

Az Rural Land Pro – Site Assessment

17646 E. Blue Willow Ln.

Kingman, AZ 86401

Willow Creek Ranch

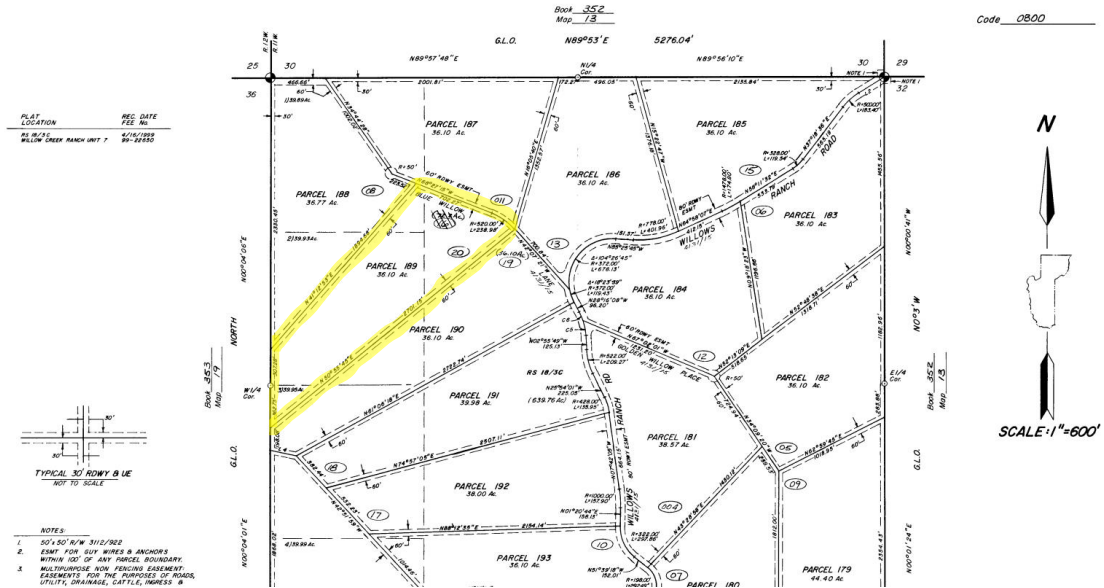
Subject property Analysis:

Map:

SEC. 31, T.22N, R.11W.

BOOK 352
MAP 37

Code 0800



Location comments:

APN# 352-37-020

PARCEL 189 (WILLOW CREEK RANCH UNIT 7)

Parcel Size 36.10 acres

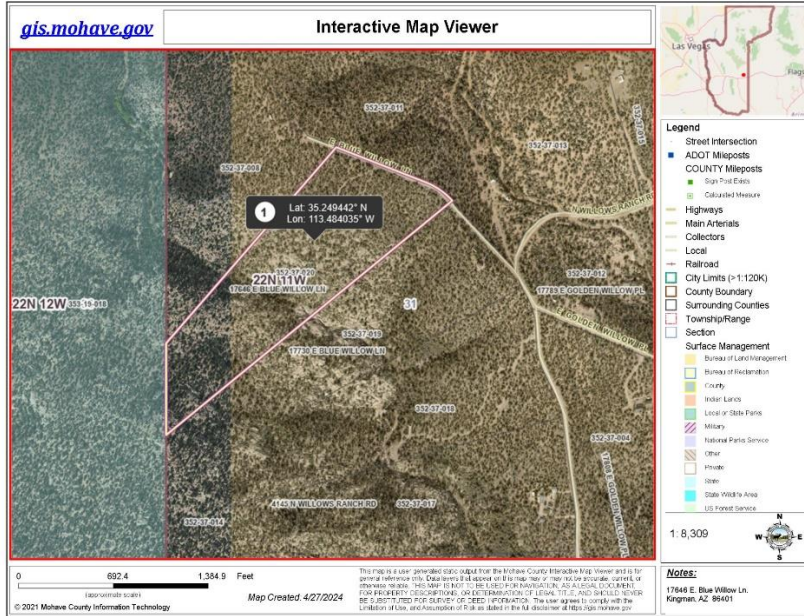
A portion of - Township 22N, Range 11W, Section 31

Located approximately 5 miles North of the I-40 in a community subdivision known as "Willow Creek Ranch"

Directions:

Exit 87 on the I-40 north on Willows ranch road approximately 5.5 miles turn left on “Blue Willow Lane” to 2nd parcel on left.

