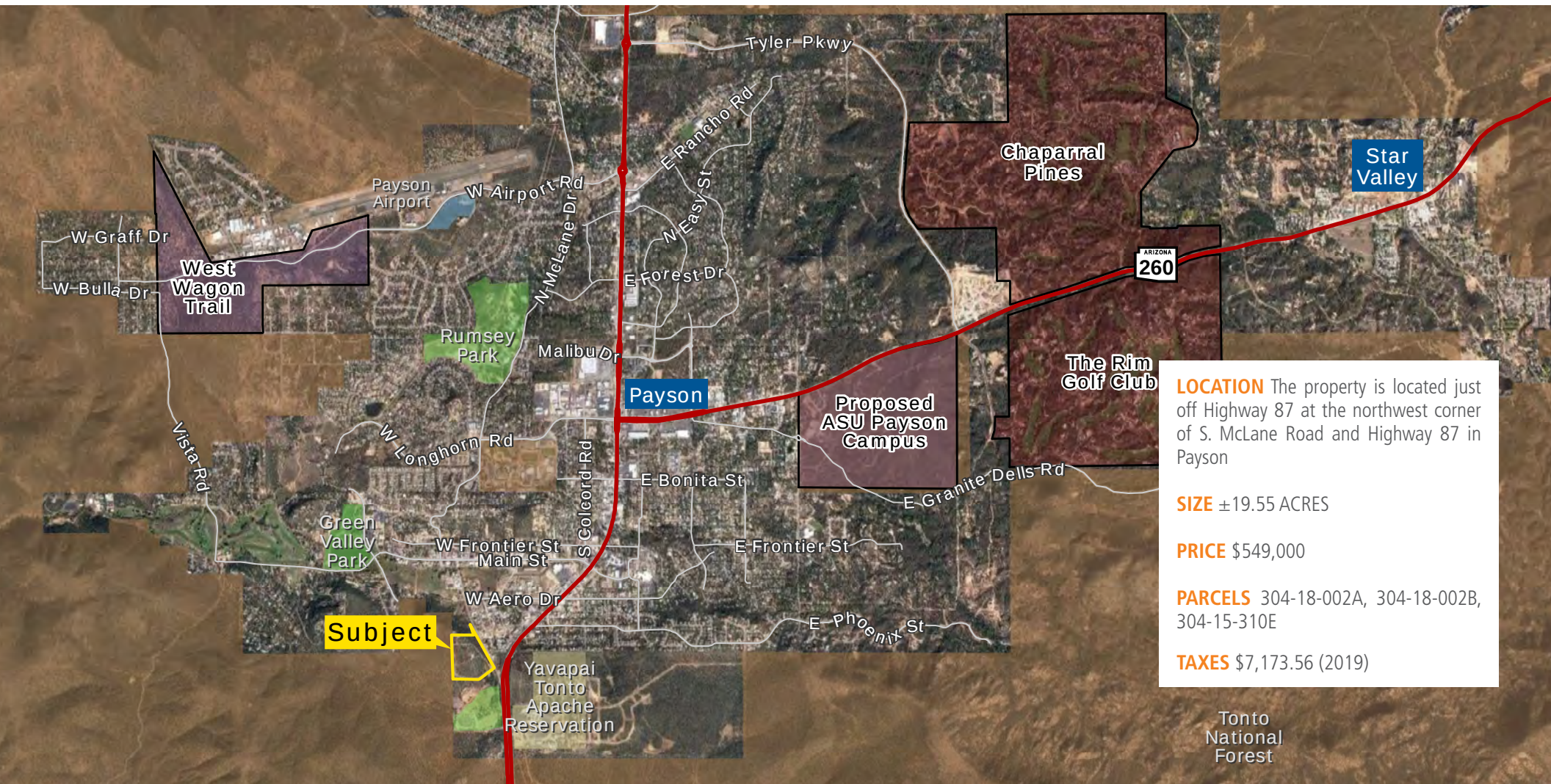


1100 S MCLANE ROAD

±19.55 AC NWC HWY 87 AND MCLANE | PAYSON, ARIZONA 85541



LOCATION The property is located just off Highway 87 at the northwest corner of S. McLane Road and Highway 87 in Payson

