

# Soda Springs Ranch

Yavapai County, Arizona



Soda Springs Ranch is a one of a kind Arizona property. With over three quarters of a mile of frontage along both sides of Wet Beaver Creek, this land enjoys one of the largest private riparian holdings in Arizona. Bordered by National Forest land, its 134 generously watered acres are set amid lush irrigated pastures, year round springs, ponds and wetlands. Ownership includes a 5,000 sq. foot lodge, 10 guest rooms, 4 fully renovated historic homes, 8 stall stable, stock pond, large equipment building and shooting range.

# Details



**Acres:** 134.5± deeded acres total including 33± acres of irrigated pasture with underground sprinkler system, riparian wetlands, and scenic hilltop overlooks.

**Location:** Portions of the S<sup>1</sup>/<sub>2</sub> of Section 32 and the SE<sup>1</sup>/<sub>4</sub> of Section 31, Township 15N, Range 6E, Yavapai County, Arizona. APN 405-30-001C

**Riparian:** Approximately <sup>3</sup>/<sub>4</sub> miles of frontage along both the north and south sides of Wet Beaver Creek, a live perennial stream that sustains abundant native flora and fauna.

Approximately 5± acres of wetland fed by Soda Springs. Their waters are channeled from the property's wetlands into Wet Beaver Creek.

**Water:** Domestic water is provided by five wells (2 domestic/3 irrigation).

Irrigation water is provided by a substantial diversionary right from Wet Beaver Creek decreed in Territorial Arizona, pooled in two irrigation retention ponds and utilized through two separate pump & sprinkler systems for greatest efficiency.

Soda Springs, a cluster of springs flowing at 1,000± GPM. These waters are channeled into West Beaver Creek.

## Surrounding

**Ownership:** Lands to the north & east are National Forest. Lands to the west comprise Montezuma Well National Monument. Lands to the south are currently held in private ownership, but are included in the offered lands as a component of a land exchange with the National Forest; it is anticipated that they will be incorporated into the National Forest by 2014.

**Equipment:** Riding Mower, Tractor, Backhoe, Pick-up Truck and all other maintenance equipment to transfer with property.

**Price:** **\$6,995,000**

Shown by appointment only to qualified buyers. Members of the ownership group are or were licensed Real Estate Agents. This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal. Broker participation welcome.

**For additional information please contact:**

**Marty Ryan**

**800-726-0100 Cell: 520-429-0746**

**email: [marty@martyryan.com](mailto:marty@martyryan.com)**

**The residential improvements include:** 17 bedrooms and 22 baths. There are also another 2,000 square feet of equipment, office and laundry space.

# AMENITIES

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## Lodge:

- 5000± square feet
- Industrial Kitchen
- Dining Room
- Lounge & Full Bar
- 8 Single Guestrooms
- 2 Double Guestrooms
- 11 Full Baths
- 2 Half Baths
- Washer/Dryer



## House 1 (Original Homestead):

- 2,400± square feet
- 2 Bedrooms
- 2 Baths
- Kitchen
- Arizona Room
- Living Room



## House 2 (Front Pasture):

- 960± square feet
- 2 Bedrooms
- 2 Bath
- Kitchen
- Living Room
- 240 square feet of screened-in porch



# Soda Springs Ranch

**House 3 (Hill House):** 1,050 square feet

2 Bedroom

3 Bath

Living Room

Kitchen

320 sqft. of deck



**House 4 (Foreman's House):** 900 square feet

1 bath

1 Bedroom

1 kitchen/dining room

260 sqft. of porch



**Laundry Building:** 530 square feet

Washer/Dryer

Freezer



**Equipment Shed:** 1,440 square feet

Concrete Floors

RV Door

Storage Shelving



**Shooting Range:** 135 sqft Stone Gun Room with Steel Door  
Covered Shooting Platform with 2 Concrete Shooting Benches  
inch Steel Shooting Traps at 100 yds, 200yds, 300 yds, 400 yds, 500yds & 600yd



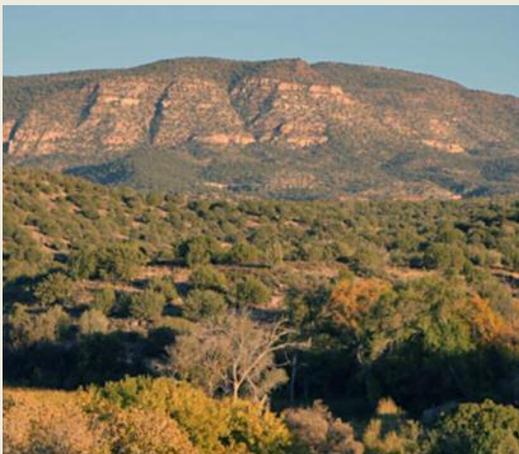
**Stable:** 2,812 square feet  
1 Bathroom  
1 Bunkroom  
1 Tack Room  
1 Hay Stall  
8 Animal Stalls