Satellite view map:



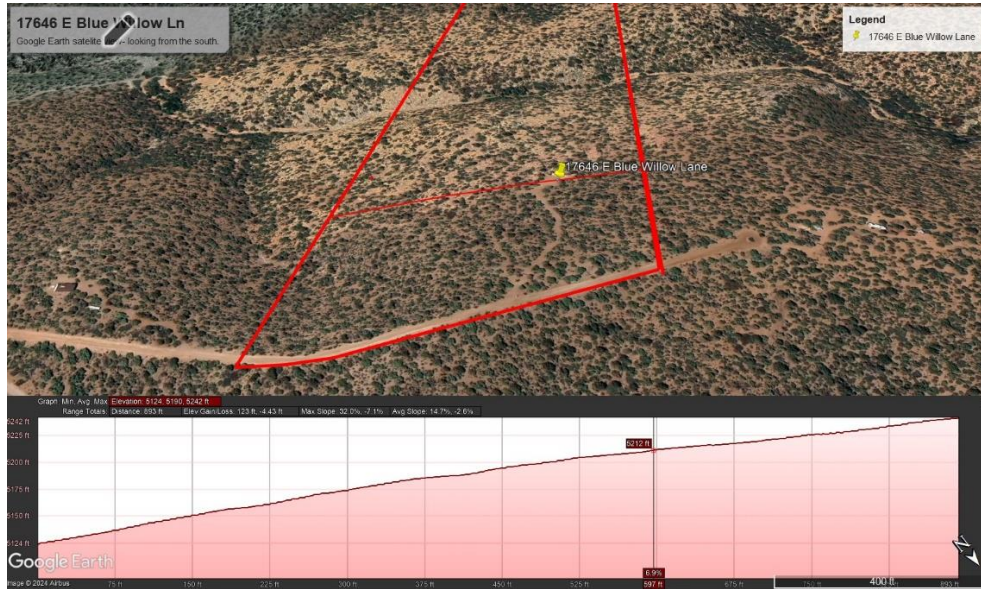
Longitude and latitude coordinates (center of parcel):

LAT 35.248934°N LONG -113.484679°W

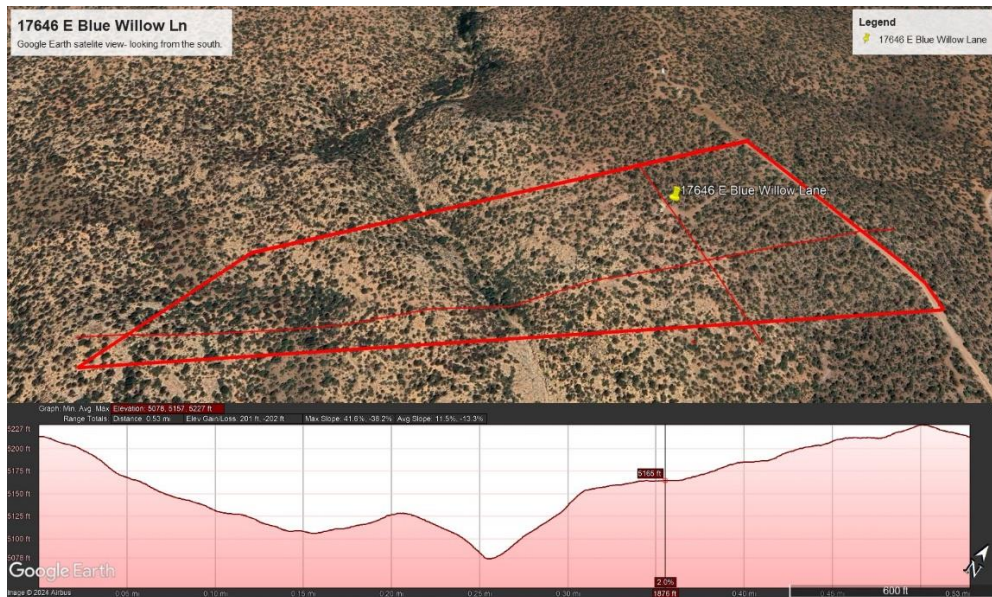
Google Earth view:



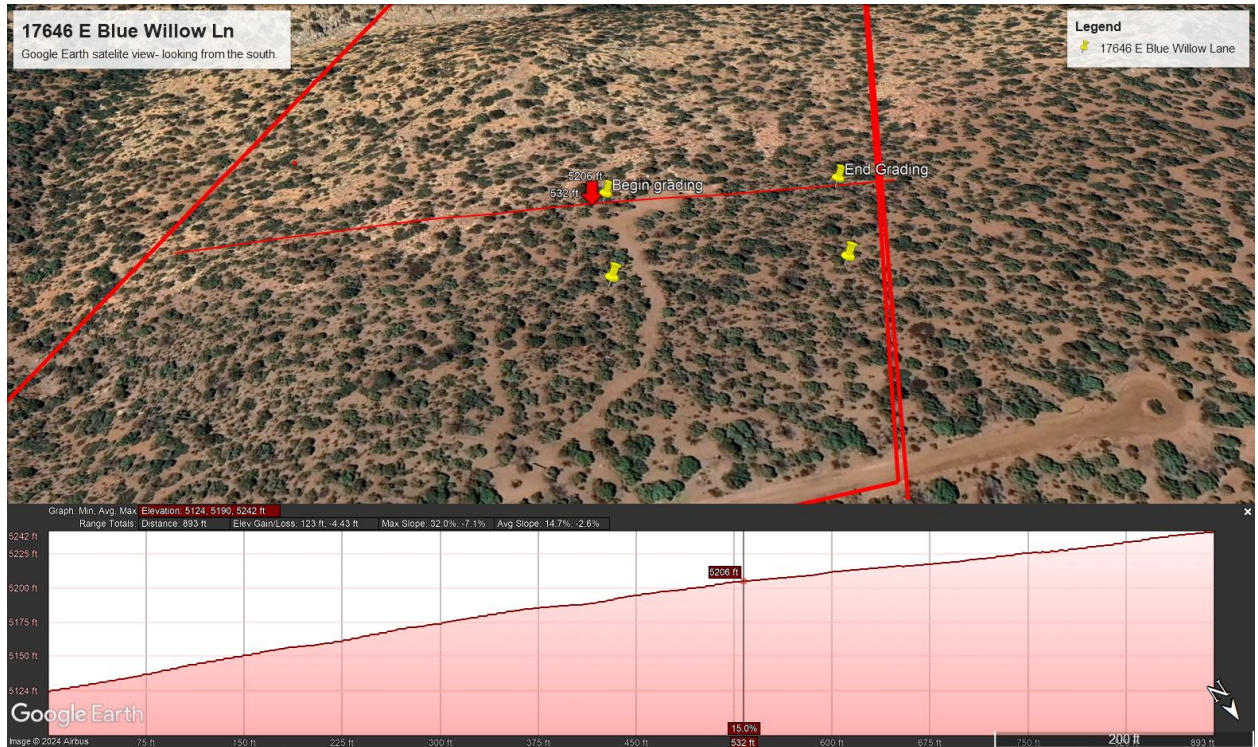
Topographic review :



Subject property has a natural cross slope of approximately 100' in elevation from the high western boundary dropping to the eastern boundary. From the current defined pad to the western extent of the PL (property line) would be an approximately 25' upward slope to the west.



Subject property has extreme topographical changes from south to north. Center of property drops approximately 150' down to natural runoff creek at the lowest portion of property. Northern approximately 1/3 of property is possible for feasible development.



Shown pins outline the most practical pad area. Grading magnitude would be for a 100' X 200' approximate finish building pad. The height of bench to the north would be approximately 18-24' high with drainage catch and diversion berm along the top (north) pad border.

