

MORETON AIRPARK (23AZ)

Wickenburg, Arizona



EXCLUSIVE AIRPARK DEVELOPMENT OPPORTUNITY



Approximately 132.5 Acres for Sale | Offered at \$3,000,000

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The information contained herein has been obtained through sources deemed reliable, but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification

MORETON AIRPARK

Facing North



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I. PROPERTY OVERVIEW

Moreton Airpark could be on the Aviator's Top Pick list!

Here's why - Wickenburg has come to the attention of many aviation real estate seekers looking for beautiful weather, low traffic density and a slower pace of life yet close to abundant resources. It's also home of the Wickenburg Ranch Golf Club by Trilogy, and is now acclaimed as the Competition Roping Capital of the USA. Many seek the beautiful surroundings Wickenburg offers as well as the proximity to the Phoenix Valley and pathway to Las Vegas.

The Town of Wickenburg has most everything you could need from great restaurants, banking, grocers, unique shopping experiences, and yet not too far from the community of Surprise, or Phoenix if you want to make Costco runs.

You will find that Moreton Airpark can accommodate most Personal Aviator's Aircraft with the ease of quick departures and arrivals with its generous 4500' X 75' main runway, with two additional crosswind runways.

It was the dream of Douglas Moreton (who passed on in 2006) to develop an aviation friendly airport community which now continues as Moreton Airpark community. He envisioned multiple parcels having access to the various runways allowing for residential homes with hangars. To maintain the rural environment, the runways consist of graded and packed earth carefully contoured for drainage yet remain reasonably passable.

The Kropp Family Trust acquired the property and have elected to carry on with Doug's dream and prepared a proposed plan for lots as shown in the attached parcel map. Over time some lots have been sold and some developed into residential homes with hangars, however it is the wish of the trust to allow the remaining property (132± acres) to be sold and developed as proposed or as may be redesigned. The property includes CC&R's for the purpose of protecting the integrity and continuity of purpose for the project.

Moreton Airpark's overall potential is hard to capture in text, so we invite you to come and experience it yourself. For further details or arrange a showing please call any of our qualified agents.



II. THE OFFERING

Address: *36520 S Matthie Ranch Road, Wickenburg, Arizona 85390*

County: *Yavapai*

Sale Price: *\$3,000,000*

Sale Type: *Fee Simple Residential Airpark*

Total Size: *±132.5 Acres*

Parcel Number: *APN 201-06-011N*

Zoning: *RCU-2A, RCU-175*

Elevation: *2,455' MSL*

Runways: *13 / 31: 4,500' Long x 75' Wide
17 / 35: 2,600' Long x 72' Wide
9 / 27: 2,000 Long x 75' Wide*

