

ESTATE ORDERED ONLINE LAND AUCTION

86.38± ACRES OFFERED IN 3 PARCELS

NO HOA! BIDDING STARTS AT \$4,000± PER ACRE!

Don't miss this rare chance to secure prime land backing directly to the Apache National Forest. This legacy ranch property sits on the edge of town with convenient access from both west and east sides, utilities nearby, and sweeping Round Valley views.



EAGAR, AZ

Property Highlights:

- 3 separate parcels, each with direct forest access
- 7,200± ft elevation w/open meadows, rolling hills & juniper stands
- Ideal for a mountain retreat, family compound, or investment
- No HOA, minutes from Eagar & Springerville
- Four-season recreation nearby —
Sunrise Ski Resort (30 min), Greer just minutes away
- Zoning: Rural Residential
- Access: Paved roads + dirt road to parcels (Double Tree Ln or Benny Jay Ln)
- Electric, water & sewer nearby
- Taxes: \$28/year (2024)
- Terrain: Varied with valleys & slopes
- HOA: None

Parcels & Starting Bids (Note: new parcels #'s not yet assigned by Apache County):

- Parcel #2: 26.47± AC – Starting Bid \$100,000
- Parcel #3: 26.45± AC – Starting Bid \$100,000
- Parcel #4: 33.46± AC – Starting Bid \$130,000

PROPERTY LOCATION: XXX W. DOUBLE TREE LN, EAGAR, AZ 85925



BIDDING ENDS:
THURS, SEPT 4 • 2 PM (AZ)

Online Bidding: AZestateBid.com

PROPERTY PREVIEWS & INSPECTION:

Drive-by previews with prior approval. Gate codes required.
Contact the auctioneers to schedule.

EXCLUSIVELY OFFERED BY:



John Payne, Auctioneer/Broker

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Stewart Larsen, Auctioneer/Broker

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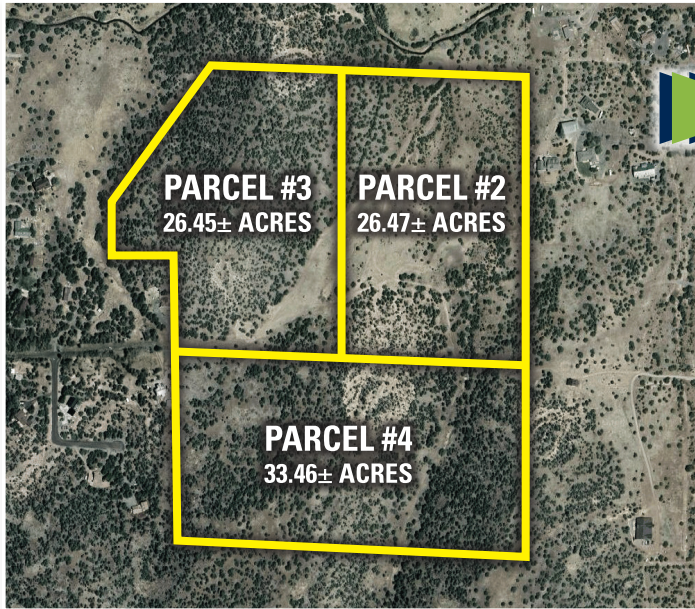


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**3 SEPARATE PARCELS
ADJACENT TO THE
NATIONAL FOREST**
7,200± Ft Elevation • Eagar, AZ

2473 S Higley Rd #104-120
Gilbert, AZ 85295

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RURAL RESIDENTIAL ACREAGE



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