SIZE ±19.55 ACRES

PRICE \$549,000

PARCELS 304-18-002A, 304-18-002B, 304-15-310E

TAXES \$7,173.56 (2019)

Capri Barney | cbarney@landadvisors.com Chad Russell | crussell@landadvisors.com

4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 928.445.4457 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZGila205546 - 11.5.19



1100 S MCLANE ROAD | PROPERTY INFORMATION



Land Advisors is pleased to offer commercially zoned property just off of The Beeline Highway (State Route 87) at the southern entrance to the beautiful mountain town of Payson, AZ. Tonto National Forest borders the property on the west side, offering direct access to nearly three million acres of preserved and pristine open space and endless opportunities for outdoor recreation. The property borders the Payson Event Center to the south, which is home to several large annual events including the World's Oldest Continuous Rodeo and the Gila County Fair. And the Mazatzal Hotel & Casino is just across the highway. The flexible commercial zoning will allow many great companion uses to the adjacent and nearby properties and attractions.



1100 S MCLANE ROAD | SURROUNDING COMMUNITY AND AMENITIES



Payson, often referred to as “The Heart of Arizona,” is surrounded by the Tonto National Forest and the largest Ponderosa Pine Forest in the world. The area offers many year-round outdoor recreational activities. In addition to over 50 miles of Hiking Trails, the community offers a wide array of activities enjoyed by both the local community and visitors:



World's Oldest Continuous Rodeo

For many locals and visitors, Payson is well known as “the birth place of rodeo”. Since 1884, it has been home to the “World’s Oldest Continuous Rodeo” which occurs annually in August. There are other rodeo events that are held in Payson at the Payson Rodeo grounds each year and attract cowboys and spectators from all over the state.



Tonto Natural Bridge

North of Payson on Highway 87, just before the community of Pine, is the Tonto Natural Bridge. The park has four hiking trails. Several stairs lead you to the area under the natural bridge where you can walk the slippery rocks into the enormous cavern



Zane Grey Museum

Well known and legendary author, Zane Grey, held a strong love for the State of Arizona. Its history and people inspired his western novels. Together with its game and landscape, the “Rim Country” was where his passionate love for the natural beauty and wildlife stirred his soul. He wrote 13 novels about the “Rim Country” and often hunted in its forests and fished in the lakes that surround Payson.



Shoofly Indian Ruins

Located just north of Payson on Highway 87, are the Shoofly Indian Ruins. The ancient site is an educational adventure with an easy and short trail. The ruins are full of history dating back between 1000 and 1250 A.D. and is on the National Register of Historic Places.



Verde Hot Springs

Just a few miles north of Payson is the Verde Hot Springs. The natural hot springs is a short and easy 2.5 mile hike along the Verde River. The springs are accessible year-round and is a great day hike or even an overnight pack trip.



Pick a Trail and Go Hiking - Over 50 Miles to Choose From!

The Mogollon Rim is a breathtaking spectacle of outdoor scenery. Dropping as much as 2,000 feet in some areas, the Rim provides some of the most far-reaching scenery in Arizona. To truly experience the rim, one must set out on foot and explore over 50+ miles of dedicated trails.



Golf on Payson Courses

Payson has some of the finest golf courses in the nation. Two private courses, Chaparral Pines and the Rim Club, have received national notoriety. Payson Golf Course -- the town’s only municipal course -- is at the end of Main Street past Green Valley Lake and also is a wonderful course to play.

