

Autumn 2023



## Young Realty Partners, Inc.

Renee Zeising, Designated Broker 928-978-4506  
Office in the center of town: 47518 N Hwy 288

<https://YoungAZRealEstate.com>

Dear prospective buyer:

Thank you for your interest in real estate in Young. Nearly all the inventory for sale can be found on our company website, regardless of real estate office that represents the seller. To see all photos uploaded into the Multiple Listing Service, search Young, AZ properties at [www.Realtor.com](http://www.Realtor.com), or contact us to email you the complete MLS detail report. This will give you an idea of market values in this area. A large percentage of the land in Pleasant Valley is unimproved. Pricing is affected by the degree of improvements on the property, location, and vegetation. Ponderosa pine covered property is rare and sells at a premium. The town map of Young, though not drawn to scale, identifies roads and some neighborhoods, which also have been named and shows the route to Haigler Creek from the north end of Highway 288. Gila County completed the street addressing project for our community in 2006 so we have enhanced 911 emergency response services. Most undeveloped properties have not been assigned street address numbers; that will happen when the land is improved.

The 2000 Census data showed a total population of 561, but there were people living here full-time then who were not counted. The 2010 Census reported that approximately half of Young's 300 +/- residences are lived in year-round. Total year-round population counted in the 2010 Census was 660 +/-, an increase of about 100 from the 2000 Census. The 2010 Census was conducted by local employees using much more accurate maps, doing thorough follow-up. So the 665 population count is probably accurate. The 2020 Census count shows our population as 588. However, there was no "follow-up" by Census employees (called enumerators) to make certain that everyone in remote areas were included. Not all of the information you can dig up thru the Internet about Young, AZ, is accurate. The US post office rents out approximately 500 boxes and postmistress estimates a population minimum of 800.

Most residents rely on the larger towns near here (Payson, Globe, and Showlow) for major shopping, medical services, banking, etc. Gila County is home for only about 54,000 people (according to the 2010 Census) – down approximately 3,000 from 2000! However, there were 100 +/- new housing starts across Gila County in 2011. A lot of people think property in Gila County is expensive. The main reason for this is that only 3.7 percent of the land in Gila County is privately owned; the rest is national forest. **Young is not zoned**, yet, some neighborhoods have covenants, conditions, and restrictions (CC&Rs) or deed restrictions governing use, minimum parcel sizes, square footage, type of construction allowed and livestock permitted.

Young is located in a mile-high valley, originally named "Pleasant Valley" by the Texas cattle ranches who discovered it and is surrounded by mountains, within the Tonto National Forest. On June 25, 1890, with another post office southeast of Flagstaff already named Pleasant Valley, the community of Pleasant Valley changed its name to Young after its first postmistress. Most of the private property is meadowland, either rolling, gently sloped or level terrain. To read about the Graham-Tewksbury feud which took place here between 1887-1892, find a copy of these two books written by historians: [A Little War of Our Own](#) by Don Dederer and [Arizona's Dark and Bloody Ground](#) written by Earl Forrest. There are other books about Young and its history by the following authors: Frank Gillette, Barbara Zachariae, Lee (Leland) Hanchett, and Jinx Pyle. This web site also gives some of the history on the Pleasant Valley War: <http://www.legendsofamerica.com/az-pleasantvalleywar.html>

Treed land can be found around the perimeter of the valley (at the foothills of the mountains and along run-off streams), at Haigler Creek, and Cherry Creek Estates. In 2007, local Forest Service officials worked on a federally mandated revision for the new travel management plan that is just being implemented in our forest. A map indicating which roads in northern Gila County can now be traveled with off-highway vehicles (OHV) was unveiled in the November 2009 public meetings held locally. Arizona Game and Fish office has also printed a brochure titled, "OHV Laws and Places to Ride." Both are available through the Payson Ranger District office of the Tonto National Forest, 928-474-7900, which now supervises our local Pleasant Valley Ranger District in Young.