**Ramada:** 540 square feet  
Self-lighting Fireplace  
BBQ Facilities with Sink

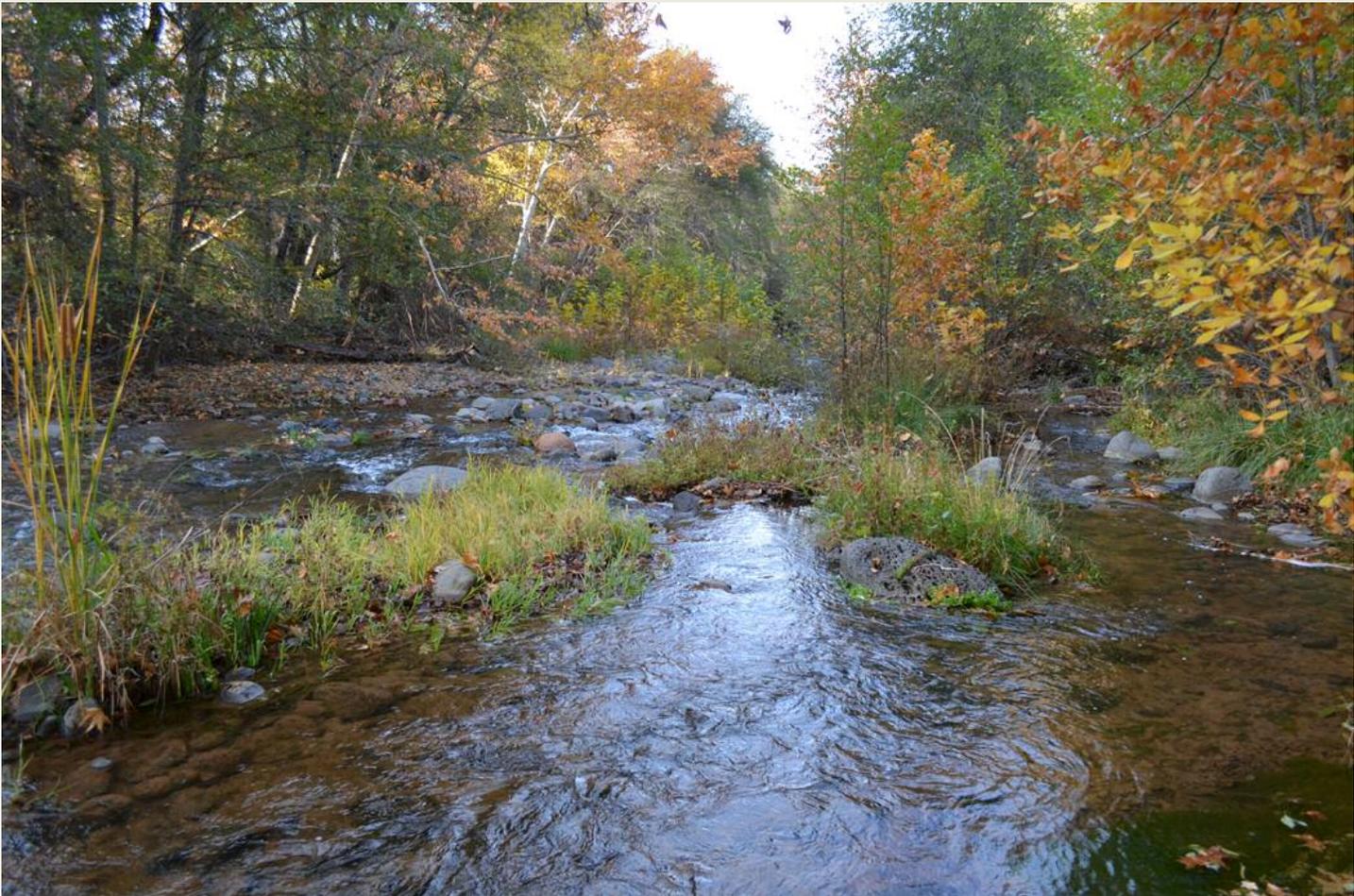


# Photo Gallery





