

## Description

Parcel 2 and Water Well = 1.23 acres

Parcel ID# 102-43-002G 2-story House on 1.02 acres

Parcel ID# 102-66-068 Water Well on 0.21 acres

The [House](#) ground floor has a living room, wet bar, two bedrooms, closets, bathroom, and storage space. Blue flame gas stoves provide heat. An electric elevator is designed to carry firewood to the second floor. There three exterior doors. The main stairway is on the north end of the house. An enclosed alternate stairway is on the south end. The ground floor was completely remodeled in 2013.

The second floor has a large tiled kitchen, disposal, dishwasher, dining area, bedroom, bathroom, shower, washer and gas dryer, laundry sink, and tiled living room constructed in 2002. Adjoining the living room is a spacious, carpeted den, with large windows provide panoramic [views](#) of Nutrioso Valley and surrounding mountains, constructed in 2014. A large capacity wood stove and blue flame gas stoves provide heat to upstairs rooms. The house has a metal roof.

Utilities include standard septic system, 100 AMP electric service, buried phone line compatible with Frontier Communications DSL internet service. Cell phone service is available. A large privately owned 565-gallon propane tank provides gas for cooking, heating, and clothes dryer. The house has a private [Water Well \(0.21 acres Parcel ID# 102-66-068\)](#).

The property adjoins the EC Bar Ranch on three sides. The 390 acre EC Bar Ranch, including 3 miles of Nutrioso Creek, was acquired as a Arizona Heritage Property by the State of Arizona in 2017. The Arizona Game & Fish Department and US Fish and Wildlife Service manage the EC Bar Ranch for the preservation and protection of aquatic/wildlife species in conservation need. The open spaces and views from the house of the EC Bar Ranch will never be developed for residential housing.