Cherry Creek is a seasonal stream that flows most heavily during the winter and spring seasons along the easterly edge of town running parallel to the highway for about 4 miles to where the highway turns west. It can flow 2 to 3 feet deep in some places during times of heavy run-off. The only year-round stream in this area is Haigler Creek and it has just 155 deeded acres with most parcels

ranging in size from ½ +/- acre to 2 ½ +/- acres. Our local Gila County Transportation crew grades the creek bottom on the road crossings to private property after heavy run-off to make driving across them safe.

You must travel dirt roads to access Young and/or Haigler Creek. The Highway 288 route from Globe includes 35 miles of mountainous terrain that is fairly well maintained by the Arizona Department of Transportation. ADOT recycled millings from another construction project and chip-sealed a total of about 27 miles of this road – mostly on the far south end leaving only about 17 1/2 miles unpaved. During the wet seasons, the dirt stretches of the south road can be very slippery due to the high clay content in the surface material. In 2014 ADOT built a new, higher crossing over Reynolds Creek, improving access to Young during snow melt and heavy run-off from rains.

The southerly 4.7 miles of the north road out of Young, Forest Road 512, was widened and paved up Cherry Creek Hill in 2003, using a “special line-item appropriation” in the Congressional transportation bill plus some AZ government funds – totaling about \$5,000,000. Ames Construction completed this project in December 2002. Ames recently completed the new 4-lane, divided highway on State Route 260 between Payson and Show Low. Both paved stretches of FR 512 were resurfaced in early August 2017, with funds from

The “top” or northerly 3.2 miles of FR 512 was chip-sealed by InterMountain West Paving company out of Payson in October 2010, using approximately \$700,000 that was “earmarked” in a transportation bill signed by President Bush December 26, 2007. Originally, these funds were obtained for our “Young Road” paving project by former U.S. Representative, Rick Renzi.

Gila County maintains Forest Road 512 that goes north from Young to Hwy 260 – just east of mile marker 284 - via an annual contract with the US Forest Service, for both grading and snow removal. The Gila County transportation crew also plows snow off Hwy 288 from their Young-based county yard going north. The upper 5 1/2 miles on the northern end of the 13.8-mile dirt stretch of Forest Road 512 was resurfaced in October and November 2013 with a special soil hauled from the Springerville area and decomposed granite. This surfacing project was funded through the Gila County treasury. During the summer of 2015, Gila County’s transportation crew added surfacing materials to the rest of that dirt stretch of roadway. A “special” dirt/decomposed granite mixture was applied in a “test area” to see if it would indeed resist forming wash boards and potholes. When will the middle 14 +/- miles of dirt road get paved? This is anyone’s guess as March 25, 2022 newspaper articles reported that Gila County “Congressional representatives earmarked \$472,000 to pave the Young Road”. This is good publicity for the Gila County Supervisors, but unfortunate that the reporters misled their readers into believing that the federal government is going to give Gila County the funds needed to pave the last stretch of the north road. Apparently, the reporters didn’t research what the actual cost for paving the last 14 +/- miles will be. One challenge our community faces is the exorbitant cost to prepare some portions of the road substrate for asphalt – estimated at \$1,000,000 per mile. Our District #3 Supervisor, Woody Cline, has pushed for sources of money to put toward paving of more of Forest Rd 512 and it was recently announced that another environmental assessment will be conducted, to clear the way for more paving.

Another challenge is our small population of residents and a US Forest Service office that moved our road project down on the “priority list” for funds from position 1 to position 3 during the summer of 2007. A Federal Highways Administration official reported to me that it was a prominent staff member in the Tonto National Forest headquarters office in Phoenix whose authority has impeded further funding for our road project. So, at the very earliest, any Federal Highways funds will not be granted for our project until the other two projects are complete. That could be years from now. Until the federal budget deficit is under control, we don’t expect more money for this project. *In July of 2018, local Gila County District 3 Supervisor Woody Cline submitted a grant application for the \$1.9 billion BUILD GRANT through the US DEPT of TRANSPORTATION. BUILD is the acronym for Better Utilizing Investments to Leverage Development and is replacing the pre-existing Transportation Investment Generating Economic Recovery (TIGER) grant program. The project awards for these grant applications were to be evaluated based on merit criteria, including safety, quality of life, state of good repair, economic competitiveness, and so on. Only one BUILD grant was awarded in all of Arizona, as there are other areas of the country which were deemed to be in greater need. Our Gila County Supervisor for District 3 is a local resident and has had made it clear that our County budget cannot continue bearing expenses to maintain the “north road”, 512. So the Board of Supervisors has put that access road on the list for funding and paving, but we don’t know when it will happen.*