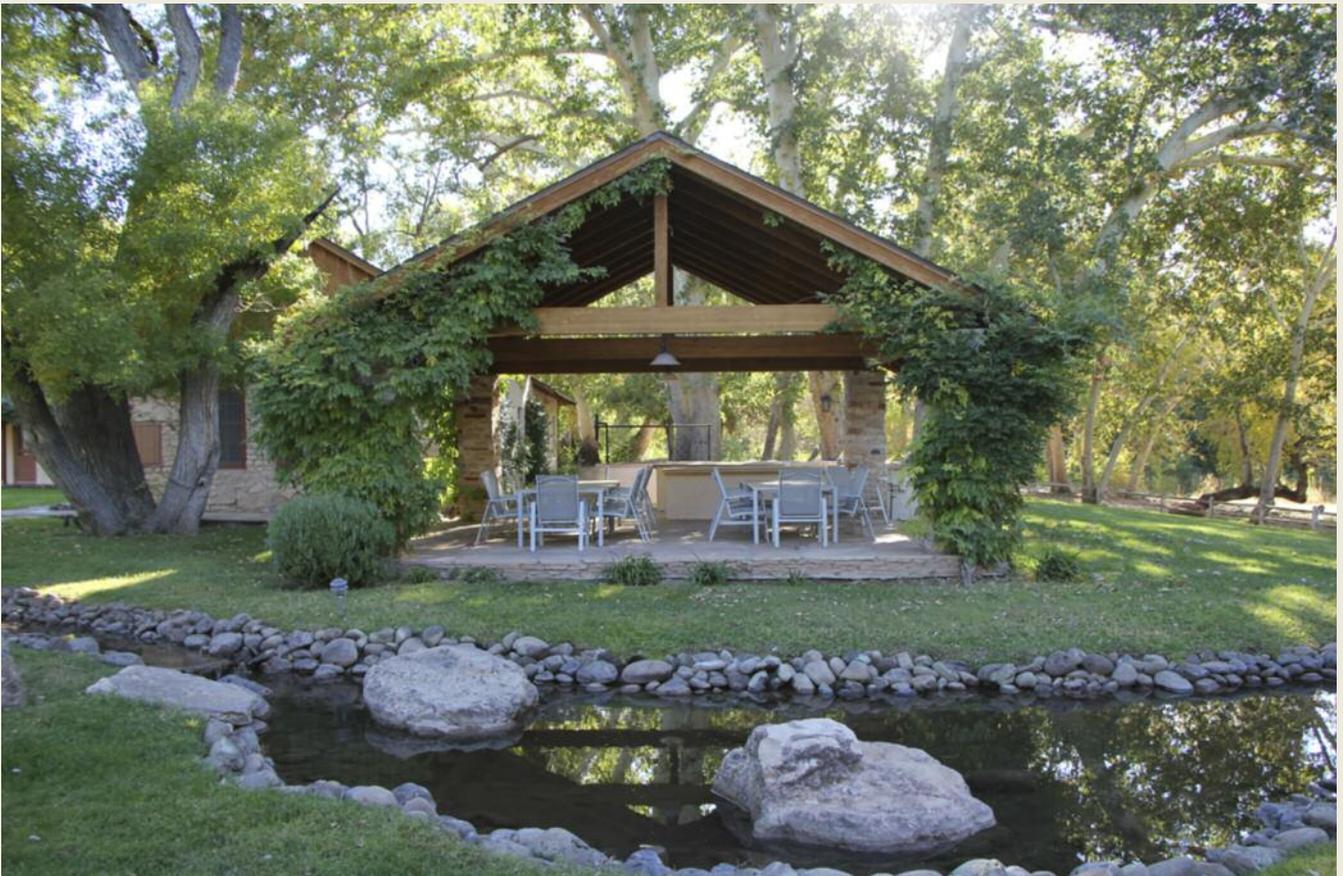






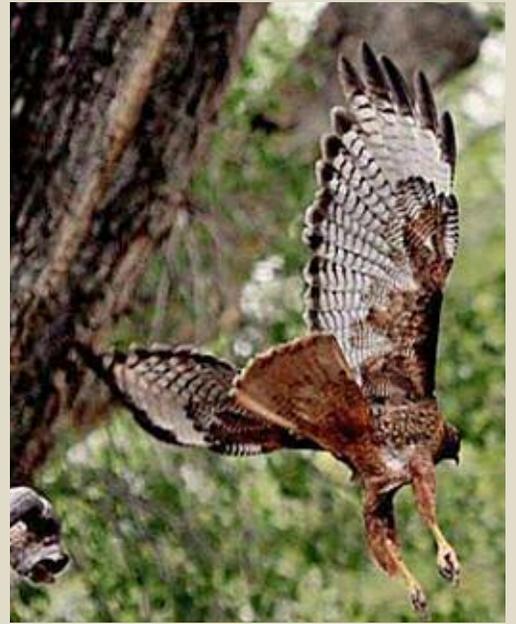
*The Great Room. Typical of the architectural motif throughout the Ranch.*

