



Chevelon Canyon Ranch • Navajo County, Arizona

Chevelon Canyon Ranch (CCR, or simply “the Ranch”) is a 32,000-acre hobby-ranching community located in an off-grid wilderness area in Northern Arizona (Navajo County), consisting of 855 privately-owned lots varying in size from 5 to 194 acres, most of which are about 40 acres. Unimproved lots are zoned by the county as “Vacant/Agricultural” with 2020 annual property taxes running about \$180 for a 40-acre lot. The average elevation is around 5800 feet with 6 to 20-foot Utah Junipers being the dominant trees. Our main entrance is on Hutch Road, 14 miles west of highway 377 (Hutch is just north of Mile Marker 15 on the 377 between Heber and Holbrook).

Summer daytime temperatures typically run 10 -15° below those in Phoenix, but it typically cools down to 20 – 25° below Phoenix at night. Winter lows are usually below freezing, but not often below 10°, and there are occasional snowfalls. The nighttime sky, unhampered by city lights and pollution, has more stars than most of us have ever seen.

Life is simple, the air is clean, and our large lots assure privacy, peace and quiet. Our abundant wildlife includes elk, pronghorn antelope, rabbits, coyotes, raccoon, beavers, javelina, turkey, and many other birds. The area is also rich in petroglyphs and other ancient artifacts.

We were developed as a Planned Community to assure the preservation of the natural character of the Ranch, to limit land use to private residences and “hobby ranching” (including the raising of horses and other livestock), to prohibit onsite commercial development, and to provide essential community services not otherwise available in our remote area. As such, we have a Property Owner’s Association (POA) comprised of all property owners, along with a Declaration of Covenants, Conditions, and Restrictions (CC&Rs). A Board of Directors is elected annually by the property owners to enforce our CC&Rs, to facilitate community services as noted below, to protect everyone’s vested interests, and to preserve the wilderness-area character that prompted us to buy our property.

Regarding services, the POA owns heavy equipment and employs an onsite crew to maintain the 125 miles of private roads within the Ranch to assure vehicle access to every property. Due to the high cost for individual property owners to drill their own well, the POA maintains two self-powered wells on the Ranch to provide **free water** to all Owners for hauling 24/7. There is also a trash dumpster at each well site to save Owners the cost of hauling trash to town. The POA also maintains a park for community events and/or free private gatherings by property owners and their guests. The park features a 40 x 60-foot Ramada, BBQ grills, a firepit, portable toilets, and a horseshoe arena. We also have a private website for posting POA information, announcements, and meeting minutes; to answer questions; and for access/download of POA documents; all from anywhere at any time. The costs of the above items alone constitute about 3/4 of our annual budget, but since costs are shared equitably by all property owners, our annual assessments are quite low at only \$250 a **year** for each lot under 50 acres, \$281 (50 to 99 acres), and \$312 (100 acres and over). Where else can you own a 40-acre mini-ranch with maintained private roads, free water, and free trash disposal/hauling for the cost of a couple take-out pizzas a month?

Although there are a few full-time residents on the Ranch, most active owners use their property for “getaway” visits, maintaining temporary living quarters on their lots, such as RVs or portable buildings. Others bought their properties as an investment for future use by them or their children. Solar and generator power systems have become much more affordable and are used on many lots. A few full-time residents offer septic tank installations, backhoe, grading, and other contractor services, as do others located throughout the county. 20 or more Flagstaff TV channels can be viewed using a high-gain outdoor antenna. Cell phone service is poor with only a hand-held phone, but you can get at least acceptable service at nearly all lots with a booster and a high-gain outdoor antenna.

Nearby attractions include historic Holbrook, the Petrified Forest, the Painted Desert, Meteor Crater, Rock Art Ranch (museum of local pioneer and ancient artifacts with tours of Chevelon Canyon petroglyphs), Monument Valley, Canyon de Chelly, the San Francisco Peaks at 12,633 feet elevation, Black Canyon Lake, Chevelon Canyon Lake, and more.

Our Developer relinquished his Declarancy in 2005, so, if you’re wanting to buy, contact a Realtor or check the free classifieds on our website to see if there are any For-Sale-By-Owner listings (there is no central sales office).

Thank you for your interest in our Ranch.

— Prepared by the POA Board of Directors.

