Set amid lush spring fed meadows and tall stands of old growth ponderosa pines, this 20 acre estate offers an ideal setting for a family retreat with exceptional equestrian and investment possibilities. The land overlooks the Alpine valley and is situated adjacent to the headwaters of the San Francisco River at a cool clear 8,000 foot elevation. Ownership includes a registered domestic well and a perennial spring which sub irrigates the property’s meadows. Underground power service protects the views of the surrounding valley and mountains and there is excellent access to the land along a county maintained road. The property was enrolled in the Apache County Forest Health Improvement Cost Share Project where the trees were thinned under the supervision of a CWPP Forester preserving the stately stands of ponderosa pines while assuring the long term health of the land’s timber. The property’s agricultural/residential zoning provides livestock privileges as well as additional split possibilities. There are no deed restrictions.

$560,000 Includes a registered domestic well, electric, sewer available, spring and sub irrigated pasture.

FOR ADDITIONAL INFORMATION CONTACT:
MARTY RYAN
520.429.0746 800.726.0100
marty@martyryan.com
Average total annual snowfall 55.3”

### Monthly Climate Summary, Alpine AZ

<table>
<thead>
<tr>
<th>Month</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Temp. (F)</td>
<td>45.4</td>
<td>46.8</td>
<td>51.8</td>
<td>59.6</td>
<td>68.1</td>
<td>77.0</td>
<td>77.9</td>
<td>75.2</td>
<td>71.7</td>
<td>63.4</td>
<td>53.9</td>
<td>46.9</td>
<td>61.5</td>
</tr>
<tr>
<td>Min. Temp. (F)</td>
<td>11.8</td>
<td>15.1</td>
<td>19.3</td>
<td>23.8</td>
<td>28.9</td>
<td>36.0</td>
<td>44.5</td>
<td>43.5</td>
<td>36.5</td>
<td>27.5</td>
<td>18.7</td>
<td>13.3</td>
<td>26.6</td>
</tr>
<tr>
<td>Total Precip. (F)</td>
<td>1.40</td>
<td>1.28</td>
<td>1.29</td>
<td>0.76</td>
<td>0.59</td>
<td>0.79</td>
<td>3.58</td>
<td>3.98</td>
<td>2.33</td>
<td>2.05</td>
<td>1.23</td>
<td>1.48</td>
<td>20.75</td>
</tr>
</tbody>
</table>
Land ownership of this 20 acre estate allows you to enjoy activities such as boating, kayaking, fly & bait fishing, hiking, mountain biking, wildlife and bird watching or just relax sitting on the shore of one of our lakes & streams or sitting in a chair on the porch. Visitors and residents enjoy a slower pace of life in the Alpine area & it’s a place to reflect and rejuvenate. We also have a winter season in which to enjoy the snow sports & experience the quiet after a snowfall. There are many activity choices as you can see below. Special thanks to the Alpine Area Chamber of Commerce for providing much of the information below. For more information on the exciting area of Alpine Arizona please visit www.alpinearizona.com

**ATV Riding**
The land is surrounded by thousands of acres of Forest Land and Forest Service roads–perfect for ATV outings.

**Big & Small Game Hunting**
In Arizona we have a diversity of wildlife species. Big Game includes Bear, Bighorn Sheep, Deer, Elk, Mountain Lion, Pronghorn Antelope, & Turkey. Small Game includes Cottontail Rabbit, Tree Squirrel, Migrating Game Birds, & Quail. Predatory Fur-bearing Mammals include Coyote, Skunk, Fox, Bobcat, & Raccoon

**Cross-Country Skiing**
Depending on snowfall, there is a lot of room to cross country ski and/or snowshoe. Our snow is light, dry, and powdery. Williams Valley Recreation Area is located on FR 249 about 4.5 miles from US Hwy 191. Mountain Hi Lodge has cross country skis for rent. Hannagan Meadow Lodge offers skis & snowshoes for rent. Sunrise Ski Resort also has a cross country ski area. Snowshoe rental is available too.

**Cycling**
Our hills and elevation of 8,050 make cycling a challenge. Many cycling groups pass through our scenic and hilly country each year. Our roads are well maintained which enhances safety.

**Bird Watching**
The Alpine area has a varied landscape – mountain meadows, streams, lakes, & forest, therefore our bird species, both resident and migrant, are very diverse.

**Downhill Skiing**
Hit the slopes at Sunrise Ski Resort, it’s only about a 1 hour and 15 minute drive from Alpine. Our winter season here in Alpine is perfect for all the great winter sports. Hit the slopes at Sunrise Ski Resort.