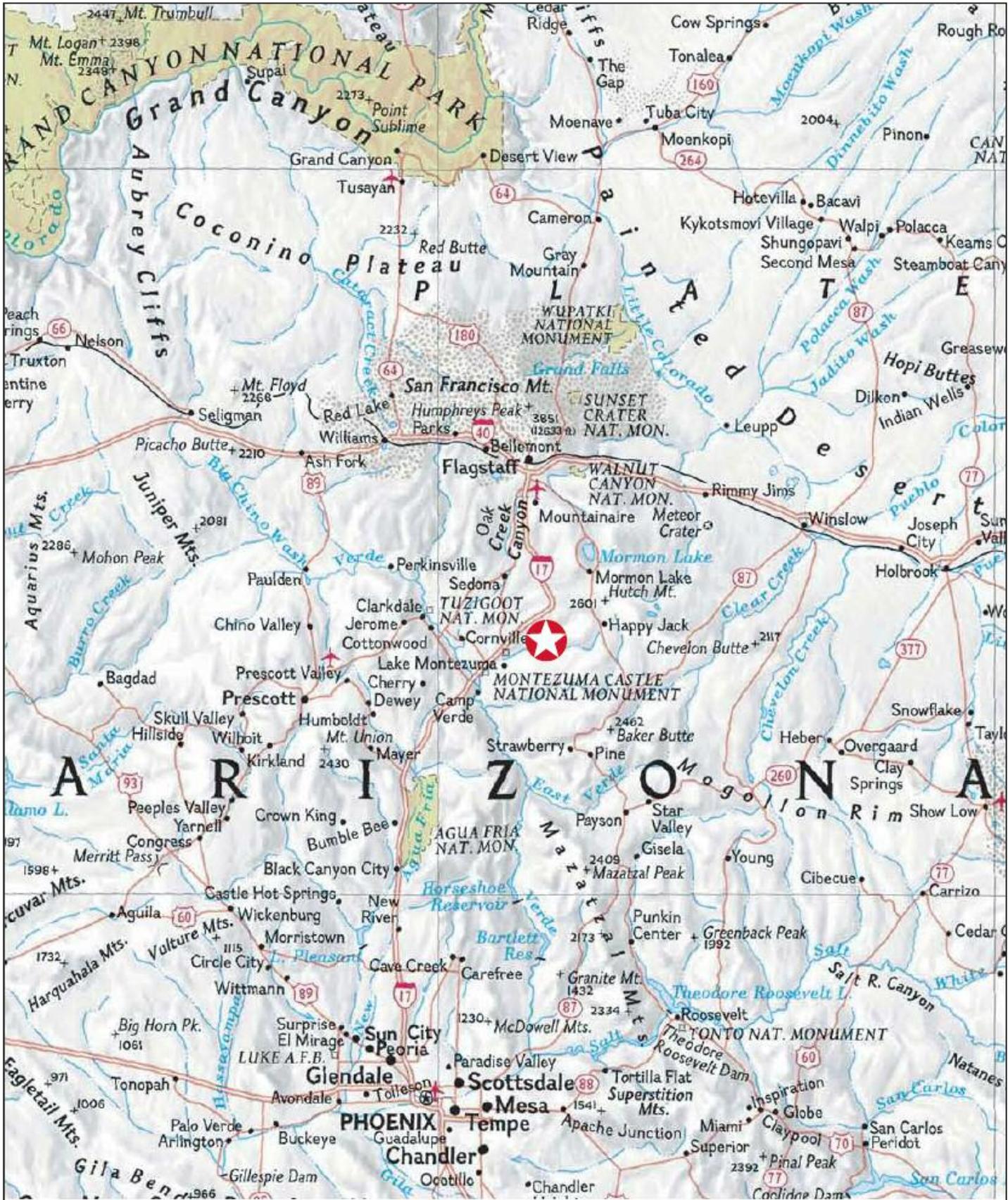




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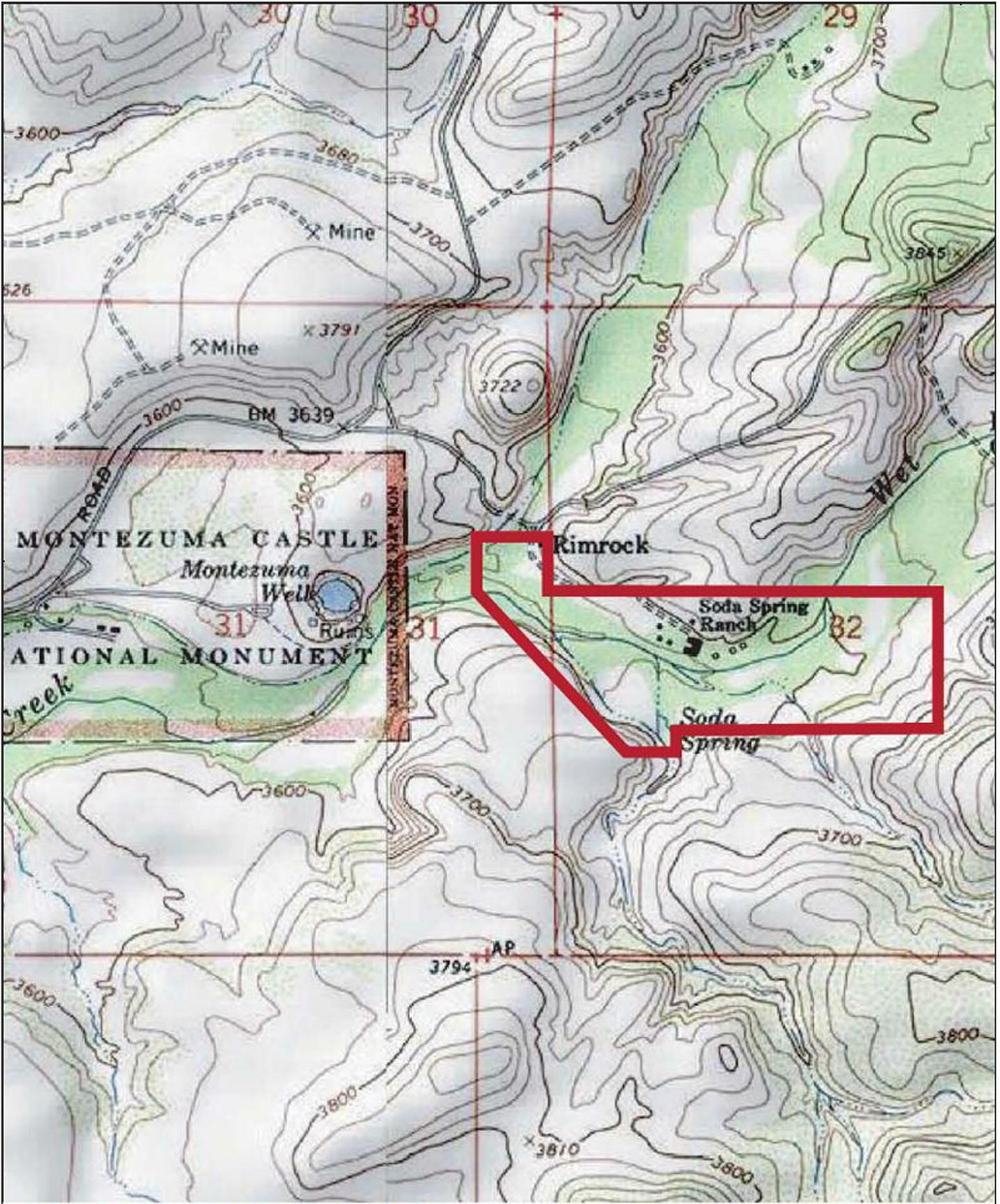
Abundant wildlife reside within the ranch.





