



Soda Springs Ranch

Yavapai County, Arizona

FACTS

Acres: 134.5± deeded acres total including 33± acres of irrigated pasture with underground sprinklers.

Location: Portions of the S½ of Section 32 and the SE¼ of Section 31, Township 15N, Range 6E, Yavapai County, Arizona.
APN 405-30-001C

Riparian: Approximately ¾ 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 and a healthy sports fishery that includes small mouth bass.

Approximately 5± acres of wetland fed by Soda Springs.

Water: Domestic water is provided by four wells.

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.

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 2013.

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

Price: **\$6,500,000**

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.

AMENITIES

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

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



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
¼ inch Steel Shooting Traps at 100 yds, 200yds,
300 yds, 400 yds, 500yds & 600yds



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



~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 30th 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.

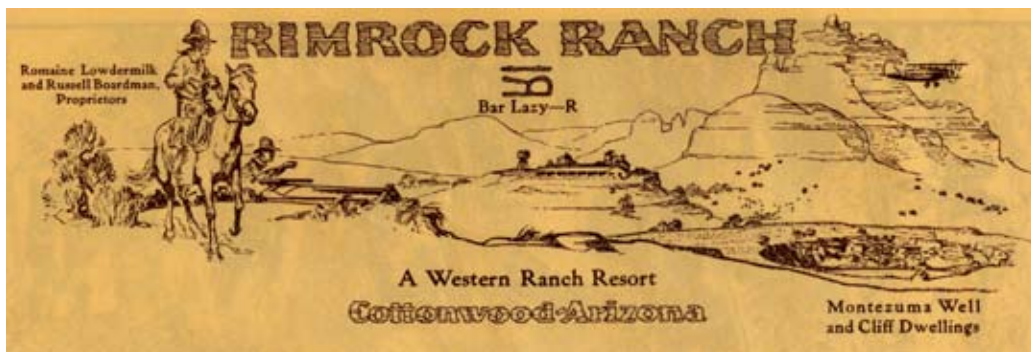
Apr 11, 1927 - David Robert Finnie dies at Soda Springs of influenza. As the homestead had been set aside for David to continue the cattle operation before his death, this creates a void that would ultimately lead to the development of Soda Springs as a guest ranch.

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.

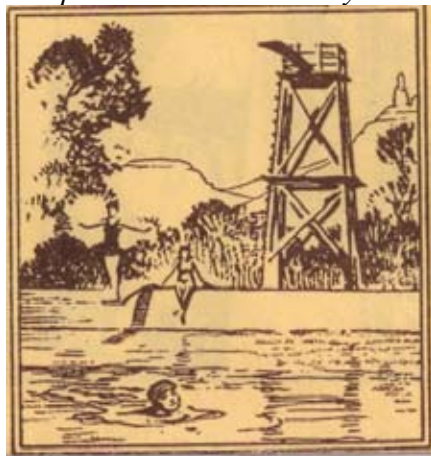
Feb 11, 1928 - Virginia marries Romaine Lowdermilk in Rimrock, Arizona.



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 Nation wide.

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.



A lady dressed for an afternoon ride at Soda Springs.

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.