**Fly & Bait Fishing**
In the Alpine area there are 5 trout fishing lakes, Big Lake, Luna Lake, Nelson Reservoir, Huley Lake, and Crescent Lake. There are also various fishing streams East Fork of the Black River (along FR 276), Little Colorado River, Greer, Sheep’s Crossing, Silver Creek, West Fork of the Black River Campground.
Golf
We have a high elevation golf course in Alpine set amidst the beauty of the National Forest. The Alpine Golf & Country Club offers both 9 and 18 holes.

Hiking
Get acquainted with this beautiful wilderness area. Walk this spectacular land with its scenic mountain views, lakes, meandering streams, lush meadows and exotic wildlife—from rare birds to the majestic elk.

Horseback Riding
Many popular trails allow horseback riding such as Escudilla National Recreation Trail & the East Baldy Trail.

Wildlife Viewing
This activity is the favorite of all Alpine visitors and residents. Our forests, lakes, streams, and mountain meadows host a variety of wildlife. It’s an excellent way to understand all four seasons as we witness the changing wildlife life cycle. Some of our resident mammals are: elk, deer, bear, mountain lion, bobcat, fox, coyote, reintroduced Mexican Gray wolf, raccoons, skunks, Abert squirrel, & chipmunks.

Motorcycling
Have you ridden the Coronado Trail lately? The 120 miles of US 191 between Clifton and Springerville rank in the top 10 scenic byways in the country; the 90 miles south of Alpine are probably in the top 3 for motorcyclists.

Mountain Biking
Phone the Alpine Ranger District Office (Mon-Fri) (928) 339-5000 & ask about conditions and recommendations. Other Forest Roads are FR 403 (off of US Hwy 191 -South of Alpine) & FR 56 towards Hulsey Lake. Take a look at a map of the Apache-Sitgreaves Forest and the roads are clearly marked (FR).

Scenic Drives
Everyone’s favorite drive is along the Coronado Trail Scenic Byway – US Highway 191. Driving south from Alpine you gain in elevation until you reach Hannagan Meadow Lodge at 9100 feet.

Shopping
Come and explore our unique shops for everything from a souvenir, warm Alpaca sweaters & socks, antiques & collectables, to a cast iron dutch oven for your camping or hunting adventure.

Snowmobiling
Williams Valley Winter Sports Area is located six miles northwest of Alpine at an altitude of 8,700 feet.

Alpine is a four season wonderland
This is just a sampling of the numerous nearby outdoor recreational opportunities available to property owners at Alpine Forest Estates.

A-1 Lake 24 acres. Elevation 8,900 ft. Twenty-two miles east of Pinetop off SR 260. This scenic lake is great for Rainbow and Brook trout.

Open mid-May to mid-September.

Becker Lake 85 acres. Elevation 6,900 ft. Two miles northwest of Springerville, off US 60. The lake is known for large Rainbow and Brown trout. Open from the first Friday in April to November 30th.

Big Lake 400 acres. Elevation 9,000 ft. Nineteen miles southwest of Eager using SR 260 and SR 273 either approaching from the east near Eagar or the west near Sunrise Resort. It is stocked each spring and fall with more than 30,000 trout. Rainbow is the best yield with good catches of Brook and Cutthroat trout. Open May to November with snowmobile access in winter.

Bunch Reservoirs 44 acres. Elevation 8,200 ft. One mile north of Greer. Rainbow and Brown trout are the main catches. Early spring fishing is best, after the ice and snow thaws.

Concho Lake 60 acres. Elevation 6,300 ft. Ten miles west of St. Johns off SR 61. Use your favorite bait or lure for the Rainbow, Cutthroat, and Brook trout here. Other fish species include Largemouth Bass and Sunfish.


Hawley Lake 300 acres. Elevation 8,200 ft. Take SR 260 east on SR 473. One of the highest lakes in the state, Hawley is located on the White Mountain Apache Indian Reservation and a daily fishing permit is required. Rainbow, Cutthroat, Brown and Brook trout are all found here.

Horseshoe Cienega Lake 121 acres. Elevation 8,100 ft. Eighteen miles east of Pinetop off SR 260. The lake is visible from the highway. One of the most popular reservation fishing lakes it has given up the state record for Brown trout at 16 lbs. 7 oz. Stocked with large Rainbow–Apache hybrids, Rainbow, Browns, and Apache trout. Year round fishing. Open May to September.

Lee Valley Lake 45 acres. Elevation 9,400 ft. One-half mile west of SR 273, about halfway between Sunrise and Big Lake. The main attraction here is Arctic Grayling and Apache trout. Special regulations apply.


Lyman Reservoir 1400 acres. Elevation 6,000 ft. Seventeen miles north of Springerville, off US 191. Anglers may come up with almost anything on their line at this large lake: Rainbow, Channel Catfish, Crappie, Largemouth Bass, Walleye, Bluegill and Sunfish, to name a few. Lyman Lake State Park is a real “family” place, lots of facilities for everyone!


Note First United Realty does not warrant the accuracy of this information.