



Young Realty Partners, Inc.

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Office in the center of town: 47518 N Hwy 288

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<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, Zillow, or any other real estate search engines, using our zip code: 85554. To view the complete MLS detail report with all photos, contact me to send it to you directly from the Multiple Listing Service database. 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 yet been assigned street address numbers; that will happen when the land is improved.

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. Not all of the information you can dig up thru the Internet about Young, AZ, is accurate. The 2000 Census data shows a total population of 561, but there were people living here full-time then who were not counted. The 2010 Census was conducted by local employees using much more accurate maps, doing thorough follow-up. The 2020 Census in Young consisted only of questionnaires distributed around town; no follow-up that we were aware of. The US post office in Young rents out approximately 500 boxes.

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 2023 reporting. Many 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 whether or not various livestock are allowed.

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 three books written by historians: [A Little War of Our Own](#) by Don Dederer, [Arizona's Dark and Bloody Ground](#) written by Earl Forrest, [Valley of the Guns](#) by ASU professor Eduardo Pagan. 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 along Cherry Creek and Walnut Creek. In 2007, local Forest Service officials worked on a federally mandated revision for a new travel management plan for Off-highway vehicles, OHV, in The Tonto National Forest surrounding Young and extending into the desert around Roosevelt Lake and other recreational lakes NE of the Phoenix metro area. A map showing that only "numbered" forest service roads in northern Gila County can be traveled by off-highway vehicles (OHV), effective November 2009. Arizona Game and Fish office has also printed a brochure titled, "OHV Laws and Places to Ride," Which is available through the Payson Ranger District office on Highway 260: 928-474-7900.

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+ feet deep in some places! The only year-round stream in this area is Haigler Creek and there's 155 deeded acres in the homestead there, with most parcels ranging in size

from ½ +/- acre to 2 +/- acres. Our local Gila County Transportation crew grades through the bottoms of the creeks to keep roads to private properties safe.

You must travel dirt roads to access Young and/or Haigler Creek. The Highway 288 route from Globe includes about 40 miles of mountainous terrain that is fairly well maintained by the Arizona Department of Transportation. ADOT has recycled millings from other construction projects to chip-seal approximately 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. Both paved stretches of FR 512 were resurfaced in August of 2017. 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. When will the middle 14 +/- miles of dirt road get paved? For 17 years our county and state government officials have attempted to secure more federal money for our north road project. Unfortunately, US Forest Service officials worry about how an asphalted road into Young will make their job of “forest management” more difficult. A Federal Highways Administration official reported to me in 2007 that Tonto Forest officials in the Phoenix office moved our road project down on the “priority list” for funds.

The Gila County transportation crew based in Young maintains Forest Road 512 that goes north to Hwy 260 – just east of mile marker 284 - via an annual contract with the US Forest Service. They grade off the washboards, fill potholes, dump additional surfacing material and plow snow off using equipment in their maintenance yard in town. 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 -- funded through the Gila County treasury – as a “test plot” to see if it would resist forming wash boards and potholes. Another resurfacing project in 2018 was done to test crushed basalt to see how it holds up to traffic, wet weather and traffic. Our District #3 Supervisor, Woody Cline, has been a huge proponent for completing asphalt surfacing of the north road.

Road paving contractors who have worked for ADOT, AZ Dept of Transportation, stated that it’s roughly \$1,000,000 per mile to prepare the road substrate plus asphalt it. In July of 2018, local Gila County District 3 Supervisor Woody Cline submitted a grant application for some of the \$1.9 billion BUILD GRANT through the US DEPT of TRANSPORTATION under the Biden administration. BUILD is the acronym for Better Utilizing Investments to Leverage Development that replaced 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. After many years of trying to secure more federal funds, or get some state transportation money, our Gila County Supervisors unanimously agreed to budget local tax money for chip sealing dirt roads in and around our northern communities. A surfacing design for the 8 +/- miles of more or less straight section on FR 512 is in progress through Gila County’s Public Works department, with a deadline of March 2025.