PROPERTY DETAIL MAP

Capri Barney | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



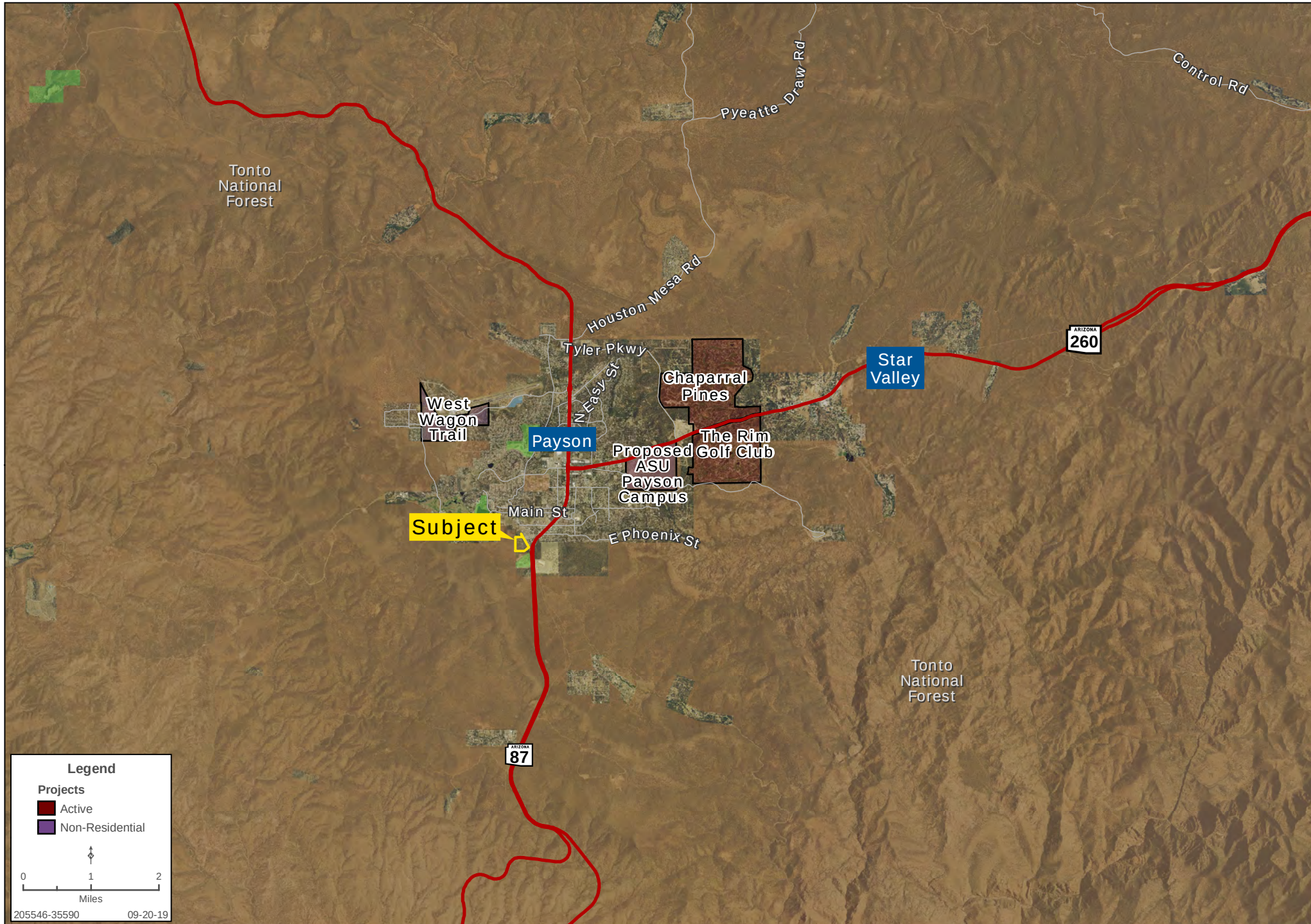
SURROUNDING AREA MAP

Capri Barney | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



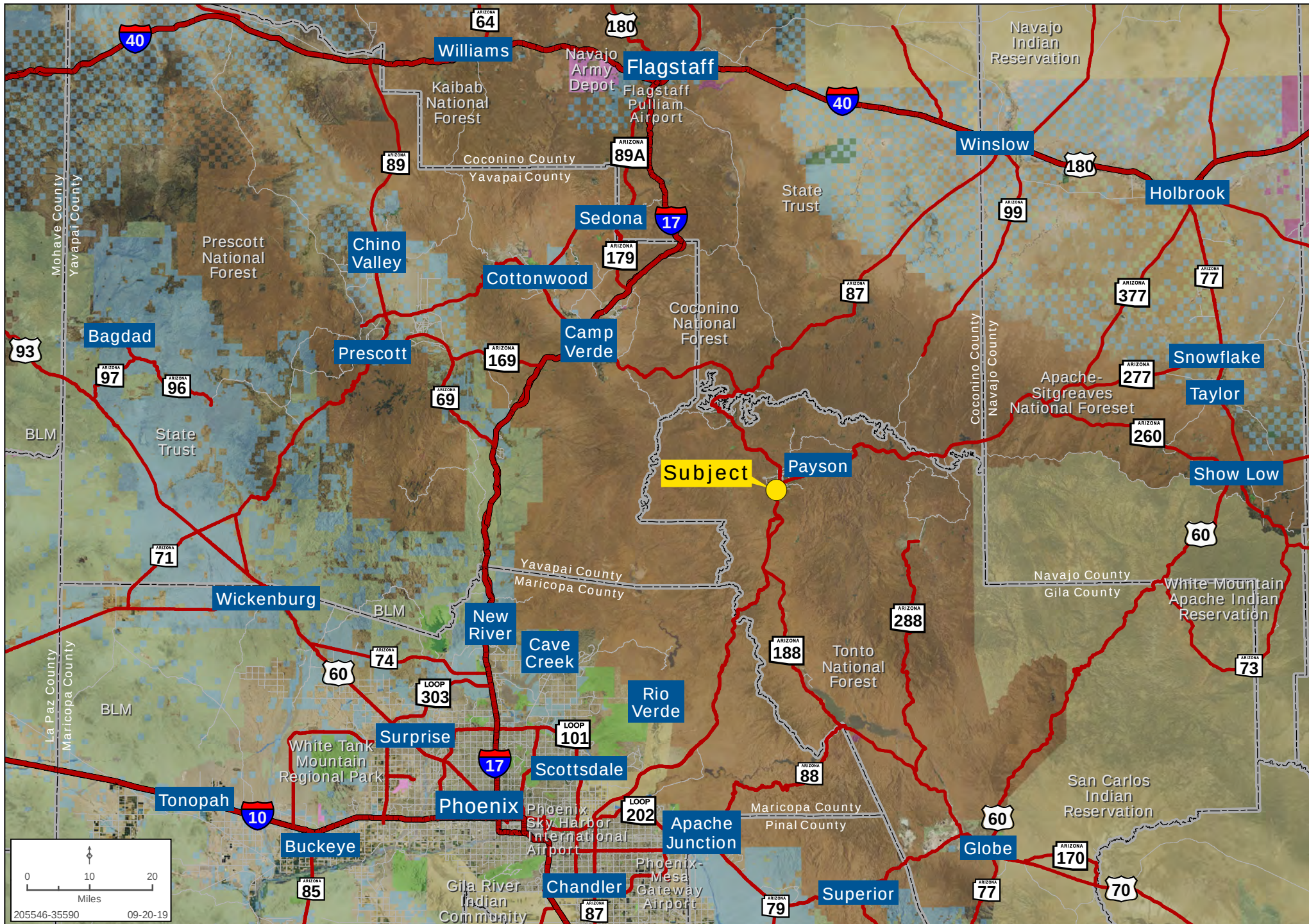
REGIONAL MAP

Capri Barney | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



