


Agent Detail **List Number: 220858**

	Property Type	Residential	Residential Type	Site Built
	Status	Active	Area	Snowflake
	Listing Price	595,000	State	AZ
	Short Address	4067 Dia Estrella Road	Zip Code	85937
	City	Snowflake	Trees on Property	Yes
	Bedrooms	4	Water Available	Yes
	Baths	3	Power Available	Yes
	Aprx SqFt	4,200	Carport	No
	Aprx SqFt Source:	Owner	Carport Attached:	0
	Garage	Yes	Carport Detached:	0
	Garage Attached:	0	Aprx # of Acres	280
	Garage Detached:	6	Year Built	1984
	Horses	Yes		
School District	Snowflake			

Virtual Tour:
Directions: From Main Street, East on Concho Highway to Eldorado, South approx. 4 miles to San Carlos, take San Carlos all the way to the end, the property is on the left hand side.
Legal: There are multiple parcels with multiple legal descriptions. They are on file in the office.

Co-Broke	Yes	Taxes:	2,416.5	Township	13N
Co-Broke (\$ or %)	3%	Assessments:	No	Range	23E
Limited Service:	No	Short Sale:	No	Section	22
Variable Rate	No	REO:	No	Approx Lot SqFt	12,196,800
DOM/CDOM:	0/0	Limited Service:	No	Assessor #	403-38-010B
JOANNE GUDERIAN	Cell: 928-243-0832			Subdivision/Neighborhood	Snowflake Unsub
WEST USA REALTY - Snowflake	928-536-5100			County	Navajo
Listing Date	07/14/2018			Owner:	Heininger
Original List Price	595,000				
Aprx SqFt	4,200				
List Price/SqFt	141.67				

Features

To Show Appt. Only, Call Lister, No Sign	Property Adjoins Private	Water Heater Gas, Two Or More
Owner Will Sell Cash, Conventional, OMC	Baths Full Bath, Tub/Shower	Floor Covering Concrete
Construction Masonry	Kitchen Features Built-In	Interior Features Dual Pane Windows
Style Multi-Level	Dishwasher, Gas	Exterior Features Barn/Stable, Deck, Guest
Roof Pitched, Shingle	Range, Microwave, Refrigerator	Quarters, Gutters/Down Spouts, In the Trees, Other
Foundation Slab	Eating Area Breakfast Room, Eat-In	Building, Panoramic View, Utility Building
Utilities Available Alternate Power, Bottled	Kitchen	Garage/Carport Carport Attached: 0, Carport Detached: 0, Garage
Gas, Private Well, Propane Tank	Laundry Dryer, Utility Room, Washer	Attached: 0, Garage Detached: 6
Owned, Septic, Telephone	Other Rooms Potential Bedroom	Road Maintenance County, Private
Property Boundary Wire Fence	Heating Bottled Gas	

Financial Info

OWC:	Yes	Exclusive Agency:	No
Amount Down \$:	300000		

Public Remarks and Agent Remarks

Public Remarks: Rare opportunity to purchase a working goat ranch. This listing is for land and buildings only, but the business is also for sale. Check out www.blackmesagoatranch.com for more details. The ranch covers 280 acres of high desert range land with incredibly diverse topography and stunning 360 degree mesa and valley views. Located at the base of Black Mesa in the Point of the Mesa/Anasazi Valley area. An historic pioneer camp and cattle working area, that is also rich with evidence of the ancient Native American Indians. Nearly the entire property line is fenced with 3-strand barbed wire and about 200 acres is completely fenced with 52" high welded wire cattle panel fencing. The listing comprises of 2 homes, one of which is currently the Dairy building with approx. 2200 sq ft, the other

Confidential Agent Remarks: Call for details on the business sale. There is no sign. Due to the size of the property allow time for showings. Please make sure your buyers are qualified before showing. The Listing includes - Parcel numbers: 403-38-010B, 403-38-011B, 403-38-011A, 403-38-006, 403-38-005-, 403-38-010A, 403-37-009, 403-37-016, 403-38-012



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