



6735839	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 13 / 12 <b>Bedrooms Plus:</b> 14 <b>Approx SqFt:</b> 5,094 / County Assessor <b>Price/SqFt:</b> \$235.57 <b>Year Built:</b> 1982 <b>Pool:</b> None <b>Encoded Features:</b> 1312RXO1G20S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 60,638 / County Assessor <b>Approx Lot Acres:</b> 1.392 <b>Subdivision:</b> Grey Hackle Furnished Cabins <b>Tax Municipality:</b> Gila - COUNTY <b>Marketing Name:</b> Grey Hackle Cabins <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>Building Number:</b>	
<b>Ele Sch Dist:</b> Payson Unified District <b>Elementary School:</b> Adult <b>Jr. High School:</b> Adult		<b>High School District:</b> Payson Unified District <b>High School:</b> Adult	

**Cross Streets:** Highway 260 and Christopher Creek Loop **Directions:** From the Beeline Highway 87 (McDonalds) in Payson, head east on Highway 260 for 20 miles. Left on Christopher Creek Loop for 1.4 miles. Grey Hackle Lodge is on your right at W. Columbine Dr.

**Public Remarks:** Discover the historic Grey Hackle Lodge in Christopher Creek, Arizona! This is the ultimate opportunity to own a Christopher Creek Family Compound. Enjoy the Ranch House cabin nestled in the Tonto National Forest along with 10 cozy small cabins on a 1.39-acre serene retreat. Live well in the cool pines while running an active retirement business, or bring your ideas for other uses, such as a wedding destination resort, family reunion lodge, wellness center, and beyond! Enjoy fishing, hiking, and biking in nature's embrace, with creeks and lakes nearby. Unwind by the fire pit under the stars or explore the nearby steakhouse & tavern. Conveniently located just 20 miles east of Payson, escape to Grey Hackle Lodge for a rejuvenating getaway!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Garage Spaces:</b> 1 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 1 <b>Slab Parking Spaces:</b> 20 <b>Road Responsibility:</b> County Maintained Road <b>Pool Features:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace <b>Landscaping:</b> None <b>Flooring:</b> Wood	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Dishwasher; Refrigerator <b>Master Bathroom:</b> Other (See Remarks) <b>Laundry:</b> Washer Included; Dryer Included; Inside <b>Dining Area:</b> Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Separate Workshop	<b>Const - Finish:</b> Painted <b>Construction:</b> Other (See Remarks) <b>Roofing:</b> Comp Shingle; Metal <b>Fencing:</b> None <b>Cooling:</b> Refrigeration; Window/Wall Unit <b>Heating:</b> Electric <b>Plumbing:</b> Electric Hot Wtr Htr <b>Utilities:</b> APS <b>Water:</b> Pvt Water Company <b>Sewer:</b> Septic Tank; Septic in & Cnctd <b>Services:</b> County Services <b>Technology:</b> High Speed Internet Available	<b>County Code:</b> Gila <b>Legal Description (Abbrev):</b> SECTION: 20 TOWNSHIP: 11N RANGE: 13E COMM AT SW COR OF THE NE1/4SW1/4SW1/4 SEC20 T11N R13E; TH N89D <b>AN:</b> 303-09-014-C <b>Lot Number:</b> . <b>Town-Range-Section:</b> 11N-13E-20 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$9,402/2023 <b>Ownership:</b> Fee Simple <b>Co-Ownership (Fractional)</b> <b>Agreement YN:</b> No <b>New Financing:</b> Cash; Seller May Carry <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: Cap Improvement/Impact Fee 2: Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 3 / 27 <b>List Date:</b> 07/01/2024 <b>Expire Date:</b> 12/31/2024 <b>Status Change Date:</b> 07/26/2024 <b>On Market Date:</b> 07/26/2024	<b>Original List Price:</b> \$1,200,000 <b>List Price:</b> \$1,200,000	<b>SA:</b> N / <b>BB:</b> Y / 2.5% <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**Private Remarks:** To schedule a showing, contact the listing agents and Arizona brokers Stewart Larsen (480-861-2530) or John Payne (480-422-6800). No unaccompanied site visits. Please do not disturb the occupants nor staff. Visit the Grey Hackle Lodge website at <https://greyhackle.com>. Private lender terms are based on qualification of the buyer, the buyer's plan for the property and the amount down. Financing terms may range from 5.95%-8.95% interest rate, 30-40 loan amortization term, and possible interest only. Financials provided after signing the Non-Disclosure Agreement ('NDA'). See DOCUMENTS tab.