Subject Property

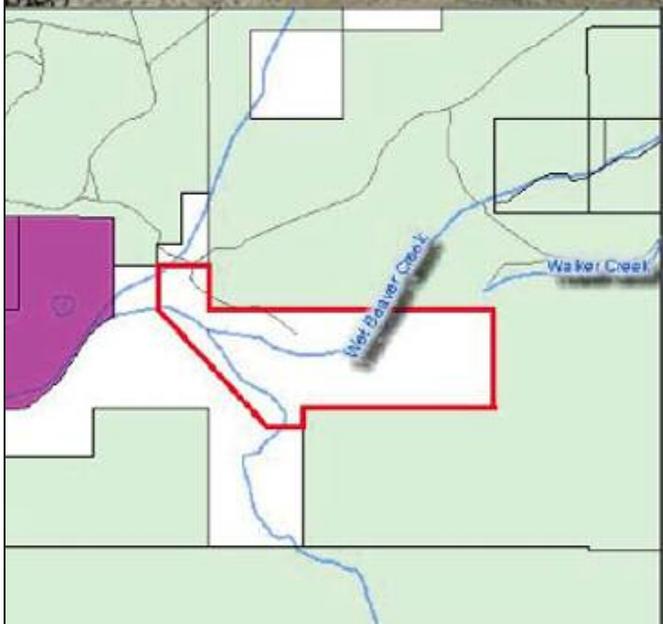
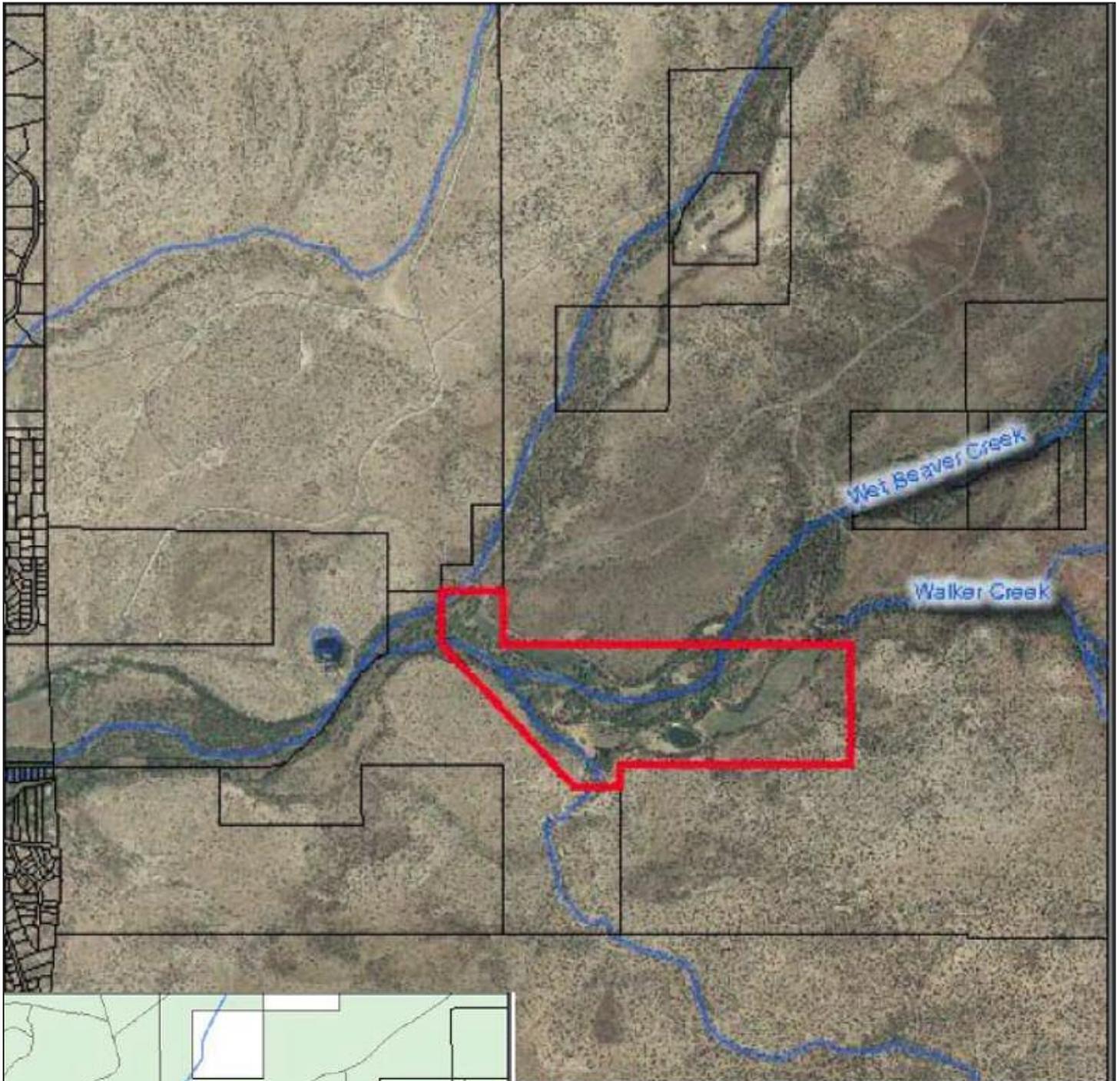
Maps are intended for visual reference only and do not reflect survey accuracy