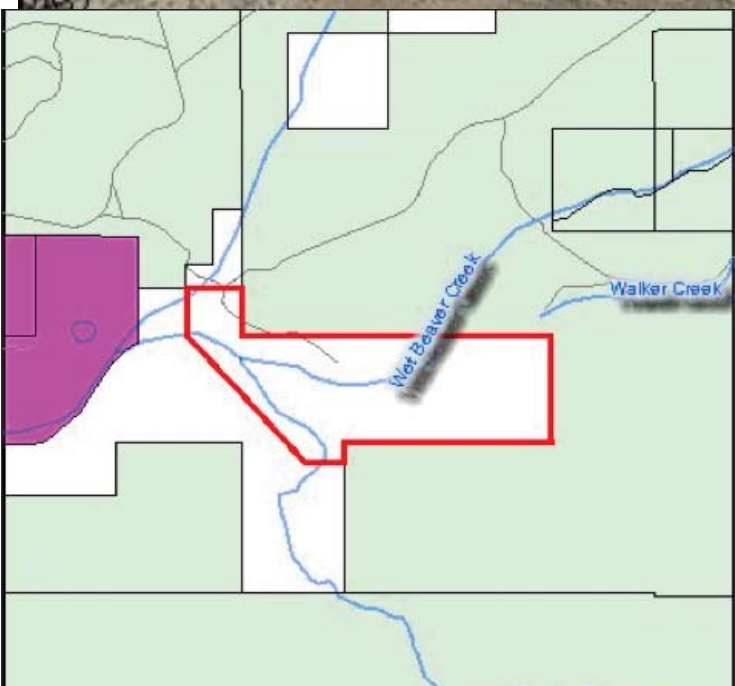
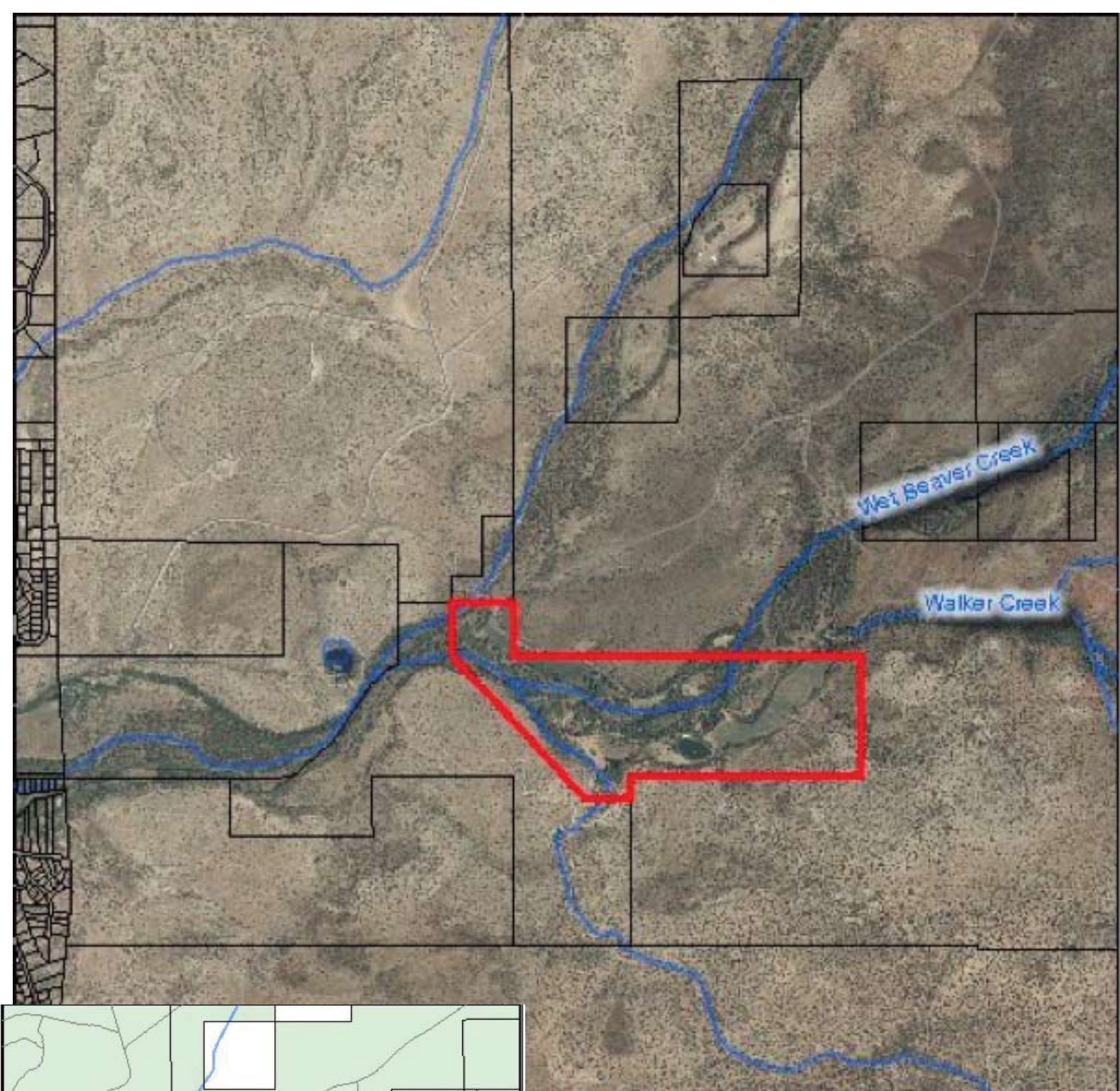
June 8, 1981 – Virginia dies and is buried in the Middle Verde Cemetery near her parents. With multiple heirs and a Life Estate left to Paul Webb, the estate of Soda Springs Ranch is entered into probate.