Gila County also maintains nearly all the dirt roads inside our town by periodically grading and ditching the edges for water drainage. Several residential roads have been improved with new culverts installed in driveways to private properties and surfacing materials to create a chip seal. The last County paving project went west from the 4-way stop intersection on Baker Ranch Road west, all the way to the Tonto National Forest boundary just past Dutchman’s Trail and was completed in April 2012. Funding for this project came from the Gila County-wide ½ cent sales tax fund.

Power is available at Haigler Creek and in all areas of Young except Walnut Creek. Starting in the winter of 2007-2008, Arizona Public Service has been charging new customers for only the cost of construction for new service that exceeds \$10,000. APS’s construction policy is frequently reviewed by the Arizona Corporation Commission and often attracts the attention of real estate

developers, Realtors, and news media. The latest “new construction” policy went into effect July 1, 2013 and obligates them to give a \$10,000 credit towards construction costs (extension of service) through June 30, 2016. For information on their current charges for installation of new service, contact our APS customer service representative, Shaun.Hounshell@APS.com, 928-978-5742.

Land line telephone service is available in Young and most of the nearby outlying homesteads and ranches. Midvale Telephone Exchange / Rural Network Services and Qwest provide fiberoptic cable from Young to Phoenix so residents can have equal access long distance carriers and Internet via a local phone number. Rural Network Services and Midvale Telephone Exchange teamed up to install fiberoptic cable to most areas of town in 2008. Upgrading from dial-up to DSL was a real treat for us! In December 2014, MTE & RNS completed a second, grant-funded, 2-year improvement project to install 10-megabyte fiberoptic cable throughout Young proper. Now they offer 20 MB, 30 MB, or 100 MB service. Contact Midvale Telephone Exchange at 208-355-2211 for pricing on bundled phone and / or just Internet service. Satellite TV is available through either DishNetwork or DirectTV.

Verizon, AT&T, and T Mobile customers pick up the strongest cell phone signal in Young. Our local “repeater” cell tower went into operation on October 7, 2008, on the north end of Turner Hill Rd. In March 2010, CommNet Wireless installed a propane-powered generator which turns on automatically during power outages so that radio communications among our local emergency services personnel will not be interrupted. Some cell customers have limited Internet access / data usage on their mobile phones. Cell service will be pretty solid on Hwy 260 to the Young Road turn-off, and down the first 3 miles of Forest Rd 512. Then you’ll have no signal until you start seeing private property on the north end of town. There’s nearly no cell service along the “south road”, Highway 288 from Hwy 188 coming through the Tonto National Forest, due to many hills, canyons and ridge tops that block the cell signal. In Young your service will be 1X, extended network. Cell phone calls and linguistic text messages should go through OK. To access the Internet while here, go to the Antler Restaurant, or the Young Public Library, or my office free Wi-Fi.

Only 3.7% of all the land in Gila County is privately-owned. Nearly all of Gila County is Tonto National Forest, with some mineowned land in the southern part and a small patch of Indian Reservation adjoining Payson. Although Young has about the same amount of deeded land as that within the town limits of Payson, our population is only about one-twelfth that of Payson. The Young post office serves about 600 people who live in and around Pleasant Valley. About 60 percent of our population is retirees. Parents enjoy raising their children in a wholesome environment with little to no threat of crime, drugs, or gangs. Our school enrollment in pre-school through 12<sup>th</sup> grade is down to approximately 60 students. Young Public School’s facilities were upgraded due to the statemandated Students First program. A \$3 million grant was used to construct a new, 15,000 square foot, brick classroom/office building and to construct a new cafeteria on the north end of the metal gymnasium building. Teachers, staff, and students moved in August 2003. Enrollment is about 48 students, kindergarten through 12<sup>th</sup> grade. School meets 4 days a week. For the latest community and school information, consult the [Panther Press](#) newspaper or call the school office at 928-462-3244 between 7:00 am and 5:00 pm Monday – Thursday.

