barn, ¾ acre outdoor arena, pond, and 27 acres of sprinklered pasture land.

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Main Home:

- The central core is built around a Great Room of 800 SF, which features a fireplace and massive sand-blasted Douglas fir trusses - 14' redwood cathedral ceiling, a large dining room with fireplace and built-ins, a half-bath, and a wet bar with walk-in pantry, pre-plumbed for wine cellar conversion.
- The eat-in kitchen includes a center island with both man-made tiles and butcher block counter, a fireplace, desk & built-ins, pantry, and all new appliances.

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Main Home:

- Off the central core are two wings that lead to four bedrooms, each with a bath & exterior exits; the master bedroom has a separate large sitting room with fireplace and views of the landscaped grounds and pool.
- Two interior hallways with cedar pole lined ceilings and floor-to-ceiling glass provide full views of the lush grounds, pool & ramada - a perfect place to sit, relax and read a book.
- The home, with interior and exterior walls constructed of white concrete plaster over concrete block, has a Mission tile roof, hand-formed Saltillo tile floors, all newly refinished, and carpet in the bedrooms.

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Property Amenities:

- Outdoor amenities include a 24'x48' pool with ramada, a fenced & lighted tennis court with ramada, an outdoor BBQ & sink, a $\frac{3}{4}$ acre pond, and on-site gas/diesel pumps with two 1,000 gallon underground storage tanks.
- Currently zoned R1-35, the property provides for potential development opportunity with appropriate approvals.

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Equestrian Facilities:

- An enviable Equestrian complex is located only 250' from the Main Home and includes a $\frac{3}{4}$ acre outdoor arena with 8 attached shaded stalls (auto water).
- Partially-shaded paddocks range in size from one to two acres, with built-in water systems, all of which are fenced with maintenance-free 2" galvanized 4-rail steel pipe.

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Equestrian Facilities:

- The barn (4,000+ SF) has 6 stalls (all 16'x16') with lamps for heating and light, a 16' wide drive-through center lane with overhead fans, a 16'x16' tack room with saddle racks and refrigerator, hot and cold water, a horse washing facility with cross-ties, air compressor, and a maintenance area (1,000 SF).
- Adjacent to the barn is a 1,200 SF concrete pad with steel cover for hay or equipment storage, and located nearby are a large-animal scale and hot walker.

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Equestrian Facilities:

- The Coastal Bermuda grass pasture of approximately 27 acres is fenced with maintenance-free 2" galvanized 4-rail steel pipe and watered by underground sprinklers from a man-made $\frac{3}{4}$ acre pond fed from a private well.

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Workshop:

- A custom, air conditioned workshop (3,900 SF) was added to the property in 2000, with 17' insulated ceilings, 3 bays (57' long) with separate motorized access doors (two 14' and one 10' in height).
- Amenities include 3-phase 400-amp power, an in-ground pneumatic lift (9,000 lb. capacity), an 11' OH hoist (2,000 lb. capacity), a restroom, laundry, storage, stationary air compressor, and a large additional office/work area.

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Workshop Guesthouse:

- Located above the workshop is a tastefully designed guesthouse (1,288 SF) with a separate outside entrance, living room, dining room, fireplace, 2 bedrooms, bath and kitchen with cooktop, refrigerator, built-in microwave and dishwasher.
- Wide overhangs (8') from the workshop roof over paved surfaces (100' in length each side), provide additional covered parking for horse trailers, RVs or other vehicles, half of which is always shaded.
- Additional covered parking for 6 vehicles is located adjacent to the entry of the Workshop guesthouse.

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Other Guesthouses:

- The Orchard House (1,190 SF) is located near the Main Home and features clear finish redwood exposed timber trusses and cathedral redwood ceilings in the living room, plus a kitchen, two bedrooms, bath, fireplace, laundry and screened porch.
- The Gate House (763 SF) is located near the entrance to the property and includes a living room, kitchen, bath, bedroom with large walk-in closet and two covered porches.
- A Herdsmen's House (828 SF) includes two bedrooms, each with a fireplace, connecting bath, kitchenette, and covered porch.
- A Bunkhouse (364 SF) consisting of a bedroom, bath, closet and covered carport, is conveniently located close to the arena, and can be used as either a guesthouse or place to relax while taking a break from activities at the arena.

