

Southwestern Ag Services, LLC

7254 E. Southern Ave. Suite 107, Mesa, Arizona 85209
(480) 539-2671 Phone, (480) 507-4731 Fax, (480) 695-4506 Cell

Klondyke Country Store & Horse Head Lodge Klondyke, Arizona

±19.5 Acres



Offered Exclusively By:

Danielle Bechtel
Southwestern Ag Services, LLC
480-539-2671
Danielle@swaservices.com
www.swaservices.com

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Location:

The Klondyke Country Store & Horse Head Lodge are located approximately 180 miles southeast of Phoenix, AZ and approximately 48 miles west of Safford, AZ. The property lies in the high desert on the Eastern side of the Aravaipa Creek in Graham County Arizona. The area is known for its rich history in ranching and mining and currently for all types of outdoor recreation including hunting, bird watching, star gazing, and hiking.

Improvements:

- **Owner's House:** Consists of a 1999, 5 bedroom 2 ½ bathroom manufactured home. It has 6 inch walls for extra insulation, metal roof, vinyl siding, ceiling fans, skylights in the kitchen and bathrooms, and a front and back patio. Also, equipped with a/c unit, propane furnace, propane fireplace and vaulted ceilings.
- **Horse Head Lodge:** Consists of a 5 bedroom, 2 ¾ bathroom lodge/guest house designed to sleep up to 13 people comfortably. It also has 2 full kitchens, a large great room, washer/ dryer hook ups, gas furnace, evaporative cooler, and horse head carvings adorning the lodge.
- **Klondyke Country Store:** Consists of an area that was once the post office, complete with an iron lockbox that was used for mail storage. The store is also home to a soda counter that once belonged to an old drug store in a nearby town. Antique stained glass adorns the sides of the mirrored rear cabinet, and round stools line the front of the countertop. The country store was once used as a diner and could be opened once again.
- 6 R/V Hookups with Water & Electric.
- Historic Adobe Building.
- Picnic Area Complete with Horseshoes.
- 2 Large Corrals with Piped Water Troughs.
- 4 Acres and 10 Acres Fenced for Livestock/Horse Turnout.
- 18 X 29 Hay Barn/Covered Parking.
- Domestic Well with 2 Pressure Tanks
- 1 Capped Well
- 2 Above Ground Gas Tanks
 - 1,000 Gallon Unleaded
 - 500 Gallon Diesel
- 1,000 Gallon Propane Tank to Supply the Home and Lodge
- 500 Gallon Propane Tank to Supply the Store

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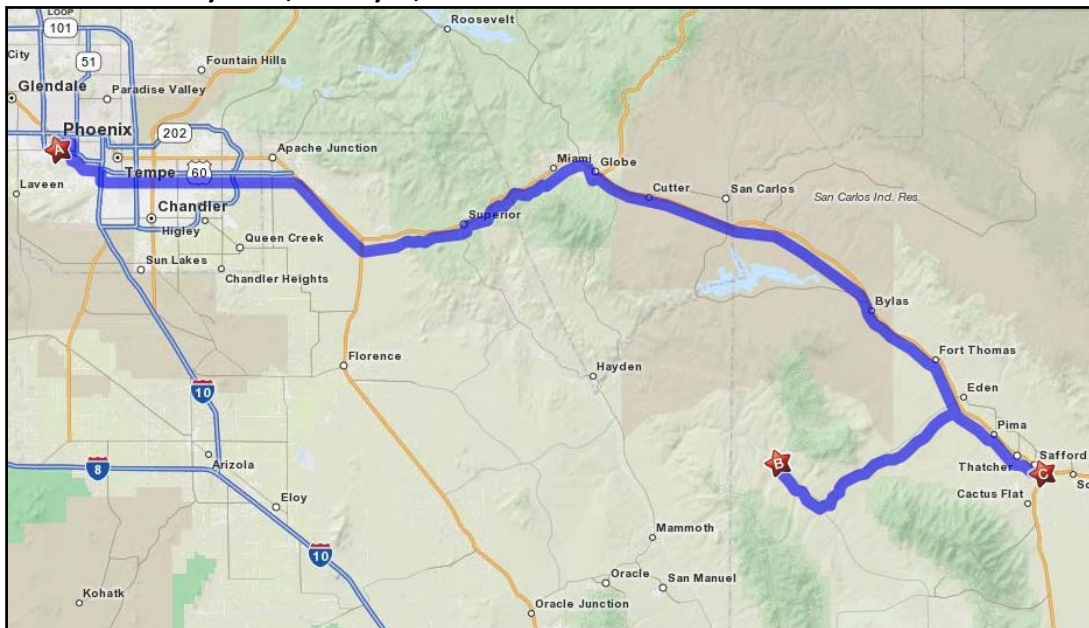
Price:

\$275,000.00

Comments:

Klondyke is a beautiful town pulsing with Arizona's history and in a perfect locale to have breathtaking views of the nearby mountains and wildlife. It is surrounded by the Galiuro Mountains in the Southwest and the Santa Teresa Mountains to the North. The Aravaipa Canyon is also nearby and has beautiful hiking trails and a plethora of wildlife including over 200 species of birds and many larger mammals that include the mountain lion, coati mundi, ringtailed cats, black bear, desert bighorn sheep, deer, and javelina. There is much earning potential to found in this property and the location is ideal for hiking, hunting, bird watching, trail riding, or simply finding serenity.

Directions to 36951 Klondyke Rd, Klondyke, AZ 85643:



From Phoenix:

1. Take the US-60 to Globe, approx 80 miles
2. Continue on the US-70 about 60 miles, then turn RIGHT onto KLONDYKE RD. Continue to follow KLONDYKE RD. approx 33 miles.

From Safford:

1. Take the US-70 Northwest about 15 miles
2. Turn LEFT onto KLONDYKE RD. Continue to follow KLONDYKE RD. approx 33 miles

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Photos



Manufactured Home



Horse Head Lodge

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Lodge Great Room



Southwest Portion of Property

Contact:

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