Runway condition: *Graded and Packed Surface*

Deed Restrictions: *CC&Rs*

Water System: *Individual Private Wells*

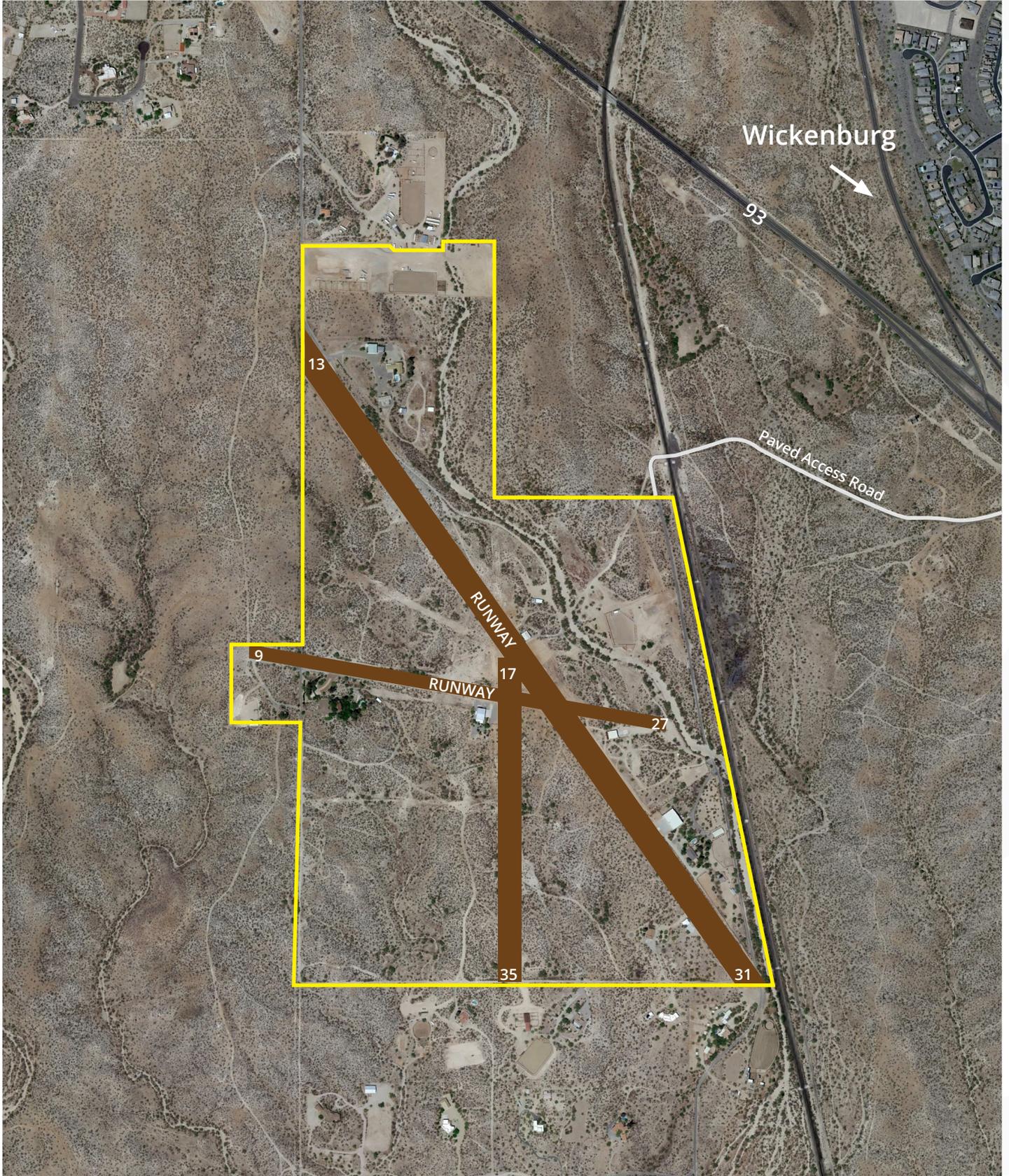
Electricity: *APS*

Internet: *AZ Airnet*

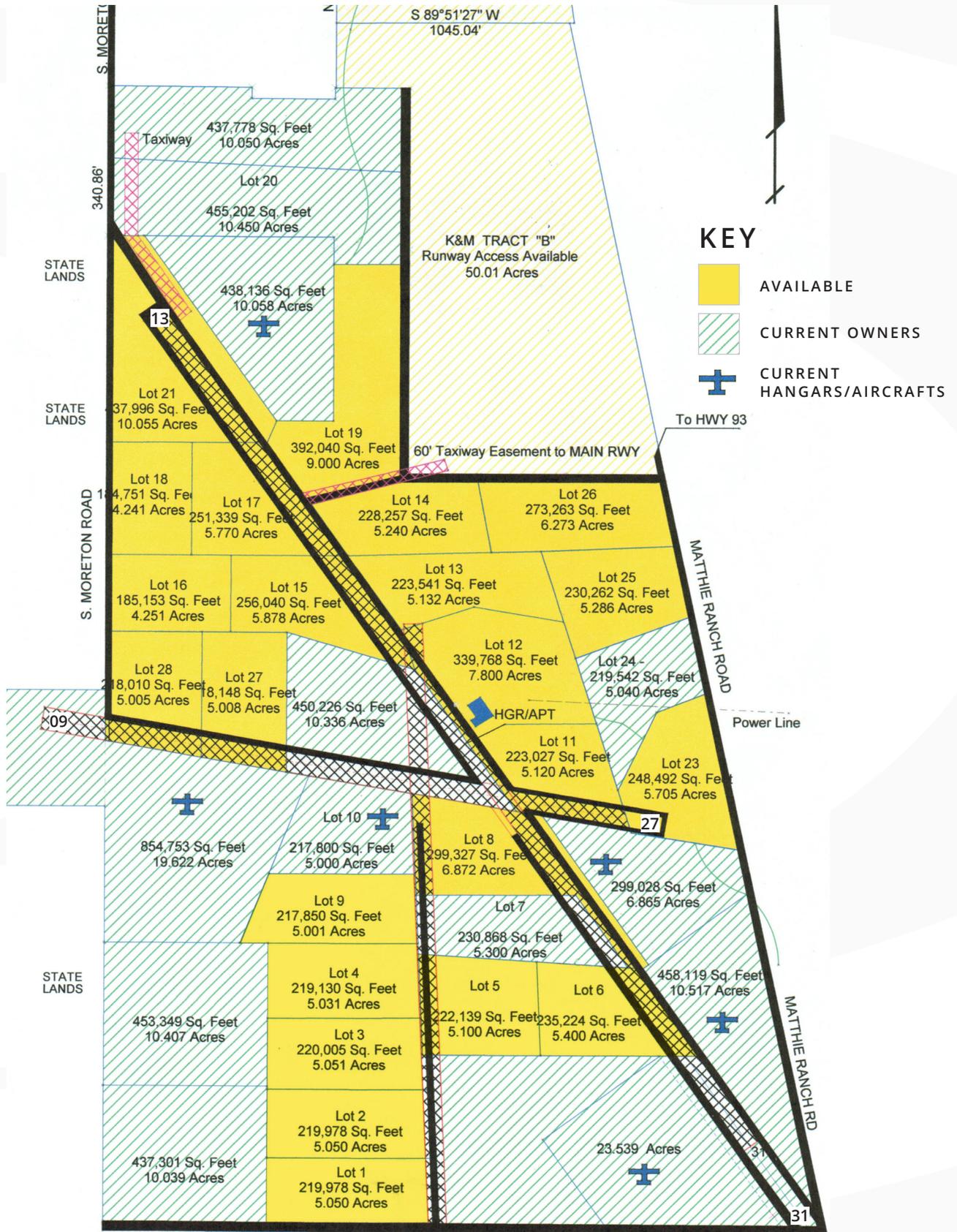
Telephone: *Centurylink*

Garbage Collection: *CR&R Environmental Services*

Additional: *No aviation services currently available*



Approximate Boundary of Full Airpark - Not to Scale



Seller Proposed Layout of Lots - Conceptual (Not to Scale)

III. WICKENBURG OVERVIEW

Since 1863 Wickenburg has been the place where cowpokes roam and the Western lifestyle still thrives. Just 50 miles north of Phoenix on the Hassayampa River visitors are more than welcome to clink their spurs at any of numerous dude ranches or bask in the town's Old West history. Cowboy life with horseback riding, roping, and roundups are often present and winding down in the evening with modern amenities such as spa treatments or a round of golf.

The Wickenburg area, along with much of the Southwest, became part of the United State by the 1848 Treaty that ended the Mexican-American War.

In 1862, a gold strike on the Colorado River near present-day Yuma brought American prospectors to the area who searched throughout central Arizona and a German named Henry Wickenburg was one of the first. He was rewarded with the discovery of the Vulture Mine from which more than \$30 million worth of gold has been dug.

Wickenburg's historic downtown district honors its past while keeping up with modern times. Stroll past historic buildings while wondering into art galleries and western décor shops yet hitching your electric Tesla up to a Supercharger station.

The infant town of Wickenburg went through many trials and tribulations in its first decades, surviving Indian Wars including repeated Indian raids, outlaws, mine closures, drought and a disastrous flood in 1890 when the Walnut Creek Dam burst,

