

43.2 +/- acres in Camp Verde Region



This beautiful parcel is located approximately one mile southeast of Interstate 17 at the Cherry Road Interchange on the Flower Pot Ranch Road. It lies along Cienega Creek at an elevation of approximately 4,600' and is surrounded on two sides by Prescott National Forest. The terrain varies from gently sloping along the creek to rolling hills. It also has diverse vegetation ranging from riparian along the creek to pinon and juniper grassland. Electricity is available in the area, telephone is via cellular service and a private well would be needed for domestic water.

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal

Southwestern Ag Services, LLC

This property offers a mild climate close to schools and shopping with an easy commute to Phoenix while still maintaining a rural lifestyle with endless recreational opportunities. It is also an excellent investment opportunity with its unique location, close proximity to major markets and potential for development or division.

This versatile piece would work well as

- Private home site
- Vineyard
- Family compound
- Weekend get away
- Business retreat
- Investment

Town	Distance
Camp Verde	15 miles
Cottonwood	25 miles
Prescott	35 miles
Phoenix	85 miles

Offered at \$850,000

Steve Pendleton

Southwestern Ag Services, LLC

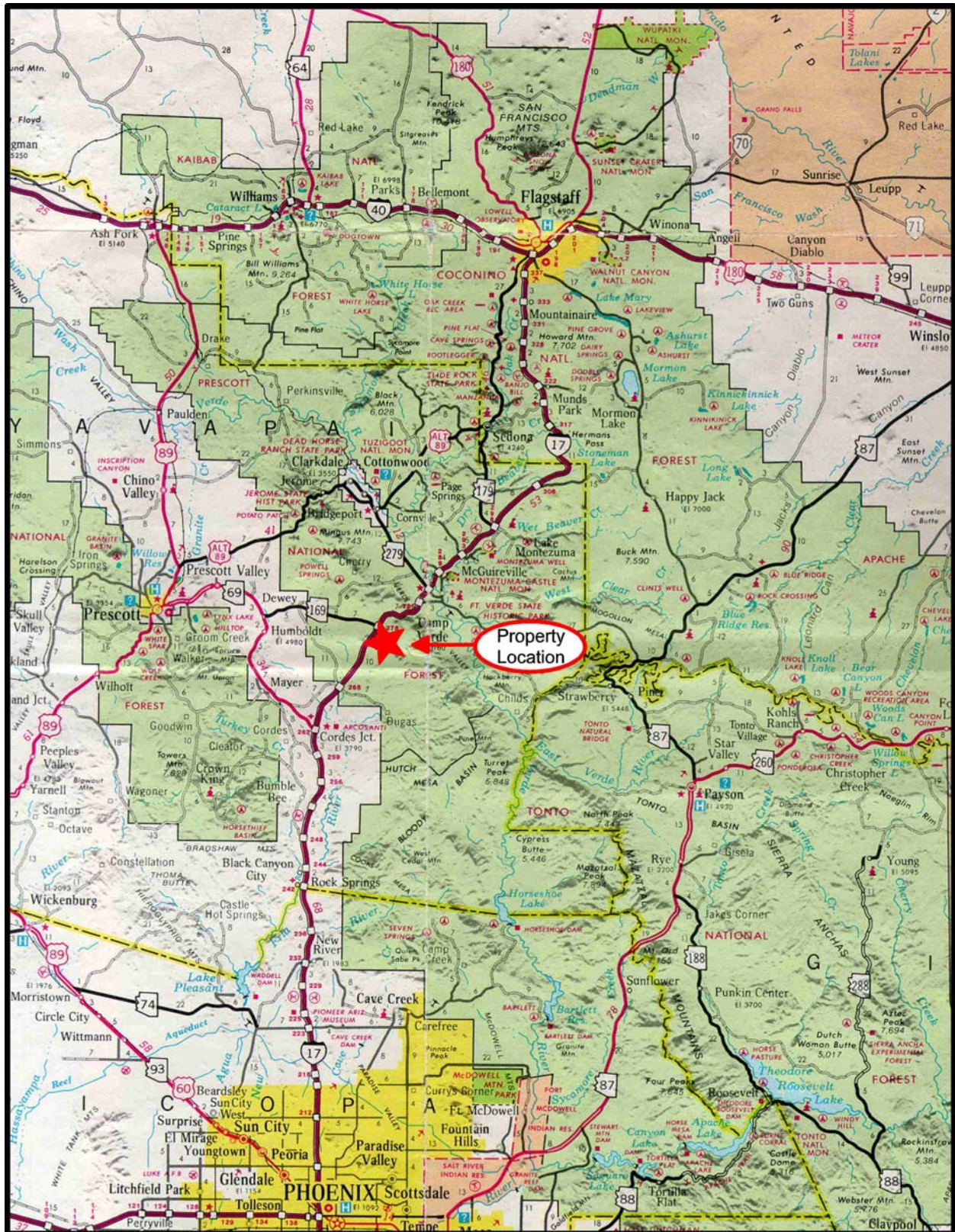
7254 East Southern Avenue, Suite 107

Mesa, Arizona 85209

480-539-2671

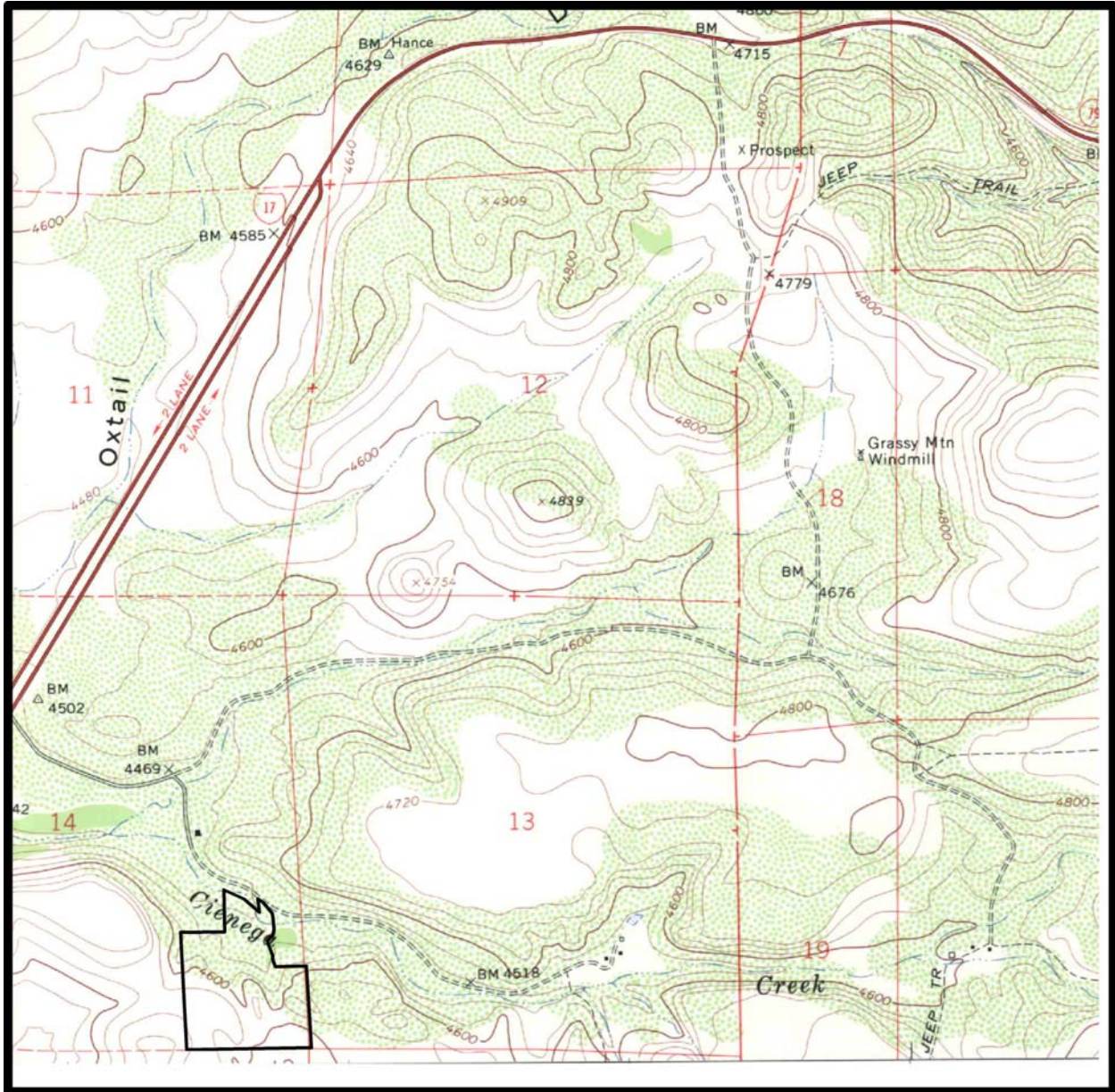
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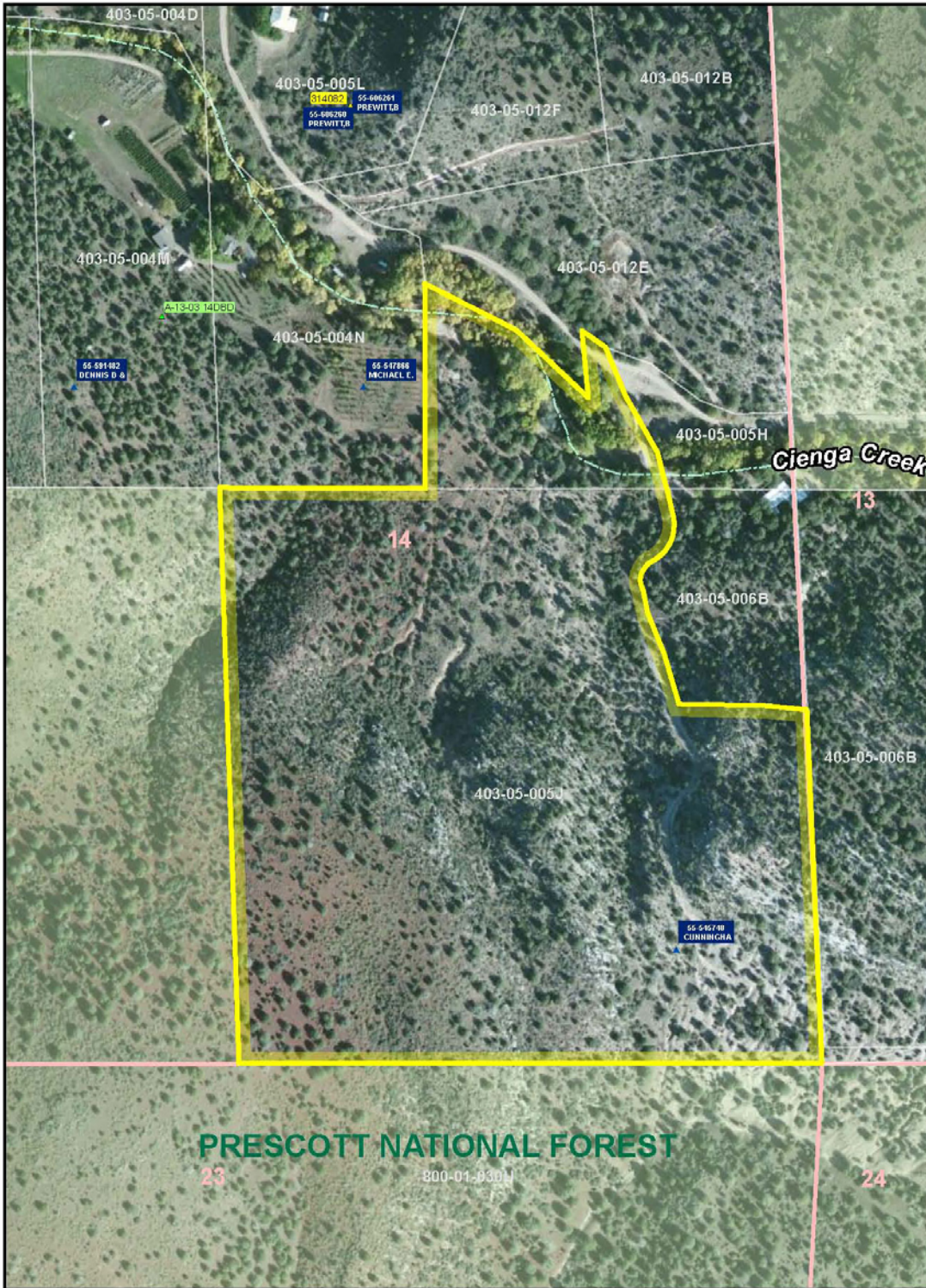
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Legend

- ▲ ADWR Well
- △ ADWR Filing
- ▲ ADWR Claim
- ▲ ADWR Ground water surf. inventory



0 125 250 500 Feet

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