

# Blue River Ranch

45.00 Acres

Greenlee County, AZ

\$3,500,000



HAYDEN  OUTDOORS



# Blue River Ranch

TOTAL ACRES:

45.00

PRICE:

\$3,500,000

COUNTY:

Greenlee County

CLOSEST TOWN:

Blue, AZ

*Presented by*



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## Property Summary:

Nestled in the heart of the Apache National Forest, 9 miles south of Alpine, AZ lies 45 +/- acres of secluded paradise at the Blue River Ranch. Tranquility can be easily found in the tall pines, river-fed private pond, and stunning views of the Arizona White Mountains.



## Activities & Amenities

ATV/Off Road  
Equestrian/Horse Property  
Fishing  
Food Plots  
Hiking/Climbing  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Waterfowl  
Irrigation  
Off Grid Power  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Water Access  
Water Rights  
Water View  
Waterfront

## Land Details

Address: 14609 Blue River Rd Fr 281,  
Blue, Arizona 85922, USA  
Closest Town: Blue  
Total Acres: 45.00  
Deeded Acres: 45.00  
Leased Acres: 0.00  
Elevation: 6500 ft  
Water Rights: Yes  
Stream, storage and irrigation rights  
Estimated Taxes: \$1,852.66 - 2021  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Style of Home(s):  
2 story house and 2 story cabin  
Bedrooms: 5  
Bathrooms: 8  
Basement: None  
Parking Types: Detached Garage, Carport  
Outbuildings: 4  
Fence Type: 8 foot perimeter fence  
Heating Systems:  
Electric Heaters  
Fireplace  
Forced Air  
Wood Stove



## Land:

The Blue River arises in the mountain country between Alpine, AZ, and Luna, NM, and zigzags south through the rugged canyons of the Blue Mountain Range, keeping mostly on the Arizona side of the border. The tributaries of the upper Blue begin in green forests of Ponderosa pine, spruce, and fir at about 8,000 ft, while the lower Blue descends to just below 4,000 ft in drier country dominated by juniper, cedar, and pinyon.

The tranquil mountain oasis of the Blue River Ranch falls somewhere in between, with an elevation of approximately 6,500 ft. You'll find a beautiful river/riparian habitat, tall pines, juniper woodland, abundant wild sunflowers, wide-open blue skies, and incredible views of the surrounding mountain ranges. Enjoy peace of mind and serenity in the seclusion of the Ranch, which features 12,500 finished sq. ft, a private live pond, and a massive solar backup.

Use solar energy to create your own online business from paradise. Host destination weddings. Create a wellness retreat. Operate a hunting and fishing lodge. Grow hydroponic food in the warehouse. Offer a resort getaway. Move your family up here – the kids will love the built-in trampoline, multiple treehouses, and swings. The possibilities are endless!

- **Address:** 14609 Blue River Rd FR-281, Blue, AZ 85922
- **County:** Greenlee County, Arizona Parcel #100-12-001A
- **Elevation:** 6,500 ft.
- **Locality:** 9 miles south of Alpine, AZ, on the Blue River Road. After the 9-mile marker, enter the first driveway on the right.
- **Total Acres:** +/- 45
- **Deeded Acres:** +/- 45
- **Leased Acres:** 0, surrounded 100% by the Apache National Forest
- **Estimated Taxes:** \$1,852
- **Barnyard:** Enclosed 8' cemented game fence around buildings
- **Orchard:** Trees and vines planted (2012)
- **Raised Garden:** Irrigation system for 11, 4'x12' raised vegetable beds; 4 raised small beds (4'x4"); 2, 4'x8' hot boxes (used for seedlings); 3 irrigation rows for ground planting. Underground water shutoff and above-ground water timing box; all boxes are made of cedar and metal.
- **Pasture:** non-cultivated land near river
- **Live pond** with water feed from Blue River via canal; water gate control on exit side of pond. Approximately 1 acre.







## Building Details:

### House

- Approximate size: 4,200 sq ft.
- Remodeled: 2003 to 2017

Consists of a South side and a North side, divided & connected by a breezeway of approximately 102 sq. ft.