LOCALITY MAP

Capri Barney | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



CONTOUR MAP

Capri Barney | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



RECORD OF SURVEY / LOT LINE ADJUSTMENT

OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA



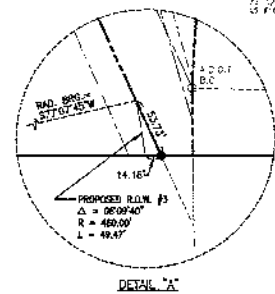
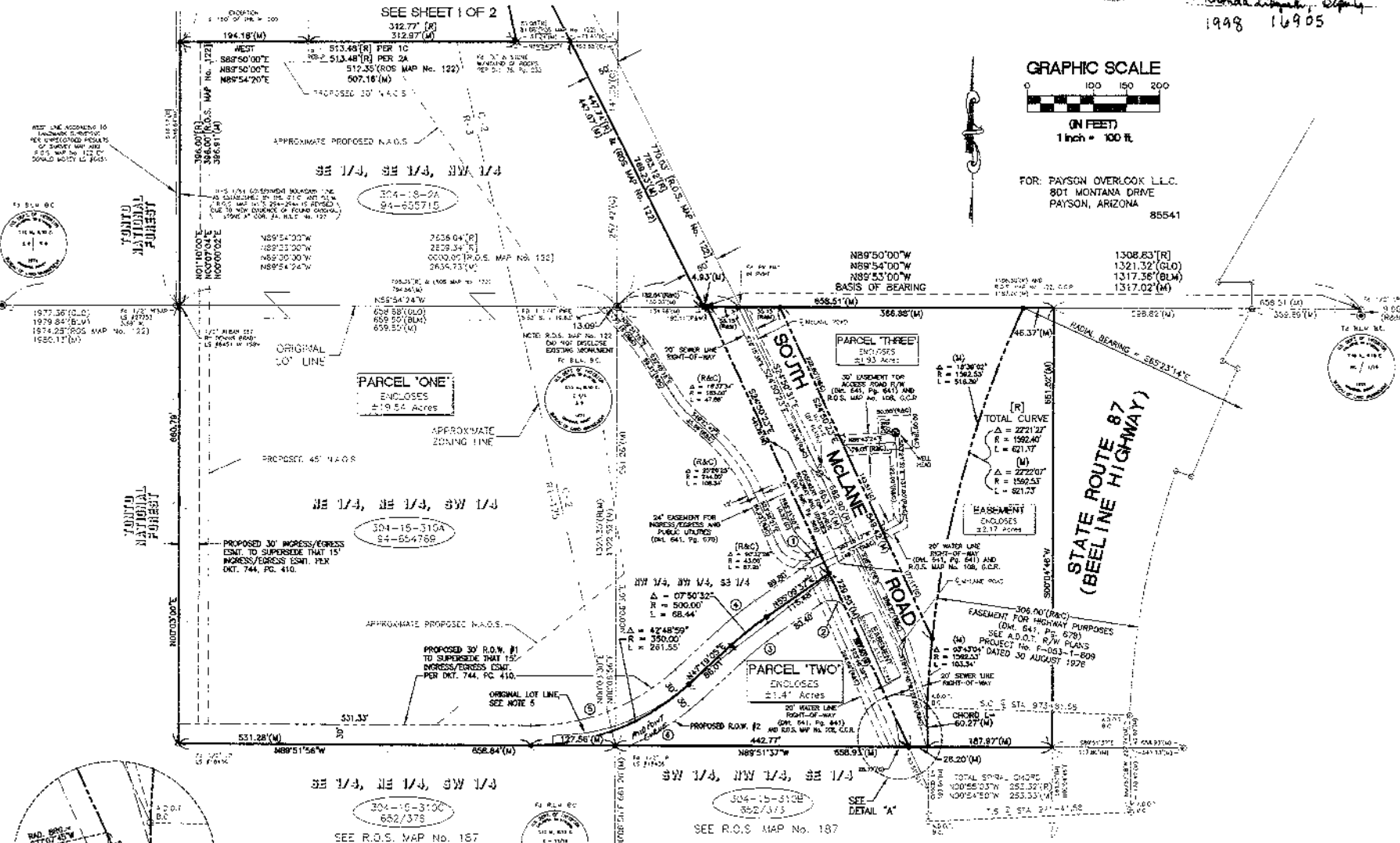
County of Gila, Arizona
I, Blaine C. Meggitt, R.L.S. #18436, being duly sworn, depose and say that I am the Surveyor of the above described land, and that the foregoing is a true and correct copy of the original Record of Survey filed in my office on this 14th day of August, 1998.
Blaine C. Meggitt, Surveyor
1998 16905

GRAPHIC SCALE



(ON FEET)
1 inch = 100 ft.