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. Gila County paved west from the Hwy 288 curve at Baker Ranch Road, all the way to the Tonto National Forest boundary just past Dutchman’s Trail. The first segment was completed in April 2012 and the 2nd section done several years later. Funding for this project came from the Gila County-wide ½ cent sales tax fund. Since then Gila County has asphalted Midway Avenue, Hazelwood Road and Puma Lane in the Pleasant Valley Acres neighborhood and all of the 50-foot wide roads in the Tierra Madre residential area.

There is a dirt airstrip which is only about 4800 feet long, on the mesa along Chamberlain Trail, Forest Rd 200, just north of town, and about 1 mile west of the intersection with Highway 288 on the north end of Young. I’m told by pilots that it’s suitable for landing and take off of single engine and twin engine aircraft. The Arizona Pilot’s Association built a ramada on the east end of the strip and they keep an air sock at that location. On the west end of the strip there’s a couple of rudimentary tie-downs, but no hangars. The airstrip is located on Tonto National Forest land and they allow private plane operators to use it at their own risk. Mowing and other maintenance are NOT the responsibility of the US Forest Service. However, they will land their helicopters there if needed.

Power is available at Haigler Creek and in all areas of Young except Walnut Creek. From the winter of 2007-2008 to the summer of 2013, Arizona Public Service was charging new customers for APS’s construction cost to put in the infrastructure. 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 APS to give a \$10,000 credit towards construction costs (extension of service). For information on current charges for installation of new electric service, contact our APS customer service representative, Nicole Cullinane cell: 928-978-8445; Nicole.Cullinane@APS.com

Landline telephone service is available in Young and is typically “bundled” through our local utility company, Midvale Telephone Exchange / Rural Network Services with high speed Internet. Local phone calls can still be made at no charge from the pay phones at the Post Office. 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 MTE provides 50MB and 100MB service. Call their headquarters in Idaho at 208-355-2211 for pricing and service details. Satellite TV is available through either DishNetwork or DirectTV.

Verizon customers pick up the strongest cell phone signal in Young. Our local 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. Most cell customers now have 4G 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. Same with the “south road”, Highway 288 from Hwy 188 coming through the Tonto National Forest, there are a lot of hills, canyons, ridge tops that block the cell phone signal. To access the Internet while here, go to the Antler Restaurant, the Young Public Library, or my office where you can connect to 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 mine owned land in the southern part and a small patch of Indian Reservation adjoining Payson. Our sparsely-populated county makes it a great area for star gazing and for those seeking solitude and a quiet lifestyle. 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. 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 12th grade is approximately 50 students. Young Public School’s facilities were upgraded due to the state mandated 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. School meets 4 days a week. For the latest Young Public School information, contact 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 damage and 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 fast-moving, Poco Fire which burned 11,950 acres in late June to August of 2012 – north of the town limits into the forest to the northeast. Our local Pleasant Valley Ranger District office and acreage was closed and has been converted to the <https://PleasantValleyVeteransRetreat.com>. This district of the Tonto National Forest is now managed by the Payson Ranger District office. You must purchase fuelwood cutting permits from the USFS to cut firewood, take small trees for fence posts, or collect rocks for 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, occasionally, acquires grant money, to keep it operational. The administrative assistant does the required reporting and maintains bookwork to keep the organization functioning within its budget. Other than this one paid employee, the Pleasant Valley Fire Department, PVFD, Board is manned by volunteers who are elected to serve and dedicated to what they do for our community. In November 2008, the PVFD was granted a better ISO rating, or public protection classification of 8. To help you obtain the lowest possible insurance premium I can provide a copy of the letter issued by the Insurance Services Office. Our local, volunteer fire fighters meet weekly to do training. There is no newsletter or email mailing list. Their Facebook page: “**Pleasant Valley Fire District**” is no longer active but there are still some 4- to 7-year old posts there.