# SODA SPRINGS RANCH

134.5+/- acres

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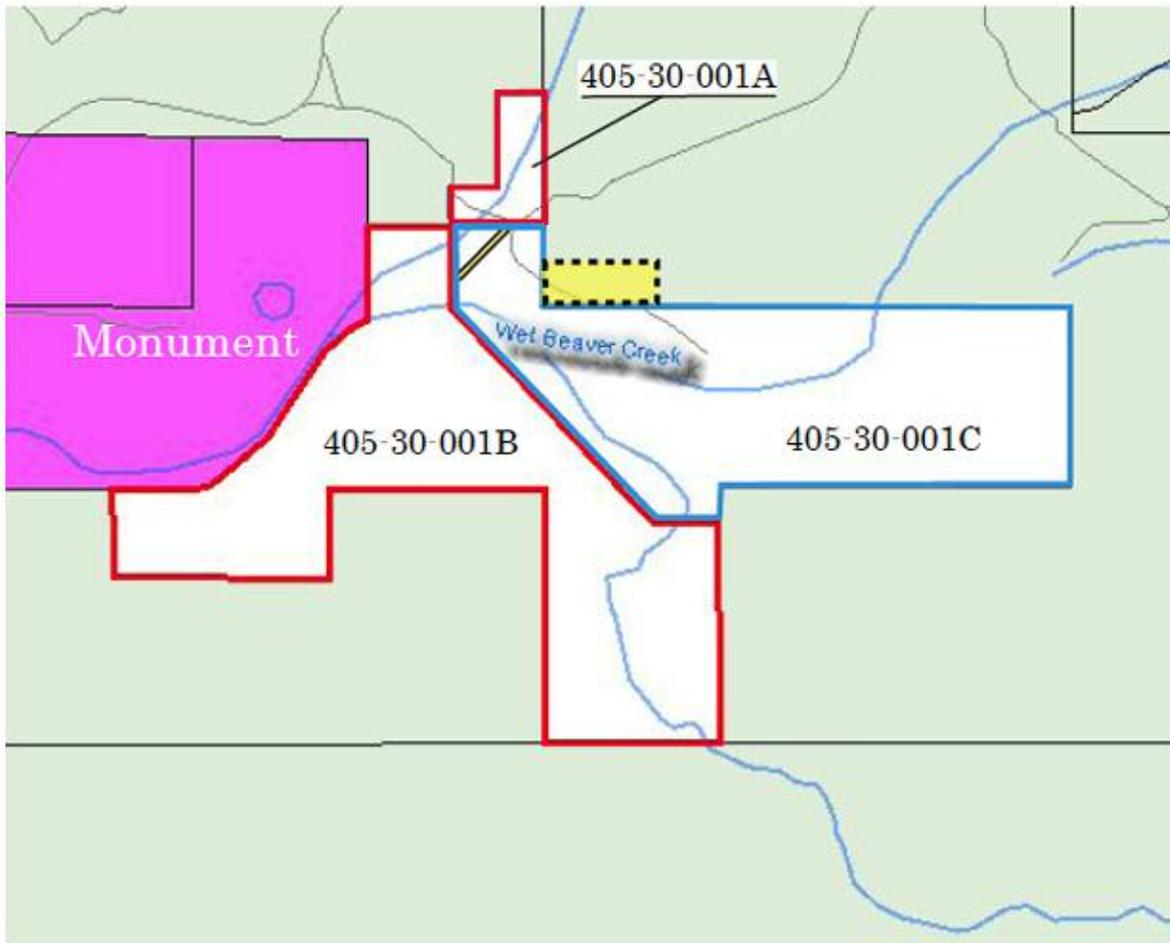


