



El Rojo Grande Ranch

Property History

Recently featured in the Wallstreet Journal, as one of the most exquisite and private ranches to own in Sedona has just reduced it's listing price \$1,000,000! This rare equestrian ranch in Sedona is listed for sale with Russ Lyon | Sotheby's International Realty's listing agents, Ed Pennington and Jeanette Sauer, Sedona's top producing real estate team along with Scottsdale's top producers, Paul Sexton and Dave Pattison.

"There has been global interest in this property since the Wallstreet Journal's most recent article published in December, 2017", commented Ed Pennington.

"There are really no properties in all of Northern, Arizona that are this special! To have national forest surrounding you in this natural landscape, spectacular red rock views, ample land to build additional homes if one wishes, this property is so special and rare offering a buyer so many options", says Jeanette Sauer.

El Rojo Grande Ranch, located 1.5 miles west of Sedona's city limits on the scenic byway of 89A, is currently for sale as a fully appointed luxury equestrian estate. The 173-acre property sits against National Forest and offers flexibility with the potential to create more than a state of the art equestrian-oriented residential community. This luxury ranch can house all and offers an abundance of options looking to create a Healing Center, Spiritual Retreat, Luxury Spa, Corporate Retreat, Dude Ranch, Center For The Arts and much more. Of the 173 acres, there are 159.53 acres of pristine, untouched land that could be left alone to complement the existing residence or developed as a separate parcel.

Set aside from the equestrian facilities is a 2.2-acre park situated in the shadow of the magnificent red rocks. Imagine hosting weddings and special events in this private park setting within Sedona's mesquite forest. The estate's private park provides plush grassed areas, covered picnic tables, a stage for entertainment, and a authentic western outdoor barbeque/roaster that will hold 600 or more visitors.

The property's main residence is a stunning circular southwest contemporary design with 6,700 sq. Ft. featuring walls of glass to embrace the red rock views and outdoor elements. The southwest contemporary residence features a lap pool, gym and incredible outdoor entertainment area. In addition to the primary residence, this estate offers a fully appointed 1,300 Sq. Ft., Guest House and 1,700 Sq. Ft Caretaker's Home.

State-of-the-art fully-appointed equestrian facility includes a veterinary clinic, cantina, three equine arenas, stables, box stall, corral and working barns. Beyond are two and a half acres of private park including an outdoor amphitheater for hosting special events. The remaining 159 acres are pristine gently rolling land that could remain as it is to complement the rest of the estate or be developed separately.

This exquisite ranch was originally designed to create an exciting Southwest experience for its visitors in the land of the red rocks. Created to offer corporate and community events, reunions and weddings, equine expert clinics, rodeos and much more. El Rojo Grande - meaning "Big Red", got its name from Wrigley family heir, James Offield who created and helped design this unbelievable equestrian estate in Sedona, Arizona. An extremely successful, entrepreneurial cowboy James Offield and his former wife Karin later sold the property in 2003 to family heir of Hills Bro's Coffee.

Property Highlights

Existing Development & Structures

- * Main Residence: 6,700 sq | ft.
- * 1 Guest Casita: +1,300 Sq | Ft., *
- * Caretaker's Quarters: +1,700 Sq | Ft., **Zoned RCU-20A
- * Ranch W/ Stable: 4,729 Sq | Ft.,
- * Second Stable: 4,680 Sq | Ft.
- * Barn: 4,225 Sq | Ft.

**Zoned: R1L-70

* PARCELS INCLUDE: 408-29-001J, 408-29-001F, 408-29-276A,
408-29-001H

El Rojo Grande Ranch is located within five to ten minutes of Sedona's finest retail, dining, business and entertainment establishments.

El Rojo Grande Ranch was built and developed to be the Equestrian enthusiast's dream. The private ranch boasts a Veterinary clinic, tack rooms, multiple barns, riding arenas and more...Aside from offering a luxury horse ranch, the ranch also hosts its own 2.5 acre private park for hosting special events.

Steeped in history, this spectacular ranch was once owned by the the Wrigley family and later by members of the Hills Brothers Coffee family.

The house, built in 1994 by one of the Wrigley heirs, sold to the Hills Brothers heirs.

Ecosystem survey conducted in 2005 by Ecological Restoration Institute at NAU highlighted the ranch's environmental qualities. The property is home to approx., 80 species of birds, ecosystems including juniper, pinon, mesquite, acacia, cottonwood, cacti and a variety of grasses.

Well water supply and 25,000-gallon