There are significantly more 911 calls for medical emergencies than for fires. Emergency Medical Technicians, EMTs, and 2 local 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 agreement 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

<http://phicare.com/states/arizona/index.shtml>

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 now has 2 Gila County Sheriff’s Reserve deputies. The crime rate is extremely low here as residents watch what happens on their neighbor’s properties and raise questions if things are amiss. One neighborhood formed an official “Block Watch” group that residents eventually realized wasn’t necessary. There is a **Facebook group page, titled “Young Block Watch”** where local news is posted; it can only be accessed by approved members.

Tourist traffic increases every year even though there isn’t much for entertainment. The annual Pleasant Valley Days celebration, held the 3rd 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 my “Pleasant Valley Almanac” document. 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 3rd weekend of July every year.

There is neither a public water system nor public sewer system in Young. To design a septic system, the land must first undergo a soils analysis (formerly called “percolation” testing). The soil characteristics determine the type of septic system and kind/depth/ size of the leach field that must be installed. The total cost for designing, permitting and installing a conventional, gravity-feed type of septic system is now approximately \$15,000 - \$16,000. The septic tank size is based on the total number of bedrooms in the structures to be plumbed into it. The Gila County Wastewater Division of the Community Development department oversees the process of percolation testing, septic design approval, permitting, inspection and final septic approval paperwork. Should the soil layers or topography of the parcel warrant it, Gila County might require an engineered, “alternative” type of septic system to be installed. The latter are fairly rare in Young and there are 20 types approved by the AZ Department of Environmental Quality for use in Arizona.

Part of improving land here involves drilling a private well in accordance with the guidelines established by the AZ Department of Water Resources and Gila County’s Community Development department. 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. There is a licensed, rotary drill rig operator available to do the job. At the present time there are no restrictions on drilling permits or amount of water an owner can use out of their private well. Actual drilling costs must be obtained from well drillers, but an estimate of \$35 per linear foot to drill and case a private water well will help in the budgeting process.

To obtain a building permit, land owner must turn in an accurate site plan, building plan and floodplain report to the Gila County Community Development office in Payson; 928-474-9276. The Young area hasn’t been zoned yet, so permits for septic system, electric supply, well drilling, and any structures are typically issued in the property owner’s name as project manager and are relatively reasonable in cost. Consult the GilaCountyAZ.gov website for more details and current fee schedule.

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. To get Arizona Public Service, APS, electric power installed, the property owner should first contact our APS customer service representative: Nicole Cullinane cell: 928-978-8445; Nicole.Cullinane@APS. Electric service panel installation is typically done by a licensed electrician, who the County will allow to purchase your permit.

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 beyond Memorial Day weekend for many, many years. Most gardeners transplant tomato and pepper plants by mid to late May, depending on whether or not they harden them off first and install materials for frost protection. With proper cultivation, fertilization, and mulching, 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. Full-time residents are not currently paying for the smallest boxes. 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. Outgoing packages for UPS can be sent from the Revolution Auto Parts store, but you have to close up the package and affix your UPS shipping label to it. 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. Some news is posted on FaceBook pages. The Community Center has a scrolling marquis. Bulletin boards in the post office and some local businesses have flyers on them. Local residents stay in touch primarily via posted notices on bulletin boards of the post office, library and local businesses, plus email communication. Young has Facebook group pages for people wanting to sell things. Another FB page is focused on news and safety: Young Block Watch.

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 from 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!

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 new Antler Restaurant opened mid-July 2011 and was owned and was operated by a 5-star chef and his wife who relocated to Young from the Phoenix area for several years. It was again the local hot spot for lunch and dinner, until the owners retired in November 2018. **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. A new “grab-n-go” place, **The Hitching Post**, is open on the north end of the post office building, 48959 N Hwy 288; from 6:30 am to 6 pm daily. 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.

Several articles and public TV shows have been made 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.

I’m knowledgeable about all listings for sale in the Young and Haigler Creek areas, regardless of listing office or agent who represents the seller. Please contact me with your questions, or to be notified about new listings. My office is located across from the Community Center and fire station; on the north side of the highway, 47518 AZ Highway 288, and I 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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<https://YoungAzRealEstate.com>

Serving Pleasant Valley area property owners for over 33 years!

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