FOR: PAYSON OVERLOOK LLC.
801 MONTANA DRIVE
PAYSON, ARIZONA 85541



CURVE	RADIUS	LENGTH	DELTA
1	25.00'	34.91'	89°00'00"
2	25.00'	43.63'	100°00'00"
3	470.00'	64.33'	07°50'32"
4	530.00'	72.54'	07°50'32"
5	320.00'	238.13'	42°48'59"
6	380.00'	131.86'	19°53'51"

BLAINE C. MEGGITT, R.L.S. #18436



JOB NO. 96005

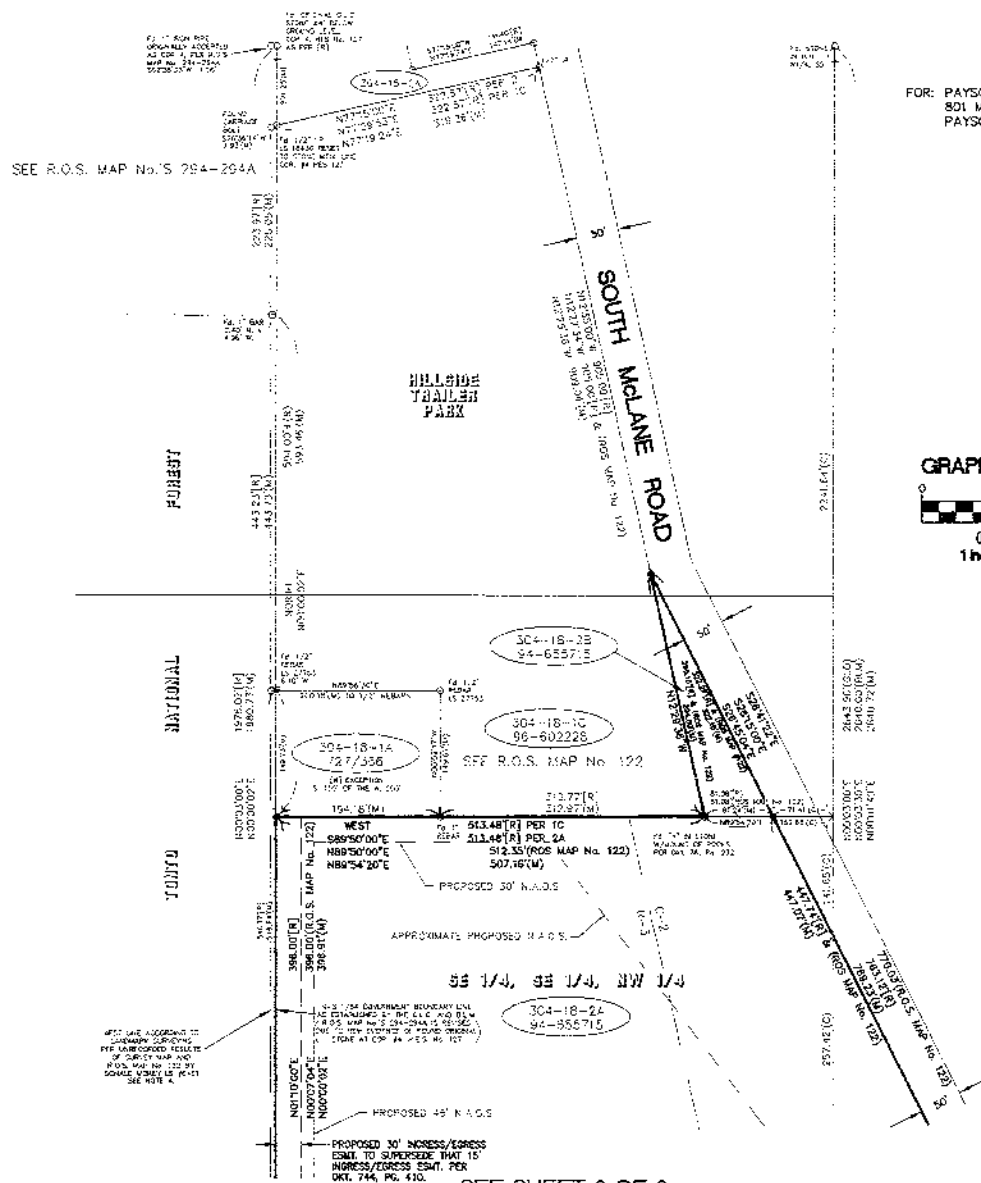
SHEET 2 OF 2



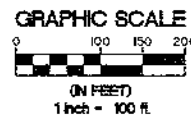
800 E. HWY. 260
SUITE "14"
PAYSON, ARIZONA 85541
PHONE (520) 474-8484