**Semi-Private Remarks:** Co-listing brokers are Stewart Larsen/The Larsen Company (480-844-1221, [slarsen@thelarsencompany.com](mailto:slarsen@thelarsencompany.com)) and John Payne/United Country Real Estate - Arizona Property & Auction (480-422-6800, [john@unitedcountryaz.com](mailto:john@unitedcountryaz.com)).

#### Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> Yes	<b>Occupant - DND2:</b> Interim Occupant	<b>Lockbox Type:</b> None

<b>Primary Showing Contact:</b> List OR Co-List Agent <b>Tenants' Rights:</b> Yes <b>Showing Service:</b> Aligned Showings <b>Showing Notification Methods:</b> Showing Service: Aligned Showings	<b>Ownr/Occ Name - DND2:</b> ADAM & KAYLA COLE COLE FAMILY TRUST
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	480-422-6800
			480-861-2530				

Nestled amidst the breathtaking beauty of the Tonto National Forest, Grey Hackle Lodge offers a serene retreat like no other. This is your gateway to outdoor adventure and relaxation. And with Christopher Creek just a stone's throw away, along with the Creekside Steakhouse & Tavern and seasonal horseback riding, convenience and comfort go hand in hand.

Key Features: <£ Excellent fishing spots nearby =¶ B Access to hiking trails =´ @ Ideal for mountain biking =ø Perfect for photography enthusiasts =& Wildlife watching opportunities D Cross-country skiing in winter

#### GREY HACKLE LODGE CABINS:

**RANCH HOUSE** Two pull-out sofas downstairs by the fireplace, two queen beds in the loft, full kitchen with stove, full size refrigerator/freezer, microwave, coffee maker, barbecue and a big shower. Front and back porch.

**CABIN #1 - 1 BEDROOM** Queen bed in bedroom. sofa sleeper in the living room. Kitchen with stove, full size refrigerator/freezer, coffee maker, microwave oven and barbeque. Bathroom offers both a shower and a tub.

**CABIN #2 - STUDIO** Queen bed, bathroom with shower, kitchenette, coffee maker, a barbecue in front. It has a fireplace.

**CABIN #3 - STUDIO** Queen bed and sofa sleeper. Kitchenette, coffee maker, bath with shower and a barbecue. It has a fireplace.

**CABIN #4 - STUDIO** Queen bed and sofa sleeper. Kitchenette, coffee maker, bathroom with shower and a barbecue in front. It has a fireplace.

**CABIN #5 - STUDIO** Queen bed, kitchenette, coffee maker, barbeque and bathroom with shower. No fireplace.

**CABIN #6 - STUDIO** Queen bed, kitchenette, coffee maker, barbeque and bathroom with shower. No fireplace.

**CABIN #7 - STUDIO** Queen bed, kitchenette, coffee maker, barbecue and bathroom with shower. It has a fireplace.

**CABIN #9 - STUDIO** King bed, kitchenette, coffee maker, barbeque, bathroom with shower and large deck with porch swing. It has a fireplace.

**CABIN #10 - 2 BEDROOM** Queen bed in each bedroom, sofa sleeper in living room. Kitchen with stove, full size refrigerator/freezer, microwave, coffee maker, barbecue, bathroom with shower.

**Location:** Conveniently located within a 2-hour drive from Arizona's major cities and airports, Grey Hackle Lodge is your gateway to nature's splendor without sacrificing accessibility.



**Grey Hackle Cabins**

Discover the Grey Hackle Furnished Cabins at the Grey Hackle Lodge in Christopher Creek (Payson), Arizona.

**Street View (Grey Hackle Cabins)**

1441 E CHRISTOPHER CREEK Loop, Payson, AZ 85541

**Open Area (Grey Hackle Cabins)**

Lots of room for relaxation and fun.

