

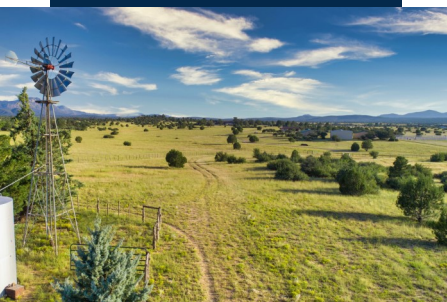
Burnt Water Ranch



12733 ANTELOPE RUN ROAD

Welcome to Burnt Water Ranch

situated in the high desert of Northern Arizona, just outside of Prescott. Come partake in the spectacular surroundings of this distinguished equestrian property set on 145 acres with Granite Mountain as the backdrop. The ranch is tranquil and stunningly beautiful with acres of flowing grass, majestic trees and wholistic grazing pastures. If you are looking for a fabulous horse property, this Ranch probably has it. Complete with perimeter and cross fencing, this estate encompasses the 3484 square foot single level home, 1034 square foot guest/ranch hand house, 8 stall horse barn, 40' X 80' equipment barn and a hay barn. Horse facilities include arena with viewing deck, horse washing area, anti-freeze watering stations, 3 major pastures and 5 small paddocks with shelters.



Offered by...



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FEATURES

Main House

- 3484 square feet
- 4 bedrooms
- 4 bathrooms
- 2-car garage
- great room
- Arizona room
- breakfast room
- guest wing with 2 bedrooms, each with their own bathroom
- single level
- fireplaces in great room and master bedroom



- oak wood flooring
- cedar cabinetry
- zoned heating and cooling
 - 2 Heil gas furnace
 - 2 A/C units
- tankless propane water heater
- granite counters in kitchen
- skylights
- oversized 2-car attached garage with epoxy floor
- paver patio with built-in BBQ and rock surround gas fireplace
- 2nd paver patio with firepit
- main house sits on parcel 300-28-024





Guest/Ranch Hand House

- 1034 square feet
- 2 bedrooms
- 1 bathroom
- 2-car garage
- great room
- gas fireplace
- laundry room
- covered patio



Horse Features

- three major pastures 20 acres each
- 5 smaller paddocks with shelter
- horse washing station
- high quality arenas
- white no-cut fencing with steel wire running through it
- some electric fencing
- perimeter fencing
- cross fencing



Horse Barn

- MD Barn
- 40' X 60'
- 8 stalls
- tack room
- vet room
- half bath

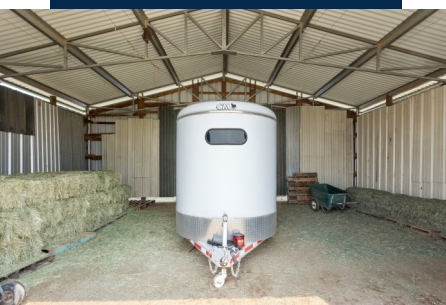
Other Features

- main home, guest/ranch hand home, horse barn, equipment barn, hay barn
- 4 wells
 - 2 Electric
 - 1 runs by wind
 - 1 runs by solar
- 145 acres comprised of 4 parcels
 - Lot 1: parcel 300-28-038
 - well run by wind
 - Lot 2: parcel 300-28-025
 - all of barns
 - electric well
 - Lot 3: parcel 300-28-024
 - main house
 - guest house
 - electric (main) well - provides water to main house, guest house and barn
 - Lot 4: parcel 300-28-023
 - well run by solar
 - water holding tank



Hay Barn

- metal barn fortified with telephone polls
- hay storage space for 8 horses for one year



Equipment Barn

- steel reinforced metal barn
- 40' X 80'