## SODA SPRINGS RANCH

134.5+/- acres

A part of the south half of Section 32 and a part of the southeast quarter of Section 31, Township 15 North, Range 6 East of the G&SRBM, Yavapai County, Arizona.

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-  First American Title Trust 8667 (Parcels included in Show Low South Land Exchange. APNs: 405-30-001A & 405-30-001B)
-  Soda Springs Ranch, LLC (Parcel to be Conveyed, APN 405-30-001C)
-  7+/- Acre Option Parcel (private parcel created upon successful completion of Show Low South Land Exchange)
-  30' Wide Easement serving 405-30-001B

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# Soda Springs Ranch

## A Timeline

**1876** - William Clift and family settle on Beaver Creek and irrigate their garden with water from Soda Springs.

**1883** - Robert Finnie buys the "Squatters Rights" to Soda Springs from Sam Shull for two horses. Sam Shull was here in the "horse business"- rounding up wild mustangs that ran freely in the vicinity. Shull would later own Montezuma Well, which he then traded to Link Smith for \$40, a horse and a pair of chaps.

**July 1st, 1893** - Coconino Sun mentions Robert Finnie is planting fruit trees at Brannen, Finnie & Brannen's ranch at Soda Springs in Beaver Valley. Soda Springs gradually becomes known far and wide for its hospitality and warm spring.

**May 26, 1896** - Robert Finnie Marries Flora May Weatherford who was teaching at Beaver Creek School just up the creek. The ceremony takes place in Flagstaff.

**Nov 1, 1897** - David Robert Finnie is born at Soda Springs.

**July 15, 1901** - Virginia Finnie is born at Soda Springs, Yavapai County, Arizona.

**1911** - 21 year old Romaine Lowdermilk moves to Wickenburg and homesteads the Kay El Bar Ranch which evolves into Arizona's first dude ranch. Romaine, who wrote such folk standards as Jake and Roney and

Blood on the Saddle, becomes famous as a cowboy singer entertaining on early Phoenix radio station KOY and also on WLS in Chicago. Romaine is generally known as the father of dude ranching in Arizona. Later in life, he will be one of the driving forces behind the creation of Soda Springs Ranch.

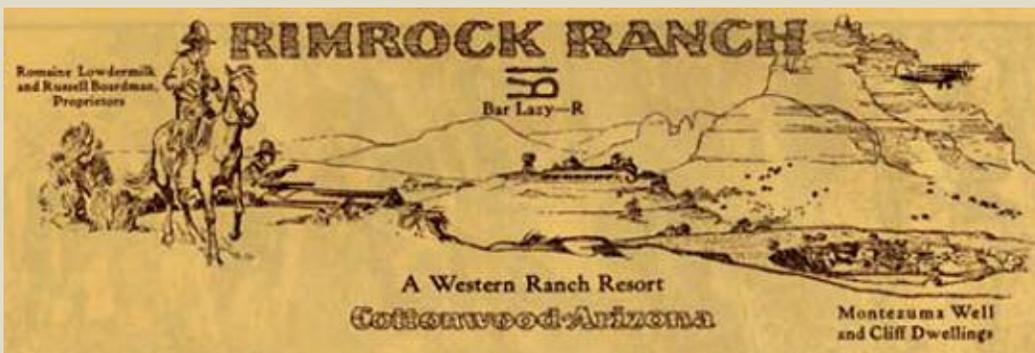
**March 30 1918** - Homestead Certificate No. 45, Application 242 acknowledged by Theodore Roosevelt October 12th 1907 is recorded at 9 AM in the Yavapai County Recorders Office. Containing 179.65 Acres, this gives Robert Finnie legal title to Soda Springs.

**Apr 11, 1927** - David Robert Finnie dies at Soda Springs of influenza. As the homestead had been set aside for David to continue the cattle operation before his death, this creates a void that would ultimately lead to the development of Soda Springs as a guest ranch.

**January 1928** - Rimrock Dude Ranch opens with discriminating guests being flown into the newly built Rimrock Airport (the oldest continuously operating Airport in Arizona). The ranch is a partnership between noted aviator Russell Boardman, Romaine Lowdermilk, and Virginia Finnie. Virginia designs the building along with the help of noted Texas architect Hubert H. Greene.

