

REASONS TO BUY G-BAR Ranch Property



Nearby Town Services: The Apache County seat of St. Johns with its full complement of goods and services is only 15 minutes from G-BAR Ranch.

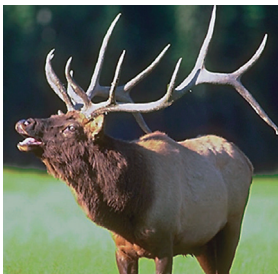
Easy Access: The entrance into G-BAR Ranch is directly off the paved State Highway 191 providing easy access for RV's, campers and deliveries.

Maintained Roads: All G-BAR Ranch properties are accessed by well constructed ranch roads, which are maintained to stay that way.



Cell Phone Reception: Nearby cell towers provide significant coverage throughout the ranch. Variations in the topography of any given property as well as specific provider can affect reception.

Water: Ranch property owners have direct access to the massive Coconino Regional groundwater aquifer. Private wells producing less than 35 gallons per minute can be drilled without permitting requirements, although all well construction must be performed by a licensed driller. Drilling depths and water quality can only be determined by drilling a specific parcel. Owners also have free 24/7 access to the ranch's convenience well. (Certain restrictions apply. Ask your First United representative for details.) Many area owners utilize one of the two fresh water distribution locations in St. Johns. At a penny a gallon, it's an excellent alternative to the expense of drilling a well.



Scenery: Some of the northern Arizona's most spectacular scenery surrounds every G-BAR Ranch property. Lush mountain valleys, multi-hued cliff faces, interesting rock and boulder formations, and views of snowcapped mountains abound.

Custom Surveying: Every G-BAR Ranch property has been surveyed and designed around the natural features of the land. Highset portions such as hilltops and ridgelines are typically positioned towards the center of each ranch to provide added setbacks and privacy from adjoining ownerships. A blending of wooded areas mixed with pockets of open meadowlands is a common design layout, but not the only choice. Landscape selections include a wide range of topographical diversity. Rugged ridgelines, gently rolling hills, lush open meadows, and gently sloping rises leading to prominent hilltops are now available.



Views: Emphasis on views and privacy was of prime importance on the survey design of each G-BAR Ranch property. Every property offers a wide selection of secluded building sites with scenic views.



Climate: The climate at the G-BAR Ranch is quite possibly the very best possible. (See the monthly weather, data chart in the enclosed brochure). Each month of the year is pleasant. Daytime temperatures are never too hot or too cold to enjoy horseback riding, hiking, gardening, or working on the family cabin.

Soil: The sandy loam soils and cool highlands elevations combine to produce excellent growing conditions. Area land owners raise corn, carrots, potatoes, apples, lettuce, peppers, peaches, tomatoes, cherries and many other garden vegetables and fruits.