### South Side:

- Approximately 2,734 sq ft.
- 3 bedroom
- 2 bath

### North Side:

- Approximately 1,464 sq ft.
- 1 bedroom
- 2 bath

### Cabin

- Renovated 2008
- 1 bedroom
- 1 bath
- Open loft overlooking first floor

### Barn

- Several stalls on each side
- Open ended on the north side and is big enough for several large tractors, machinery, and/or RVs. It has a very high ceiling. 220 receptacles inside.
- Water spigot on outside
- Metal roof

### Warehouse

- 3,850 sq ft
- Built 2009
- 2 exit doors, 2-car garage door
- Bathroom w/shower
- Utility sink
- Own septic system
- Outdoor water spigot

### Shop

- Built 2014
- 3,850 sq ft
- Security doors, extra-large garage door
- Bathroom w/shower
- Utility sink
- Own septic system
- 2 outdoor water spigots

Heating systems throughout the property. There are 5 electric heaters in the main house & propane furnace in the main house, cabin, warehouse and shop.



## History:

In the early history of the area, many different Indian tribes, including that of the famous Geronimo, once roamed the Blue Area and at one time known bandits and rustlers also hid out along the Blue because of its rugged terrain.

In 1886, William Milligan homesteaded this property and constructed the canal/ditch and dam for purposes of irrigation.

In 1897, he constructed a reservoir. This information was filed in the county of record. Mr. Milligan had a grits mill powered by the water force from the reservoir. He served the area grain growers.

In the 1930's – 1940's, the property was a dude ranch named Whispering Pines.

## Improvements:

For several years the owners have put a great deal of effort into updating and restoring the property. Besides new construction of both buildings and projects, they have renovated existing structures.

Some of those updates include the following: new kitchen countertops for the house (one granite and the other sandstone); electric, plumbing, septic, and heating updates; addition of 2 new 3,850 sq ft buildings; solar systems (2); creating a fire barrier for the buildings and a water diversion ditch for flooding from the mountain melt offs; and restoration of the cabin and house.

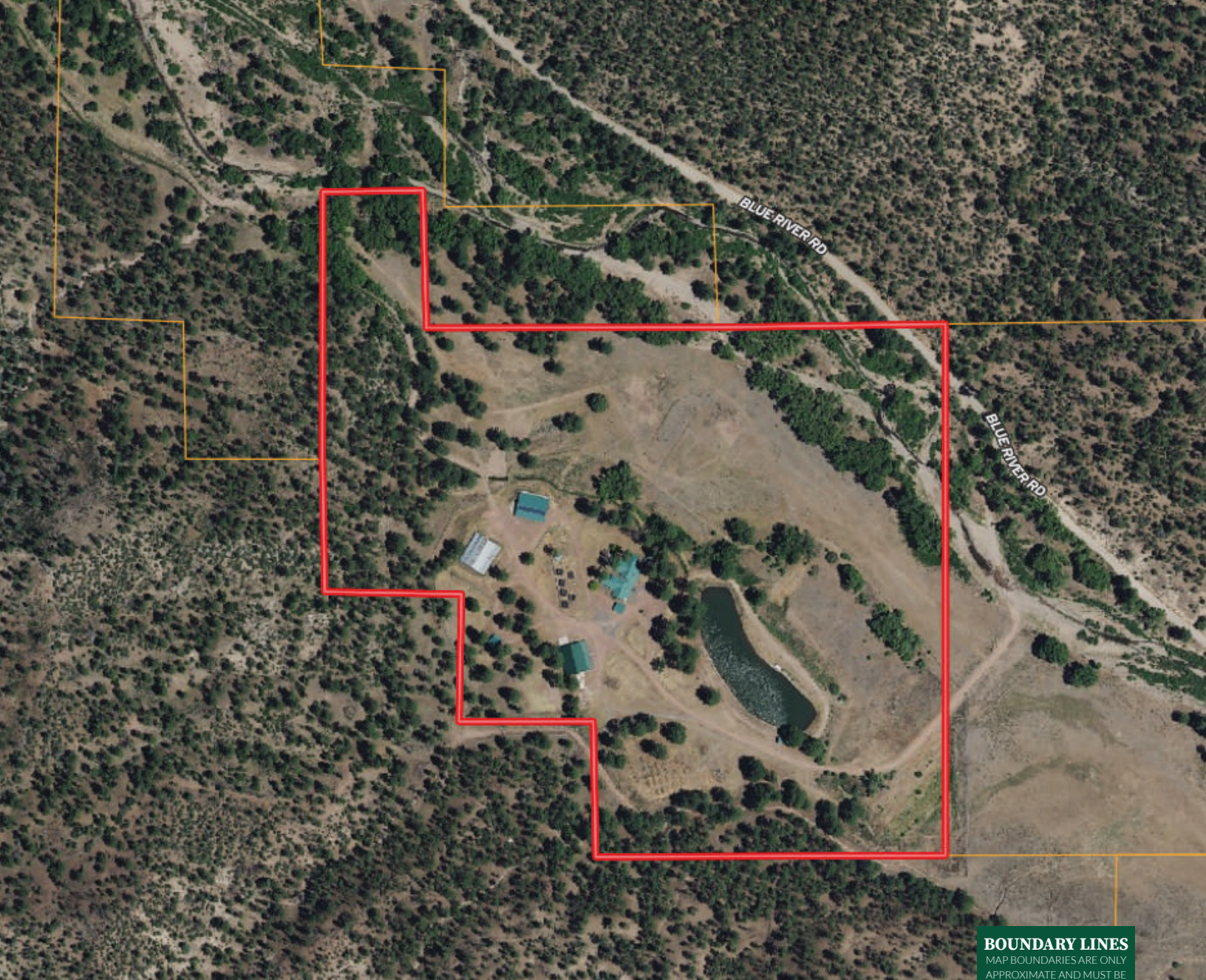
## Location:

