

AUCTION

MAY 4TH 1 PM

Pristine Desert Setting, Championship Golf, Arts and Entertainment in Wickenburg, the Team Roping Capital of the World.



Max Spann Real Estate & Auction Co.
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In Cooperation with our Marketing Partner
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Incredible Opportunity as Ranch, Development or Resort

Sold in Five Parcels or All as One!



Bid On-Site or On-Line!

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Five Parcels Sold Separately or Together

AUCTION

189.7+/- ACRE ROCKING HORSE RANCH
PRISTINE ARIZONA OASIS IN A CLASSIC WESTERN SETTING

MAY 4TH

WICKENBURG, AZ



MAY 4TH, 1 PM

AUCTION LOCATION:
ON-SITE

N. ROCKING HORSE LANE &
N. HIGHWAY 60, WICKENBURG
(MORRISTOWN) AZ 85342

CALL FOR APPOINTMENT
PROPERTY PREVIEWS
SUNDAY, APRIL 15TH, 12-2 PM
SATURDAY, APRIL 21ST, 12-2 PM
FRIDAY, MAY 4TH, 11AM-1 PM

IN THE FOOTHILLS OF THE BRADSHAW MOUNTAINS
SURROUNDED BY THOUSANDS OF ACRES OF NATIONAL PUBLIC PRESERVED LANDS



Perfect for Outdoor Entertaining



Views From Every Room



Grand Western Lifestyle



Your Private Oasis

ENJOY THE WORLD RENOWNED WICKENBURG,
CULTURAL EVENTS, HORSE BACK RIDING,
TOP TIER GOLFING, ROPING CHAMPIONSHIPS
AND MILES OF NATURE!

- Majestic Estate Home featuring 8,289^{+/-} sq ft of entertaining, Infinity Pool and all luxury amenities
- Additional Residence with private pool
- Private and tranquil setting overlooking the Hassayampa River Preserve
- So much to love about this area of Arizona – Great weather, outdoor activities, diverse shopping and dining, golfing, hiking, and so much more
- A wonderful location to raise your family. Arizona is well known for its healthy business climate, low costs and strong workforce.

Incredible Opportunity as Ranch, Development or Resort

Parcel	Description
A	40 ^{+/-} Acres with 8,289 ^{+/-} sq ft Custom Estate Ranch Home & Infinity Pool
B	25 ^{+/-} Acres with 3,612 ^{+/-} sq ft Home, Pool and 2 Barns
C	26 ^{+/-} Acre Commercial Parcel with Great Visibility and Frontage on Route 60
D	35 ^{+/-} Acre Home Site with Fenced Paddocks
E	64 ^{+/-} Acre Residential or Commercial site with frontage on Route 60 and backed by preserved land

*Parcels auctioned separately and then offered in its entirety



189.7^{+/-} ACRE ROCKING HORSE RANCH

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