



ET VENTURE GROUP, L.L.C.
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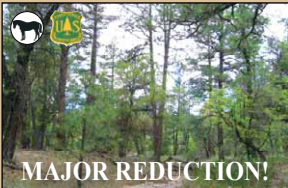
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Horse Property

PO Box 70, Young, AZ 85554



MAJOR REDUCTION!
TUCKED AWAY at the end of the road! 5.39 gorgeous acres of tall pines on Cherry Creek. Standard septic, RV canopy, borders USNF land. No CC&Rs! Price just reduced to \$119,000. Seller will accept \$105,000 CASH! (4101459)



PROPERTIES WITH TALL PINES!
Several to choose from, 2.19 to 6+ acres! This one is perfect and beautifully treed! Seller may share good well, or you can drill your own! Borders USNF. Seller may build to suit and may carry! \$49,000 per acre! (2858351)



SELF-RELIANCE AT ITS BEST - NOW!
Well and septic system in place for 4BR home! Underground electric to property. 12 x 12 block / stucco pump house / shed with metal roof & extended concrete floors. Painted steel 2500 gallon water tank. No-climb fencing around entire property. May consider trade! \$99,000 (4209482)



HERE'S YOUR QUICK "Get To The Country" property with improvements including septic, excellent fully-cased well, a 200-amp panel for electric and the start of a home or garage with a 30 x 34 foundation! Excellent aquifer area and great views! Pole-fenced, so bring your horses! Come enjoy the peace and comfort of self reliance! \$69,800 (4555592R)



THE CABIN OF YOUR DREAMS! Very comfortable, spacious, 1368 SF cabin, and you don't have anything to fix! Two beautiful BRs plus the loft and a full bath. Vaulted T&G ceilings with gorgeous crossbeams, laminate wood floors, spiral staircase to loft overlooking the greatroom! Cozy wood stove, plus thermostat-controlled propane wall furnace. Hickory kitchen cabinets, tank-less propane water heater, washer, dryer, frig & freezer all stay! Move right in, it's all there - furniture, equipment, dishes, pans, utensils, towels, bedding & everything else you might need to start living in this bright & clean custom-built cabin in the trees! 2 x 6 construction, metal roof, 3BR septic if you want to expand, plus two RV septic hook-ups and a fully-cased well! Covered deck, shed / workshop with concrete flooring. All for only \$198,900! Property being sold "AS-IS" (4622959R)



WANT A HOME, OR JUST LAND? 42-acre multi-family horse property with no deed restrictions, no CC&Rs, and no HOA! This is the spot! 3BRs, 2 baths, 2120 sf, accessible but tucked away for privacy!. Dual-pane cathedral windows in the greatroom offer gorgeous views from the top of the hill, great for entertaining. Large fireplace, central heat, indoor Jacuzzi tub. Two full-length covered porches, perfect for viewing wildlife. Metal roof. Solar greenhouse room that systematically carries heat to the rock bed that then flows thru the home. Borders the National Forest. Seller may negotiate acreage to go with home. 42 acres available, complete with 3BR, 1380 sf second residence, 4 wells and 3 septic systems, Quonset huts, barns, 4 ponds & a windmill. Enjoy the seasonal stream, hike your own property. Priced from \$120,000 for 5 acres, \$465,000 for the main residence on 10 acres, or take the whole 42 acres with all residences for just \$700,000! (DC011)

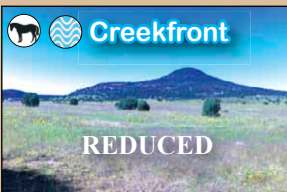


COUNTRY ELEGANCE: Quality-built 2600 SF, 3BR, 2 bath home on a beautifully treed acre (±) in Cherry Creek Estates. Enjoy the large redwood deck, a great garden spot, the trees & the wildlife! Like pearls on lace, this Silvercrest Grand Manor triplewide home has beauty & spaciousness in every room! Vaulted ceilings, plant shelves & bridges throughout; luxury master BR with its own additional "retreat" room & two walk-in closets. Large glamour bath includes Jacuzzi tub, bay window & double sinks. Home has new flooring, new paint & a new roof, plus it is fully fenced with an automatic gate! Get to the country now! Take it all for just \$224,500 (4565474R)



COOL COUNTRY LIVING NOW! 4.73 acres! Newer metal roof! Knotty pine cabin feel! Newer gas F/P! Newer A/C & heat pump. Nicely treed property! Excellent gardening area! Bring your animals! Many upgrades! New dual pane windows! Some newer flooring! Newer kitchen cabinet fronts! This is a pleasant off the road parcel with beautiful panoramic views, yet it's easily accessible. Includes separate stand-alone office / guest cabin / fancy shed! Pump house is insulated! Seller may carry. Reduced to sell at \$165,000! Want additional acreage? Need multi-family property? Ask me how to get a total of 7.27 acres! (4610568)

PRISTINE CREEKSIDE PROPERTY! ±3 beautifully treed acres tucked away at the end of the road! Due to natural springs, Cherry Creek runs through the property year-round in truly beautiful channels! Come walk the private, wooded paths along the creek. Excellent water level, near Artesian well! CC&Rs to protect your interest! Passed soil test for a standard septic. \$87,000



POTATO BUTTE AREA! Gorgeous panoramic views from this 6.15-acre property at the edge of Walnut Creek! Bring your animals, enjoy the peace and quiet, the beautiful sunrises and sunsets. Excellent horse property - no CC&R or deed restrictions, close to Nat'l Forest. Only \$135,300 (201002011G)



SECLUDED: Borders Cherry Creek & the Nat'l Forest! Gorgeous property in remote Young, Arizona. This horse property has no CC&Rs or deed restrictions. Heavily treed, but there's still plenty of meadow! Enjoy the beautiful views & wildlife! Lots of nice level land, yet there's also a mountainside! \$450,000 for 20 acres. Additional adjacent acreage available with septic, wells & a home! That makes 20 to 50 acres. Call for details. (4638962R)



BUILD YOUR CABIN IN THE PINES! Approximately two gorgeous acres of tall pines - borders National Forest land. This is a beautifully treed mountainside spot complete with excellent building sites! Come take a look - it's here in the cool country! Priced at \$120,000 (201020001P)



REDUCED - 40 TO 75 ACRES in the heart of Young Arizona! 722' of prime State Hwy 288 frontage. Fully range-fenced, electric on the property. Only \$24,500 per acre! (4260294)



COOL LITTLE GET-AWAY! Nice 396 SF Park Model on a level, fenced acre! Newer septic for future 3BR, 2 bath home, fully cased well! Gorgeous views! No CC&Rs! \$65,000 (4237211)



AFFORDABLE! Remodeled Cavco, 1800+SF, open floorplan, 3+BRs, 2 baths. New metal roof, flooring, septic & well on 1/2-acre. OMC! No CC&Rs. \$105,000 (DCB288149)



PRIME BUSINESS LOCATION! Private well, full acre! 142' of highway frontage! \$74,000. OMC (4235199)