Historical data:

Willow Creek Ranch is a unique, water rich area in Northern Arizona. The community has been a part of a large working cattle ranch for many years. The 24,000-acre ranch was split up into about 320 36-acre parcels in 1997. An adjacent 15,000plus acres was add to the ranch allotment making the Willow Creek cattle ranch area approximately 40,000 acres of working cattle ranch. There are more than 7 springs on the allotment most are reserved for the ranchers water use. The Willow Creek Ranch was once owned by an Imus, but it was not Don Imus. The Willow Creek ranch area is mentioned in many books written about the settling of the Arizona territories. Sometimes it is referred to as the Willows Ranch.

Willow Creek Ranch lies halfway between Kingman and Seligman Arizona (35 miles from each) north and south Ln of Interstate 40 at 5,000 to about 5,800 feet elevation. The elevation creates an ideal, mild year-round climate, cooler than Kingman and the deserts to the west and south and warmer than snowy Flagstaff at nearly 7,000 feet to the east. Elevation is one of the secrets that makes Willow Creek Ranch a great place to live — retire, homestead, be self-sufficient, vacation, hunt, ride horses or ATV's for all or part of the year!

The parcel size, the rugged topography, and the fact that the area is heavily treed with juniper, pinon pine and scrub oak add to the feeling of seclusion. The land is hilly and rough with streams and canyons and incredible hilltop vistas; perfect for exploring on foot, ATV or by horseback.

The Property Owner’s Association’s sole purpose is to maintain the 72+ miles of dirt roads, and maintains a website for communicating with their members.

(information credit: Dirt Road Real Estate)

Community Information:

All necessary links and information to this community are available on the “Property Owners Association” website.

<https://www.willowckranchpoa.com/>

Tax Assessors Information:

4/24/24, 1:02 PM

about:blank

Parcel Number: 352-37-020
 Owner(s): JANUS INVESTMENTS LLC;
 Mailing Address: 7660 DESCANSO LN LAS VEGAS, NV 89123
 Property Location: 17646 E BLUE WILLOW LN
 Multiple Owners: No

	Previous Year	Current Year	Future Year
Tax Year	2023	2024	2025
Land Value	\$32,714	\$44,332	\$46,982
Improvement Value	\$0	\$0	\$0
Full Cash Value	\$32,714	\$44,332	\$46,982
Assessed Full Cash Value	\$4,907	\$6,650	\$7,047
Limited Value	\$23,444	\$24,616	\$25,847
Assessed Limited Value	\$3,517	\$3,692	\$3,877
Value Method	Market	Market	Market
Exempt Amount	\$0	\$0	\$0
Exempt Type			
Assessor Use Code	0004-VL-UNDET-RUR-NONSUBDIVID	0004-VL-UNDET-RUR-NONSUBDIVID	0004-VL-UNDET-RUR-NONSUBDIVID
Assessment Ratio	15.0%	15.0%	15.0%
Property Class	02R	02R	02R

Supervisor 1
 District 1
 Parcel Size 36.10 acres
 Parcel Town 22N
 Parcel Range 11W
 Parcel Section 31
 Assessor PARCEL 189 (WILLOW CREEK RANCH UNIT 7) AS SHOWN ON RS 18/3C 4/16/1999
 Description 99-22650 CONT 36.10 ACRES 352-37-016(352-37-019 & 020)

Tax Year	Description	Construction Type	Base Year / Adjusted Year	Stories SF	Imp #	Mobile Make	Mobile Model	Serial #	Year Built
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Owner Sale Date Fee Number Instr. Type Property Type Sale Price Multi Parcel Sale

Grading cost estimates:

Cost estimate by Gist Equipment for an approximate 100' X 200' clear graded and bermed pad would be \$25,000. All final quotes and arrangements would be made through contractor. No written proposal was provided at the time of request.

Comparable Value:

See attached CMA (comparable market analysis)

Improvement cost breakdown

Well :

Well registration# 55-916739

802' well depth

700' water level

5" casing PVC

Price proposal from Mohave Well Service for complete solar pump top out including 2500 water tank, delivered and installed \$23,309.00

Proposal attached in email document file.