**February 11, 1928** - Virginia marries Romaine Lowdermilk in Rimrock, Arizona.

*1928 photo of Rimrock Ranch courtesy of Edward Kemp, Santa Fe Railroad.*



*Original Rimrock Ranch Letterhead showing Romaine and Russell Boardman as proprietors. Notice man in open car behind cowboy and aero plane in upper right.*



*A graphic from the 1928 Rimrock Ranch letterhead showing the pool at Soda Springs. It appears that Soda Springs was used as an accessory to Rimrock during the time Romaine and Virginia owned Rimrock.*



*This photo was taken by McCulloch Brothers, Phoenix, Arizona for the Porter Saddle Company and was featured in the Porter catalog for 1928..*

**August 30th, 1930** - Robert and Flora Finnie sell 61.8 acres along with all improvements to Romaine and Virginia Lowdermilk. This is the beginning of the Soda Springs Ranch as a guest facility, though the ranch had long been known for hospitality and the quiet beauty and therapeutic value of floating in the spring.

**July 16th 1931** - Robert Finnie is laid to rest in the Middle Verde Cemetery.

**1931** - Romaine and Virginia release advertising for Soda Springs Ranch offering their choicest rooms at \$75 per week per person with standard rooms at \$65. Children under 12 attended by an adult were \$50 per week and children under 5 attended by a nurse were \$35 per week. There was a special discount rate for chauffeurs and nurses of guests and a discount for longer stays, as many guests would spend a month or even longer. All rates included three meals a day and access to a horse.

Guests were picked up for free if they came on the train into Clarkdale, but there was a charge of \$15 each person each way (including baggage) if they came into Prescott or Flagstaff by train. There were also discounts for groups of 4 or more picked up together.



*Virginia holding gate for guests at Soda Springs.*

Guests such as Clark Gable and band leader Wayne King flocked to Soda Springs. Franklyn D Roosevelt's daughter, Anna Roosevelt Bottinger, stayed at Soda Springs. Walter Gifford, the president of ATT was a guest at Soda Springs and set up a pay phone and improved phone system that replaced the primitive one that had serviced the Forest Service Ranger Station in Beaver Creek, making Beaver Creek's phone system the envy of all the other communities in the Verde Valley. Other guests such as Charlie Ward and Charles Bell stayed at Soda Springs and liked the area so much they bought ranches in the surrounding area.

Activities at the ranch included swimming in the Soda Springs pool, trail rides, picnics to Montezuma Castle or Oak Creek, expeditions to the Grand Canyon or the Painted Desert and even dances on the Hopi Reservation. The most

popular activity for guests, however, was playing Dude- helping with roundups, riding fence, branding and the other activities that were a regular part of ranch life in rural Arizona.

**1933** - With the success of Soda Springs and Rimrock, a third dude ranch, Beaver Creek Guest Ranch, is opened by Bruce Brockett just a bit up the creek from Soda Springs. The three ranches share activities- when one ranch hosts a dance or barbeque guests from the other ranches are often in attendance. There are well established trails between the ranches and trail ride activities are also associated with these other excursions, often making for a full day of activities between all three ranches. There is a sense of community fostered by Virginia's association with the area that lent a warmth and depth to the rural environment that was unique to the Beaver Creek area and renowned Nationwide.

**1942** – Virginia and Romaine divorce. Romaine moves to Cave Creek where he opens another dude ranch called Rancho Manana. Virginia continues to run Soda Springs alone until she meets Paul Webb.

**1951** - Virginia marries Paul Webb, a world War II veteran who had served with the 101st Airborne, and together they continue the operation of Soda Springs.

The elegance and hospitality of Soda Springs continues clear up into the early 70s, though by then the once isolated Verde Valley is served by an all weather road called the Black Canyon Highway which bypasses Beaver Creek. Charlie Bells Ranch is subdivided into Lake Montezuma and is sold by one of Arizona's more famous land developers – Ned Warren. Rimrock Ranch is purchased by a prominent Chicago crime boss Sam English as a retreat for his mafia associates and Beaver Creek Guest Ranch is purchased by a San Marino educational facility and today is the campus of Southwestern Academy a college prep boarding school.

**1967** – The last of the dudes come to Soda Springs and Paul and Virginia return to ranching as a full time occupation running cattle over much of the ground once occupied by Virginia's father Robert Finnie.

**June 8, 1981** – Virginia dies and is buried in the Middle Verde Cemetery near her parents. With multiple heirs and a Life Estate left to Paul Webb, the estate of Soda Springs Ranch is entered into probate.

**January 8, 1996** – Paul Webb dies at Soda Springs and is buried next to Virginia at Middle Verde. With his Paul's passing, so goes the Life Estate Virginia had given him in Soda Springs Ranch. The Ranch continues to proceed through probate.

**April 30th, 2004** - Soda Springs Ranch is purchased from the Estate of Virginia Finnie Webb through probate by the current ownership group.

**2004 to Present** - Soda Springs Ranch undergoes a series of restoration projects and upgrades to restore all of the old west charm of the original property while unobtrusively embedding all the comforts and conveniences of the 21st Century.



*A lady dressed for an afternoon ride at Soda Springs.*



*Historic Post Office*