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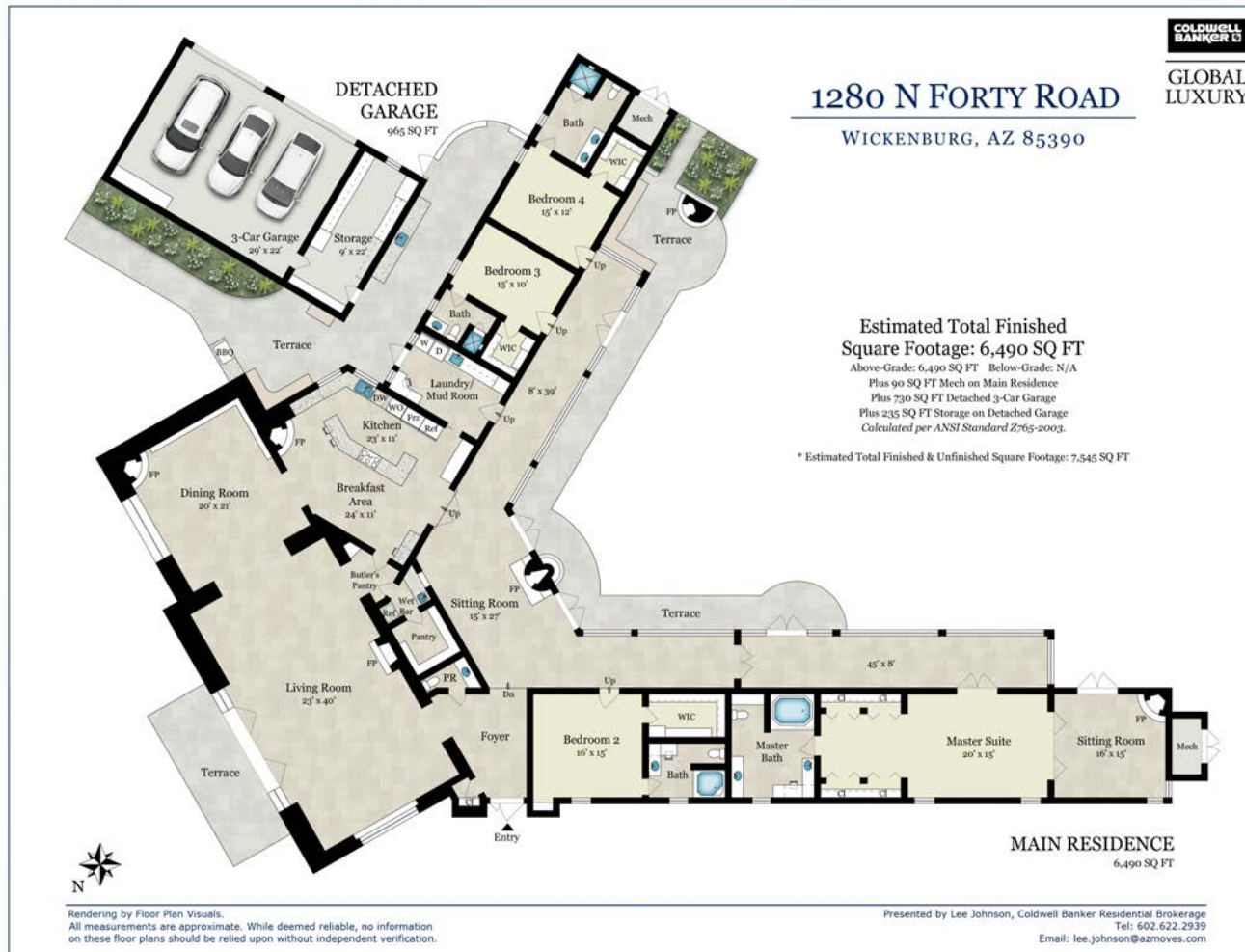
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