Septic:

Site soil conditions and pad location indicate that the best location for septic tank and leech field would be best placed 100'+ due south from the NW corner of the cleared pad. Approximate costs for a conventional septic system method would be in the range of **\$9,000-\$12,000** if an alternative raised system would be required by the results of the percolation and soils examination by the septic engineer and/or contractor would be approximately **\$12,000-\$16,000**. All the requirements, fixture count worksheets and system description are provided in the links on the last page of this report.

Power:

Line power estimate- Line power is not available currently or in the near future. Alternative power is the only option for this location.

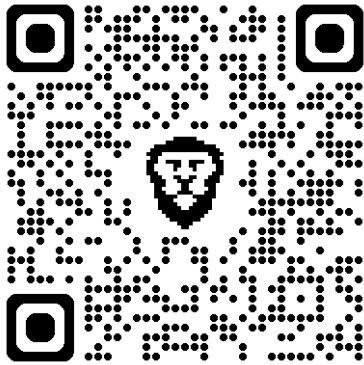
Solar estimate- Recommend a solar power system that would support a minimum of 60 AMP output. With most current off-grid inverter based systems this would translate to a minimum of;

2- 30 AMP output inverters in parallel

2- 200V Charge Controllers

6KW – Solar array (Photovoltaic panel array) minimum of 18- 300+watt panels.
Divided into 2 strings into combiner box.

Complete components list and design available from NAZ Solar Electric in Flagstaff,
AZ Link below.



NAZ Solar Electric

<https://www.solar-electric.com/residential/solar-panel-system-kits/off-grid-solar-kits.html>

My recommended one stop shop for everything you need for your Offgrid system.

Custom Solar design also available from AZ Rural Land Pro.

Structures:

There were no existing structures on the property at the time of visual inspection.

Recommended building methods:

Due to the remote nature of the property and inherent difficulty in getting building materials and finding and organizing labor for a custom frame (stick) build, it is recommended that a premanufactured structure be utilized. Cost benefit for going this route would save a minimum of **30%** of the overall cost magnitude.

Suitability for animals, homestead farming:

Once property is graded it will serve adequately for small homestead farm operations. Gardens, chickens and other small agricultural projects would be supported on this property. Larger livestock would not do well due to the slope, soil type and amount of rocks.

Financial overview of feasibility:

Property purchase	\$130,000
Well “Top out”	\$23,309
Septic (Approx)	\$12,000
Power Systems	\$25,000 DIY (do it yourself install)
Conex Boxes	\$5,000 each (X2)
Grading	<u>\$25,000</u>
Total pre construction	<u>\$225,309</u>

Approximate home cost \$300-450K

Links:

Link to septic permit application

<https://resources.mohavecounty.us/file/DevelopmentServices/Env%20Quality/Septics/Residential%20Conventional%20Septic%20System%20App.pdf>

Link to alternative septic application

[https://resources.mohavecounty.us/file/DevelopmentServices/Env%20Quality/Septics/Residential%20Alternative%20Septic%20System%20App%20\(U3_21_24\).pdf](https://resources.mohavecounty.us/file/DevelopmentServices/Env%20Quality/Septics/Residential%20Alternative%20Septic%20System%20App%20(U3_21_24).pdf)

Link to licensed septic contractors in Mohave County

<https://resources.mohavecounty.us/file/DevelopmentServices/Env%20Quality/Septics/MC%20Licensed%20Contractors%20for%20On-site%20Wastewater%20Construction%20-%20Updated%202-15-24.pdf>

Link to general septic information

<https://resources.mohavecounty.us/file/DevelopmentServices/Env%20Quality/Septics/Septic%20Systems%20101%20-%20Homeowners%20Manual.pdf>

Link to Arizona Department of Water Resources (GIS well data)

<https://azwatermaps.azwater.gov/wellreg>

Link to Arizona Rural Land Pro

www.azrurallandpro.com

Link to Mohave Offgrid Construction

www.mohaveoffgrid.com

Link to NAZ Solar Electric Offgrid systems

<https://www.solar-electric.com/residential/solar-panel-system-kits/off-grid-solar-kits.html>

Link to Dirt Road Real Estate

www.dirtroadrealestate.com