



ABSOLUTE AUCTION

AUGUST 18TH - 11:00 AM (MST)

A West Ranch

DEWEY (PRESCOTT), AZ



*Beautiful
Desert
Paradise*



J. P. KING

When a lot matters.



A West Ranch

A Southwestern Oasis of Unimaginable Proportions



Nestled amid the Arizona desert east of Dewey sits the magnificently eclectic and self contained *A West Ranch*, a secluded oasis spanning 83+/- acres. Stunning gardens, blended with impeccable stonework, period style stockade and cedar stay fencing, reclaimed timbers and iron make this beautiful property an unrivaled sensory experience.

Anasazi-style rock work abounds with statuesque Anasazi water feature and fire pit, the perfect location to enjoy the peace of the outdoors, star gazing on serene Arizona nights or 5 star ranch entertaining. The living quarters provided by two residences located on the property continue along with the uniquely-beautiful Anasazi meets Western Authentic style of *A West Ranch*. The main Compound Casita, with 2 bedrooms and 1 bath, was completely remodeled in 2000 and offers large shaded grass, concrete porches and a gym, just a small piece of the outdoor haven that allows for ample outdoor entertainment space or an ideal atmosphere to quietly enjoy a solitary morning soaking in the serenity of the surrounding song birds, nature and wildlife.



The additional residence, known as the Adobe Casita, offers one bedroom, 2 full baths, a kitchen, eating area, living room and two car garage.

A *West Ranch* is truly a beautiful desert paradise, with stunning gardens amid a private and relaxing atmosphere, it is the ideal place to enjoy the wild and scenic Arizona countryside. The ranch was originally built as a "Lay-Up Ranch," for horses to range naturally, rest, and retire. Top-of-the-line fencing throughout provides for livestock to graze or browse in a nutritional rich desert environment while supporting containment when necessary. Beautiful trails wind throughout the property with adjacent access to Prescott National Forest and BLM lands.

With the property being centrally located to Prescott Valley, Prescott, Sedona, Flagstaff, and Phoenix, opportunities to enjoy the culture, museums, heritage sites, fine dining, wine tasting and entertainment of Arizona are endless. Nearby mountain ranges, lakes, and golf courses provide plenty of enjoyment for outdoor enthusiasts.



Visit us online at www.bidderdetails.com for a complete list of improvements, additional photos and video, auction documents and so much more.



J P . K I N G

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PROPERTY PREVIEW

Personal tours of the Property will begin on August 9th. **Tours of the Property are by appointment only!** For your personal tour, please contact our Auction Information Center at 800.558.5464 or contact our local representative at 928.458.8312. Tours will be available to serious inquires only.

AUCTION EVENT SITE & REGISTRATION

The auction event will be held on site. Registration will begin at 10:00 a.m. (MST), and the auction will begin at 11:00 a.m. (MST). **A cashier's check, in the amount of \$50,000.00, will be required to bid. The cashier's check is to be made payable to the Bidder.**

AUCTION - COOPERATING BROKER PARTICIPATION

Cooperating Broker participation for the auction is invited. Up to 3% commission will be paid to a Cooperating Broker. For Cooperating Broker Incentive Program, visit www.jpking.com or call 800.558.5464 for more information.

BUYER'S PREMIUM & TERMS

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer. A ten-percent (10%) down payment (based on the total contract price) will be required on auction day and will be held in escrow. Closing will be on or before thirty (30) days from the date of auction.

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