Living in the middle of the largest ponderosa pine forest in the world has its drawbacks, at times. Young has escaped injury from 2 wicked forest fires – The Rodeo-Chediski which burned 440,000 acres NE of here in 2001 and the much smaller, but very fastmoving, Poco Fire which burned 11,950 acres in late June of 2012 – north of the town limits into the forest to the northeast. The local Pleasant Valley Ranger District office has been closed. You must contact the Payson Ranger District office for the Tonto National Forest in order to get a firewood permit, to cut small trees to use for fence posts, or collect rocks from various construction and landscaping projects. Call 928-474-7900 in Payson for more details.

We have a local fire department, which receives revenue from taxpayers and, occasional acquires grant money, to keep it operational. It is manned by volunteers who are very dedicated to what they do for our community. Many property owners are paying lower homeowners’ insurance premiums since the Pleasant Valley Volunteer Fire Department’s ISO rating was improved to “8” in public protection classification effective November of 2008. With this newer rating, some insurance companies cut the premiums for homeowners here in half! Contact Renee to request a copy of the letter issued by the Insurance Services Office. At one time, the local Fire Chief and Administrative Assistant published a Fire Department newsletter that was e-mailed to residents; they no longer have the manpower to do that. It includes some news about upcoming local events, in addition to fire department-related news items. To be put on the email list, please send a message to [pvfd@mtecom.net](mailto:pvfd@mtecom.net). They also have their own Facebook page: “**PV Fire Department**”.

There are significantly more 911 calls for medical emergencies than for fires. Emergency Medical Technicians, EMTs, and paramedics, who also volunteer, will respond to 911 medical calls. If the patient must be seen immediately by a doctor, or treated in an emergency room, there are medical evacuation helicopters that air lift the patient for further care to either a hospital in the Phoenix metro area or to Payson Regional Medical Center – depending on type of medical care needed and/or patient request. To help keep medical evacuation costs reasonable for our residents, our local fire board negotiated a group membership agreements with 2 privately-owned medical chopper companies. Currently, AirEvac/ PhiAir accepts anyone - regardless of whether or not you have medical insurance. Go to their website and sign up under “YOUNG COMMUNITY” group name.

**Air Evac/PHI Air** <https://phicares.com/apply-renew/> Membership  
Department 888-435-9744 (Toll Free)

**AirMethods (formerly OmniFlight, formerly OmniAdvantage, sometimes called Native Air)**

<http://www.airmethods.com/> Used to sell memberships to individuals 855-877-2518 (Toll Free)

Now they partner with local communities and emergency services providers so that “everyone is covered”.

Young has both a full-time local resident Gila County Sheriff’s deputy, and a volunteer reserve deputy who are dispatched to local calls. Some residents have formed active Block Watch groups with neighbors serving as a first line of defense for nearby private properties. There is a Facebook group page, called “Young Block Watch” for approved member access only, and people post helpful information about current events in town.

Tourist traffic increases every year even though there isn’t much for entertainment. The **annual Pleasant Valley Days celebration, held the 3<sup>rd</sup> weekend of July to commemorate our history**, is a popular attraction. Young has a good selection of overnight accommodations – many of which are described on back of the “Pleasant Valley Almanac”. Or, check VRBO.com and AirBnB.com. There are also 3 larger facilities that can handle family reunions and wedding parties. We have a few museums in town, but they are typically open only during PV Days, the 3<sup>rd</sup> weekend of July every year. The former Pleasant Valley Ranger District office and maintenance grounds has been transferred from the USDA Forest Service to Gila County and will soon be the home of **Pleasant Valley Veterans Camp** – after some remodeling takes place. News of progress can be found on the Facebook page, <https://www.facebook.com/search/top?q=pleasant%20valley%20veterans%20camp> The Payson RoundUp newspaper has also published numerous articles regarding progress with this project.