RECORD OF SURVEY / LOT LINE ADJUSTMENT

OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA



FOR: PAYSON OVERLOOK I.L.C.
801 MONTANA DRIVE
PAYSON, ARIZONA 85541



1st Arizona County Surveyor
Blair C. Meggitt, R.L.S. #18436
1998 10/20/98
Rhonda Libby, Deputy

LEGEND

- (M) = MEASURED
- (C) = CALCULATED
- [R] = RECORD DEED DATA
- N.A.O.S. = NATURAL AREA OPEN SPACE
- = FOUND MONUMENT AS NOTED
- = SET 5/8" REBAR WITH TAG MARKED R.L.S. #18436
- ⊙ = FOUND BUREAU OF LAND MANAGEMENT BRASS CAP
- (GLO) = RECORD DATA PER G.L.O. SUPPLEMENTAL PLAT OF SECTION 9, DATED JULY 24, 1929, MAP No. 00355.
- (BLM) = RECORD DATA PER B.L.M. DEPENDANT RESURVEY AND SURVEY OF SECTION 9, DATED MAY 31, 1974.
- 304-18-24
94-655715 = TAX PARCEL NUMBER
= RECORDING INFORMATION
RECORDS OF GILA COUNTY

NOTES

- THIS SURVEY WAS BASED UPON THAT TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 737-050-529647, EFFECTIVE DATE BEING APRIL 9, 1997.
- CURRENT ZONING IS R2 & R2 (MULTI-ZONED)
- TOTAL N.A.O.S. ACREAGE = 6.53 ± ACRES.
- THE SURVEYOR'S NAME FAILED TO FOLLOW STANDARD GOVERNMENT RETRADEMENT PROCEDURE UTILIZING EXISTING ORIGINAL CONTROLLING GOVERNMENT MONUMENTS TO ESTABLISH THE N-S 1/4 LINE. THE EXISTING UNDATED PRIVATE MONUMENTS ALONG THE LINE WERE NOT CALLED FOR IN A RECORDED INSTRUMENT OR MAP AND WERE SET BY AARON HAUGHT A NON-REGISTRANT ACCORDING TO OWNERS IN THE AREA. MICHAEL DR. SUCH R.L.S. #27783 OF LANDMARK SURVEYING WAS MADE AWARE OF THE HISTORY OF THE AREA AND SUPPLIED WITH MAPS IN U.S. 1990 WHILE PERFORMING HIS SURVEY. A PRELIMINARY RESULTS OF SURVEY WAS PROVIDED APEX BUT IS STILL NOT RECORDED AS OF THIS DATE EVEN THOUGH MATERIAL DISCREPANCIES EXIST. THE EVIDENCE AND PROCEDURES AS SHOWN ON THIS MAP WERE REVIEWED BY JAMES YOUNG, TONTO NATIONAL FOREST CADASTRAL SURVEYOR WHO CONCURS WITH THE RESULTS OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED TO ADJUST THE BOUNDARY LINES COMMON TO PARCELS "ONE" AND "TWO" AS SHOWN ON RECORD OF SURVEY / MINOR LAND DIVISION AND LOT CONSOLIDATION MAP No. 1472-1472A.

TOWN OF PAYSON APPROVALS

Ruby H. Frost 10/20/98
ZONING ADMINISTRATOR DATE

Deborah A. Smith 10-20-98
PUBLIC WORKS ENGINEER DATE

981020
I.U.P. JOB NO.

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION.



BLAIR C. MEGGITT, R.L.S. #18436

JOB NO. 98005

SHEET 1 OF 2

APEX
LAND SURVEYING

600 E. HWY. 260
SUITE 147
PAYSON, ARIZONA 85541
PHONE (520) 474-8484