The Blue River Ranch is located in Greenlee County, about 9 miles south of Alpine, AZ. The most isolated (and exclusive!) hot spring in the state of Arizona is not far.





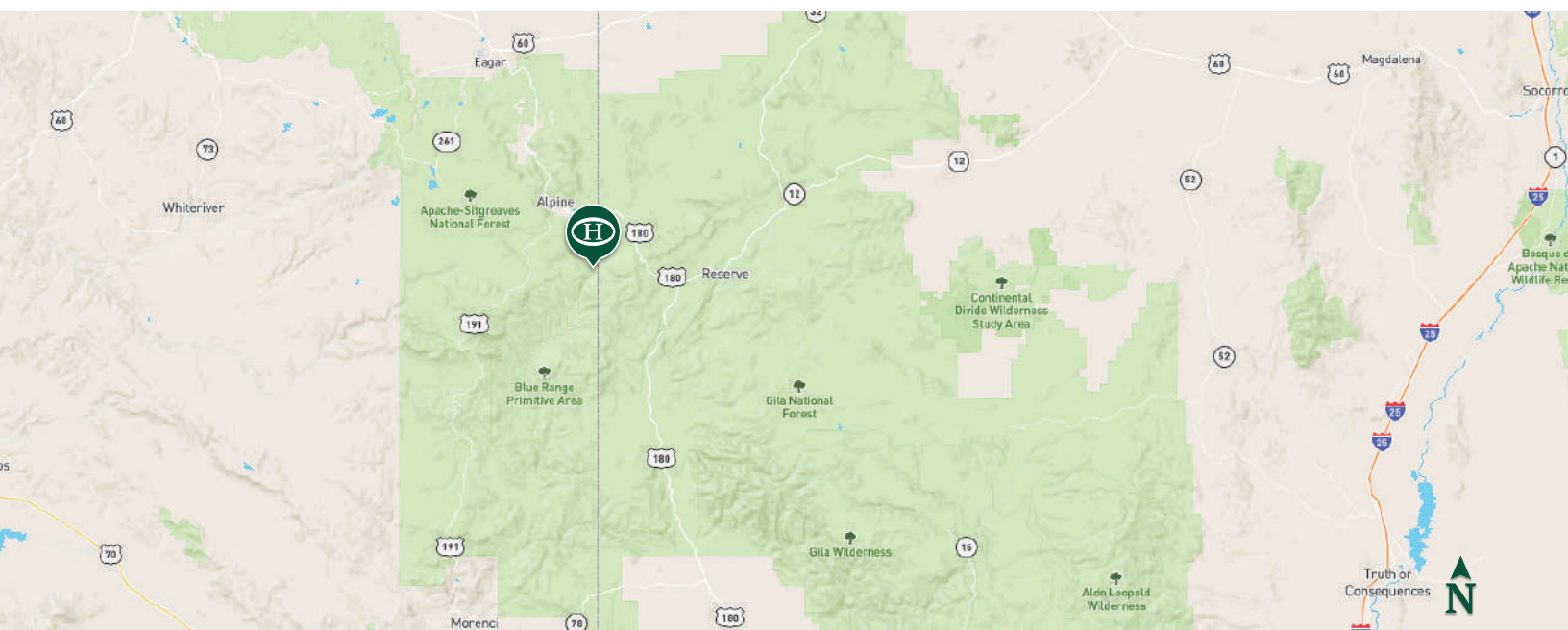




### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary







# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### **Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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