There is neither a public water system nor public sewer system. Part of improving land here involves drilling a private well and installing a septic system in accordance with the guidelines established by Gila County Health Department and applicable state authorities. Young has an abundant, clean supply of groundwater. The production capacity data for all of the wells drilled in the Tierra Madre subdivision (in the middle of the valley) in 1977 was submitted to the AZ Department of Water Resources in the “Tierra Madre Water Report”, prepared by the drilling company. The production capacity for the wells in Tierra Madre were reported to be between 20+ and 100 GPM! Well depths in Pleasant Valley generally range from 100 +/- to 350 +/- feet, though a couple of areas are exceptions to this. Our local driller uses a cable tool rig, drills an 8” diameter hole. If the geology underneath the property requires a more powerful drill rig, there is a rotary drill rig & licensed driller available to do the job. At the present time there are no restrictions on drilling or amount of water an owner can use out of their private well. Drilling costs must be obtained from the drillers, but an estimate of \$25 to \$30 per linear foot to drill and case the well will help in the budgeting process.

Soils analysis (formerly “percolation” testing) determines the type of septic system that must be installed. Once a permit has been issued for a septic system, the installation of a standard 3 bedroom-size system will cost about \$6000 - \$7000. The Gila County Health Department oversees the process of percolation testing and septic installation by an engineer or certified technician. Alternative septic systems are rarely required and there are 20 types approved by the AZ Department of Environmental Quality for use in Arizona.

To obtain a building permit, a site plan, building plan and floodplain report need to be submitted to Gila County Community Development office in Payson. The Young area hasn’t been zoned, so building permits can be issued in the property owner’s name as project manager and are relatively inexpensive. Property owners should install their septic system and obtain a well drilling permit before submitting building plans for review and approval. Contact Gila County Community Development, 928-474-9276, for the current fee schedule.

To get Arizona Public Service, APS, electric power installed, the property owner must have a septic system, drilled water well and foundation started for a home. The electrical permit is purchased through Gila County Community Development in Payson, AZ 928-474-9276. Over the years, APS’s policies regarding timing for new construction, temporary power, service installation prior to building, upgrading existing service and similar circumstances have changed. The last “new customer service” policy was approved by the Arizona Corporation Commission and went into effect July 1, 2013, for 3 years. Any new customer building a home or installing a manufactured home is entitled to a \$10,000 credit towards APS’s construction costs. Call the APS project manager who works out of the Payson APS office for more information or arrange a meeting at your property.

This is truly a rural residential community that lends itself to a lifestyle of self-sufficiency. Generally, animals of all kinds are allowed anywhere and there is no set amount of acreage required per head for horses or other animals. Young is in gardening zone 7 - 8. I started a gardening club in April of 2008 so local gardeners could visit their neighbors’ properties to get ideas to help them in landscaping, managing fruit orchards, vegetable and flower gardening. The latest frost date ever in Pleasant Valley was June 10 but most residents have not seen severely cold weather into late spring for many, many years. Most gardeners transplant tomato and

pepper plants by mid to late May. Using “walls of water”, summer veggies can be transplanted out 2 months early. With proper cultivation and fertilization, fruit trees, berries, and grapes produce bountifully in this climate. Accurate weather data for Young can be found at <https://www.weather.gov/> using the zip code 85554.

Due to our remote location, many residents shop on the Internet and have items they need delivered. The local Young post office provides mail and package deliveries to P.O. Boxes 6 days a week and takes mail out of town each day as well. If you live in Young full-time, there is no charge for the smallest size post office box because the US Postal Service does not offer home delivery in this area. When shipping out of town, our post office can only guarantee 2-day delivery for “overnight” packages. Our US Postal Service partners with United Parcel Service, UPS, for receiving and delivering packages “Sure Post”, also. United Parcel Service, UPS, delivers packages to Young daily, Monday through Friday. Their closest place to ship out UPS is in Payson, AZ. Fed Ex has been delivering in Young via both “ground” and “air” services, Monday through Friday, from their Show Low office.

Young does not have a local newspaper, except for that printed by the Young Public School Panthers which comes out monthly during the school year. To request school information, call 928-462-3244 or 928-462-3459. Local residents stay in touch primarily via posted notices on bulletin boards of the post office, library and local businesses, plus email communication. Young also has a few group Facebook pages; some require permission for membership. Two are focused on news and safety, **Young Block Watch** and **Pleasant Valley Tribune**. Another two group pages are for people searching for items and for people selling items: **Young Online Yard Sale** and **Pleasant Valley Yard Sale**.