**4 Office+Caretaker Quarters**

Plenty of parking out front.

**Sign (Grey Hackle Cabins)**

Historic sign.

**Cabin #1**

Cabin 1: 1 BEDROOM, Queen bed in bedroom. sofa sleeper in the living room. Kitchen with stove, full size refrigerator/freezer, coffee maker, microwave oven and barbeque. Bathroom offers both a shower and a tub.



Cabin #1



Cabin #1

Cabin #1 Interior



Cabin #1

Cabin #2



Cabin 2: STUDIO, Queen bed, bathroom with shower, kitchenette, coffee maker, a barbecue in front. It has a fireplace.

Cabin #2



Cabin #2

Cabin #2 Interior



Cabin #2



Cabin #2



**Cabin #3**

Cabin 3: STUDIO, Queen bed and sofa sleeper. Kitchenette, coffee maker, bath with shower and a barbecue. It has a fireplace.

**Cabin #3****Cabin #3****Cabin #4**

Cabin 4: STUDIO, Queen bed and sofa sleeper. Kitchenette, coffee maker, bathroom with shower and a barbecue in front. It has a fireplace.

**Cabin #4****Cabin #4****Cabin #5**

Cabin 5: STUDIO Queen bed, kitchenette, coffee maker, barbeque and bathroom with shower. No fireplace.

**Cabin #5****Cabin #5**



**Cabin #6**

Cabin 6: STUDIO Queen bed, kitchenette, coffee maker, barbeque and bathroom with shower. No fireplace.

**Cabin #6****Cabin #6****Cabin #7****Cabin #7**

Cabin 7: STUDIO Queen bed, kitchenette, coffee maker, barbecue and bathroom with shower. It has a fireplace.

**Cabin #7****Cabin #8 - Ranch House**

Ranch House: 2 pull-out sofas downstairs by the fireplace, two queen beds in the loft, full kitchen with stove, full size refrigerator/freezer, microwave, coffee maker, barbecue and a big shower. Front and back porch.

**Cabin #8 - Ranch House #2****Ranch House**

**Cabin #8 - Ranch House #7 downstairs**

Ranch House - living room

**Cabin #8 - Ranch House #3 Kitchen**

Ranch House - kitchen

**Cabin #8 - Ranch House #3.5**

Ranch House - kitchen

**Cabin #8 - Ranch House #4 dining**

Ranch House - dining

**Cabin #8 - Ranch House #5 bathroom**

Ranch House - bathroom

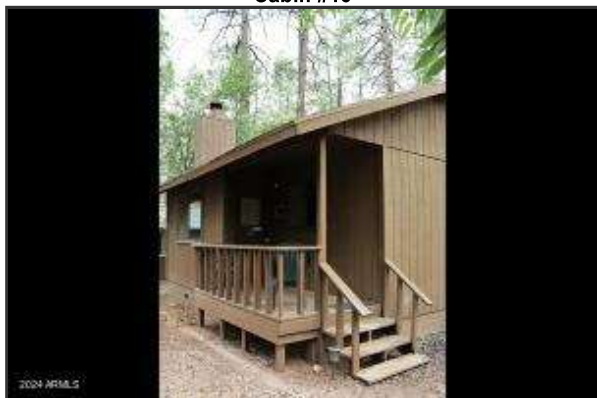
**Cabin #8 - Ranch House #6 loft**

Ranch House - loft



**Cabin #9**

Cabin 9: STUDIO King bed, kitchenette, coffee maker, barbeque, bathroom with shower and large deck with porch swing. It has a fireplace.

**Cabin #9****Cabin #9****Cabin #10**

Cabin 10: 2 BEDROOM, Queen bed in each bedroom, sofa sleeper in living room. Kitchen with stove, full size refrigerator/freezer, microwave, coffee maker, barbecue, bathroom with shower.

**Cabin #10****Cabin #10****Grey Hackle Cabins****Driveway to cabins.****Grey Hackle Cabins****Driveway to cabins.**

**Grey Hackle Cabins**

Side of office building, 1 car-garage.

**Open Area****Fire Pit**