

Off-Grid Features

While the 5.11-acre horse property may appeal to horse owners seeking a move-in ready house with barn and corrals, features highlighted below may appeal to persons seeking off-grid living:

1. Location

- a. The property is on County Road 2112, about 1/8th mile off Hwy 180 in White Mountains of eastern AZ, a relatively isolated rural area.
- b. Nutrioso is a small village with no gas, grocery store, or amenities with about 200 permanent residents. Nutrioso Valley is about 7600 ft in elevation and surrounded by Apache-Sitgreaves National Forest. Mountains rise about 9,000 feet on the west and 10,900 feet on East (Escudilla, 3rd highest in AZ).
- c. Gas, groceries, food, shopping, etc are in Springerville AZ, 15 miles north on Hwy 180. Going south from Nutrioso, Hwy 180 passes through Gila National Forest into New Mexico with shopping in Silver City about 150 miles away.
- d. Round Valley Hospital is in Springerville. Summit Health Care Regional Medical Hospital is in Show Low, 60 miles away.
- e. Summer weather is warm in the day and seldom exceeds 60 degrees at night. Winter temps seldom drop below zero with variable snow and sunny days.
- f. In 2017, the State of Arizona, Arizona Game and Fish Commission acquired the 390-acre EC Bar Ranch for the protection of fish and wildlife habitat along Nutrioso Creek in perpetuity. Unlimited public access is prohibited for any recreational activities, including hunting, fishing, camping, and vehicular uses. The ranch headquarters are for sale on 5.11 acres. Terms of the purchase in 2017 ensure open spaces and views in perpetuity.
- g. State Land now adjoins the 5.11-acre property on 3 sides (north, east, and west). Overland travel by vehicle from three sides is not possible due to 8 foot tall fencing to exclude elk from the ranch.
- h. Access to the horse property is from County Road 2112 along a gated driveway on the east side of the horse property, constructed in 2020 adjoining EC Bar Ranch (not shown on Google maps), and on the west side of the 5.11 acre parcel..
- i. Google maps shows the EC Bar Ranch Estates subdivision lots and roads that previously existed on both sides of Nutrioso Creek, but were abandoned upon acquisition by the State of AZ.
- j. The Ranch includes three miles of Nutrioso Creek, a perennial stream with headwaters about 15 miles south on National Forest Lands. The creek is about 600 feet west of the 5.11-acre parcel.
- k. Escudilla Wilderness Area is about 1/2 mile east. Escudilla Mountain is 3rd highest mountain in AZ at 10,910 feet. Elk herds migrate from the Wilderness Area across Nutrioso Valley westward to National Forest Lands and back.
- l. The Ranch has about 2 miles of 8 ft tall fencing on both sides of Nutrioso Creek designed to exclude access to the creek by elk, which travel in herds ranging from a few to over 100.
- m. Upon reaching 8 ft tall fencing around the EC Bar Ranch, elk must go north or south for about two miles before migrating further west or east across the creek.
- n. When elk go south, the 5-acre parcel is the first private property that allows migration west or east across Nutrioso Creek for watering.
- o. Elk may be attracted by hay and water. Large second floor windows and exterior floodlights allow nighttime wildlife viewing.

2. House

- a. 2400 sq ft house constructed prior to 1994 with staged expansion through 2014 and cosmetic improvements, such as new doors, windows, flooring, and roof. New electric service in 2013 provided by Navopache Electric Cooperative.
 - b. Ground floor has a living room, wet bar/kitchen, 2 bedrooms, bathroom, storage, 3 exterior doors, propane gas heater, and elevator. Second floor has living room, kitchen, bedroom, bathroom, laundry, wood stove and gas heat, north and south stairways.
 - c. Each floor may be isolated and function independently with locking doors for privacy. Each floor has electric breaker panel.
 - d. A battery-powered elevator is designed to carry firewood and supplies.
 - e. Southern roof exposure has potential for solar panel system.
 - f. Steel beam and stick built construction with metal siding covered by board and bat wood siding. Metal roof on steel trusses is covered with wood sheathing and second metal roof. Custom built to withstand unusually high winds and snow loads with potentially lower fire risk inside and outside.
 - g. Private water well with 10 gallon flow per minute from about 70 ft depth was drilled in 2018. Pump controlled by below ground 120-gallon pressure tank and switch. Another separate water vein has been witted on the property.
 - h. Standard residential septic system.
 - i. Large 565-gallon propane tank serves hot water heater, blue flame heaters, dryer, and cooking stoves. Local propane is delivered upon request or under contract.
 - j. Buried phone cable connected to fiber optic cable along CR provides phone and DSL Internet service. Cell service available.
 - k. Mobil home connections adjacent to the house for water, septic, electric power, and driveway access.
 - l. A 500 foot driveway along east and west property boundaries join the house and barn with County Road 2112 by a loop with two gated entrances. The property is fenced. There is no vehicle access to the property from the EC Bar Ranch, which adjoins on the north, east, and west.
3. Barn
- a. 4100 sq feet with 800 sq foot loft. Insulated garage. Storage rooms. Tack room. Space to park 5 trucks and ATV's. Four roll up doors and 3 wooden doors, all lockable.
 - b. Wi-Fi in the house can be picked up in barn to operate cameras. Buried 110/220 volt electric and well water from the house. Built-in livestock feeder. Garage and loft have potential for conversion to living areas. Barn structure has been reinforced. One storeroom has insulated steel walls.
 - c. Corrals cover about 10,000 sq feet, divided into four corrals with maintenance free steel pipe and panel construction. Livestock may have access to the barn through two doors and shed from two sides. Cows can be raised for beef, dairy, and breeding. Four horse stalls/runs adjoin corrals.
4. Garage
- a. 240 sq ft (12' x 20') with roll up door and lockable entry door.
 - b. Electric service. Concrete floor. Metal siding and roof.
5. Metal shed.
- a. 160 sq ft (8' x 20') with gravel floor. Similar to a shipping container with metal sides, door, and roof.