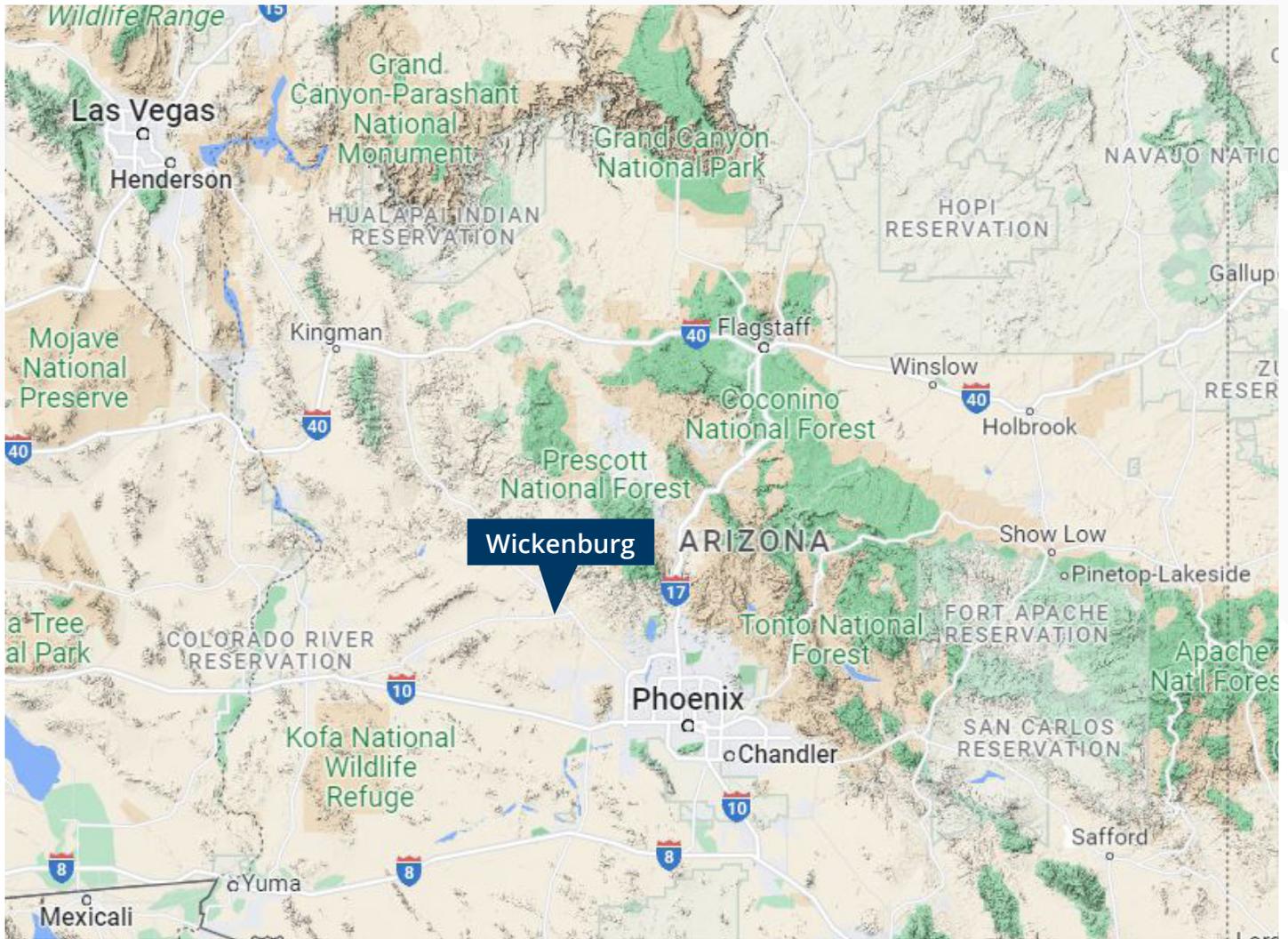
killing nearly 70 residents. In spite of such challenging circumstances, the town continued to grow. Its prosperity was ensured with the coming of the railroad in 1895. The historic train depot today houses the Wickenburg Chamber of Commerce and Visitors Center. As of 2007, however, only freight trains pass through Wickenburg.

Early businesses built many structures that still form Wickenburg's downtown area. Tourism led to the development of as many as 14 Guest Ranches between 1950s and 1960s. Wickenburg billed itself as the "Dude Ranch Capital of the World" some of which still operate today. The Hassayampa community became a vital contributor to the US effort during World War II when the Army trained thousands of men to fly gliders at a newly constructed airfield west of Wickenburg.

In the late 19th century, there were so many questionable mining promotions around Wickenburg, that the joke grew that whoever drank from the Hassayampa River was thenceforth unable to speak the truth. "Hassayamper" came to mean a teller of tall tales.

Wickenburg has a semi-arid, warm climate decidedly cooler and moister than Phoenix, although high summer heat is possible.





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