

Multiple Listing Service (MLS) single family residences (SFR) Nutrioso, AZ 85932 during 2019

The following MLS information is provided for comparison with a 5.11-acre [Horse Property](#) (item 1 below) at #20A Apache County Road 2112, Nutrioso, AZ 85932.

Item 2 below appears to be similar to [5.11-acre Horse Property](#) in lot size and house square footage with 3 bedrooms, 2 baths, private water well, garage, barn, and adjoining public lands, the [Horse Property](#) is considerably less expensive. MLS items 3-5 below are also similar in lot size and house square footage to the [Horse Property](#), but at higher list prices and without certain improvements and/or amenities.

The 5.11 acre [Horse Property](#) consists of three parcels:

- 1) APN 102-43-002G has a 2,400 sq foot house on 1.02 acres with 2 kitchens, 3 bedrooms, and 2 bathrooms that has potential for short term rental of one floor, such as a Bed and Breakfast.
- 2) APN 102-66-068 has 100 ft deep water well brought into service in 2018 with new pump and electrical connections.
- 3) APN 102-43-002K has a 4,100 sf barn plus 800 sf loft and includes an insulated 2 car garage, tack, storage, and space for multiple vehicles and workshop. Steel pipe corrals and metal shed adjoin the barn.

The 5.11-acre [Horse Property](#) adjoins the 390-acre EC Bar Ranch, which was acquired in 2017 by the Arizona Game & Fish Commission for the protection and preservation of endangered fish and wildlife habitat. Unlike National Forest Lands that allow unlimited public access for recreational purposes, the State Land adjoining the [Horse Property](#) on three sides excludes unlimited public access, prevents future residential development, and ensures preservation of open spaces in perpetuity.

This MLS property information available in late 2019 is subject to change without notice.

#	Address	MLS #	List Price	Acres	Sq Ft	Price /sq ft	Bed	Bath	Built	Private Well	Garag	Barn	Adjoin Public Land	Tax	Listing Agent
1	20-A ACR 2112		\$299,000	5.11	2,400	\$125	3	2	1994	yes	yes	yes	State Land		Elk Country Realty
SFR with MOST similar lot size and house sq footage with a garage OR barn															
2	13 ACR N2168	224545	\$499,000	7.77	2,048	\$244	3	2	2004	yes	yes	yes	yes NF	\$1,303	Homesmart
3	54 ACR 2269	225181	\$485,000	4.90	2,631	\$184	3	2	2004	yes	no	yes	no	\$1,578	Century 21
4	50 ACR 2130	214968	\$472,000	5.00	2,800	\$169	4	3	1990	yes	yes	no	no	\$1,873	Aspen Country
5	43 ACR 2130	225042	\$385,000	4.22	1,908	\$202	2	2	1999	yes	yes	no	yes NF	\$1,424	Century 21
6	1 ACR N2166	224023	\$749,000	11.19	3,232	\$232	3	3	2001	yes	yes	no	no	\$2,033	Century 21
7	11A ACR 2170	220745	\$699,000	28.00	2,900	\$241	4	3	1998	yes	yes	no	no	\$2,383	Adv RE Prof
8	1 ACR 2269	225472	\$599,000	20.00	1,850	\$324	2	2	1995	yes	no	yes		\$2,154	West USA
9	24 ACR N2281	225271	\$595,000	7.17	3,470	\$171	2	3	2011	yes	yes	no	yes NF		F Smith Assoc
10	20 ACR 2018	224749	\$479,000	3.02	3,816	\$131	3	4	2018	yes	yes	no	no	\$1,693	All Seasons
11	1 CRN 2158	220266	\$495,000	7.31	1,554	\$319	3	2	1999	yes	yes	no	yes NF	\$1,382	Greer Land Inv
12	132 ACR 2130	224746	\$449,995	3.63	1,720	\$262	3	3	2004	yes	yes	no	no	\$873	Terra Antigua
13	73 ACR 2024	225573	\$425,000	1.08	3,079	\$138	4	4	1983	yes	no	no	no	\$1,203	Keller Williams
14	41238 Hwy 180	226816	\$349,977	20.96	1,152	\$337	2	1	1979	yes	no	yes	yes NF	\$1,011	Aspen Prop
15	3 ACR N2182	224834	\$333,700	9.03	1,108	\$301	2	2	1999	yes	no	no	no	\$1,068	Homesmart
16	109 ACR 2130	219496	\$259,000	10.48	576	\$450	1	1	2007	yes	yes	no	no	\$1,509	Century 21
17	41 ACR 2277	227400	\$825,000	2.23	3,641	\$226	2	2	2005	yes	yes	no	no		Elk Country
18	41236 Hwy 180	226735	\$242,000	5.67	1,818	\$133	2	2	1982	yes	no	no	yes NF	\$602	Century 21
19	212 ACR 2108 No water well	227517	\$449,000	8.47	1,572	\$286	3	2	1980	yes	yes	no	no	\$1,995	Adv RE Prof
20	2 ACR 2166	225180	\$385,000	1.12	2,500	\$196	3	2	1993	share	yes	yes	no		Mtn Retreat
21	2 CR 2033	213831	\$324,000	4.45	1,918	\$169	3	2	2001	share	no	no	no		Greer Land Inv
22	3 ACR 2221	221669	\$198,000	1.89	900	\$220	2	1	2003	haul	yes	no	no	\$408	Alpine RE
23	3 ACR 2034	222968	\$159,900	1.00	870	\$184	1	1	1969	share	no	no	no	\$368	Aspen Country