Young has several graduates from the University of Arizona’s Master Gardener program. They partner with the Gila County Master Gardener Association and the U of AZ Cooperative Extension Agent to periodically host guest speakers and workshops on various gardening topics. I hope that the Master Gardener course will again be offered to community members through partnership between the U of A’s Cooperative Extension agency and Gila County Community College. Contact me for more information on registering for class. If you want to be notified of upcoming garden-related meetings, workshops, etc. send me an email request to be added to that email list for broadcasted announcements.

Volunteer organizations in our community provide vital services for our residents. Proceeds for the volunteer-operated thrift store help purchase needed supplies for our local medical center. The fire department also operates via the generosity of local, elected Board members and volunteers who regularly attend training school. The people who serve on the medical board, fire board, fire department auxiliary, library board, school board, cemetery board, Pleasant Valley Historical Society, and PV Community Council all do so out of the goodness of their hearts! Local residents stay informed best about upcoming activities & local news by participating in our local Facebook group pages.

Although options for entertainment are limited, there are groups of folks with similar interests who get together to enjoy their trade, share a hobby, play games, etc. In mid-January, 2010, Young’s historic landmark, the Antler Bar and Café, burned to the ground. This was a tragic turn of events as the Antler has always been the local meeting place -- hosting social events, including dances with live bands, Karaoke sing-alongs, poker games, and pool shooting. **The Antlers Café & Bar** (which was rebuilt new by a 5-star chef and his wife who and operated from mid-July 2011 to November 2018 when they retired) has reopened under new management, with grass-fed beef burgers now on the menu! **The Pleasing Palate café** (located at Midway Avenue on Hwy 288, next to the Pleasant Valley Inn) opened in September 2018. They serve breakfast 7 – 10:30 am and then lunch until 2 pm, Wednesdays - Sundays. Since March 2019, the Pleasing Palate has served dinner Thursday, Friday and Saturday nights. The “grab-n-go” food place, with picnic tables for outside dining, **The Hitching Post**, is open on the north end of the post office building, 48959 N Hwy 288; from 7 am to 6 pm Mondays through Saturdays. Snacks and other grocery items can be purchased at the Cherry Creek Store in the middle of town or at the Buddi’s Gas Station mini market. Refer to the town map for exact locations of these businesses. There are businesses and potential commercial properties for sale; please ask for details if you would like to make Young your full-time home!

Several articles and public TV shows have been done about Young and The Pleasant Valley War. The most recent newspaper article appeared in the Arizona Republic newspaper, <http://www.azcentral.com/story/travel/road-trips/2014/11/06/arizona-road-trip-youngrestful-scenic/18618951/>. The Hoghland Store, another historic landmark in Young, was renovated and reopened for tours in 2016. It is the site of the general store and Union 76 gas station that operated for several decades, 1930’s – 1980’s. If you become a member of the Pleasant Valley Historical Society, you will be among the first notified about special events held to celebrate our local history. Let me know if you have an interest in becoming a member.

We are knowledgeable about ALL listings for sale in the Young and Haigler Creek areas, regardless of listing office or agent who represents the seller. We can also assist your with inventory for sale in Christopherr Creek, Star Valley, Payson, Pine and surrounding areas. Please email us or call with your questions, or provide us with your email address to be notified about local happenings and new listings. Our office is located across from the community center and fire station buildings: 47518 N Arizona Highway 288, and we generally keep office hours daily. If you would like to meet with us on Sundays and holidays, we recommend that you make an

appointment. Folks with appointments are given priority over those who just stop into the office. To be kept informed of new listings, please call, text or e-mail your request. We look forward to serving you!

**Renee Zeising** - Designated Broker, Realtor ,G.R.I. (Graduate of the Realtor Institute)

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**Serving Pleasant Valley area property owners for over 32 years!**

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**NEW Office located across from the Community Center & fire department: 47518 N Hwy 288 or 47518 N AZ-288**