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.

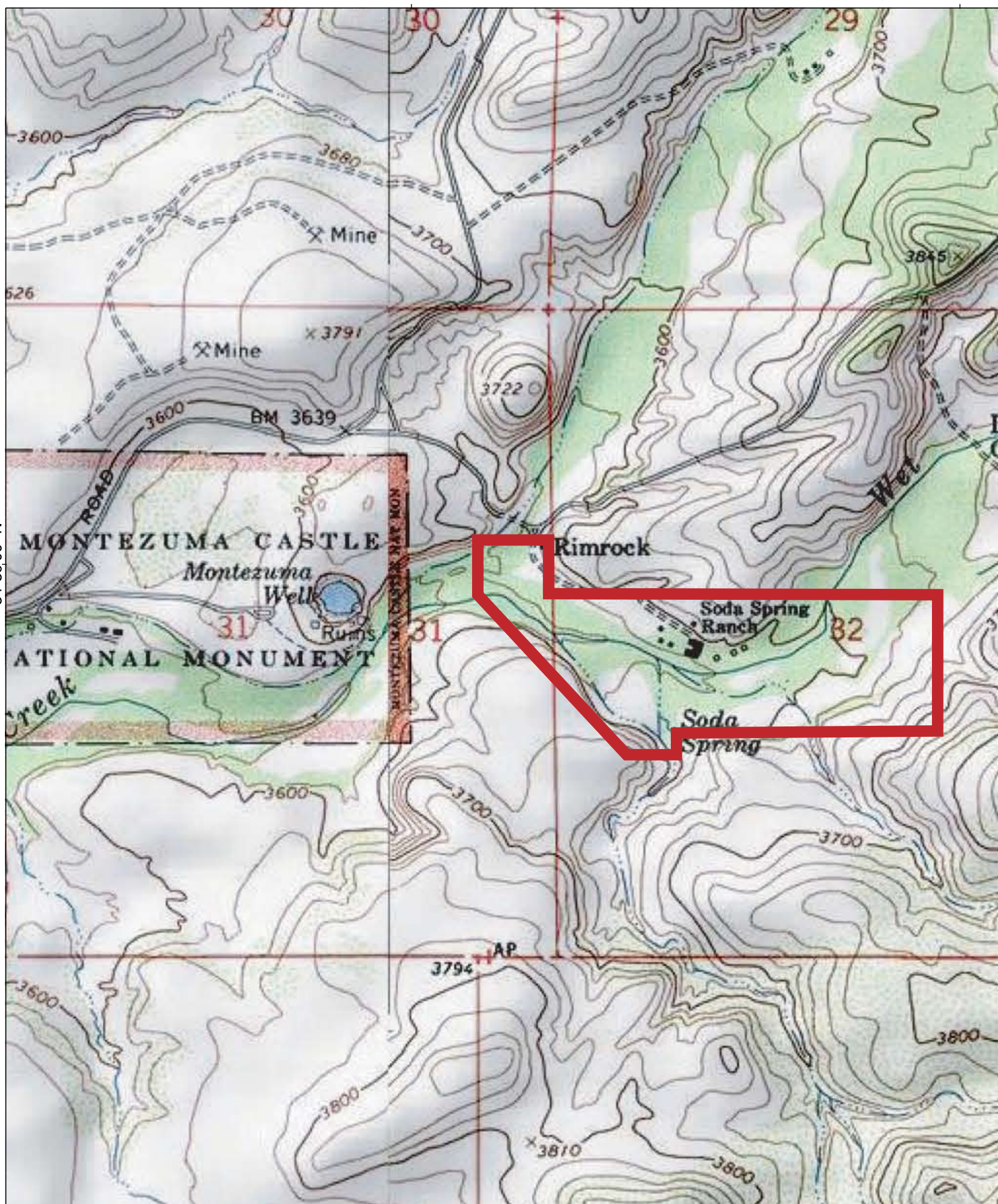




SODA SPRINGS RANCH

134.5+/- acres

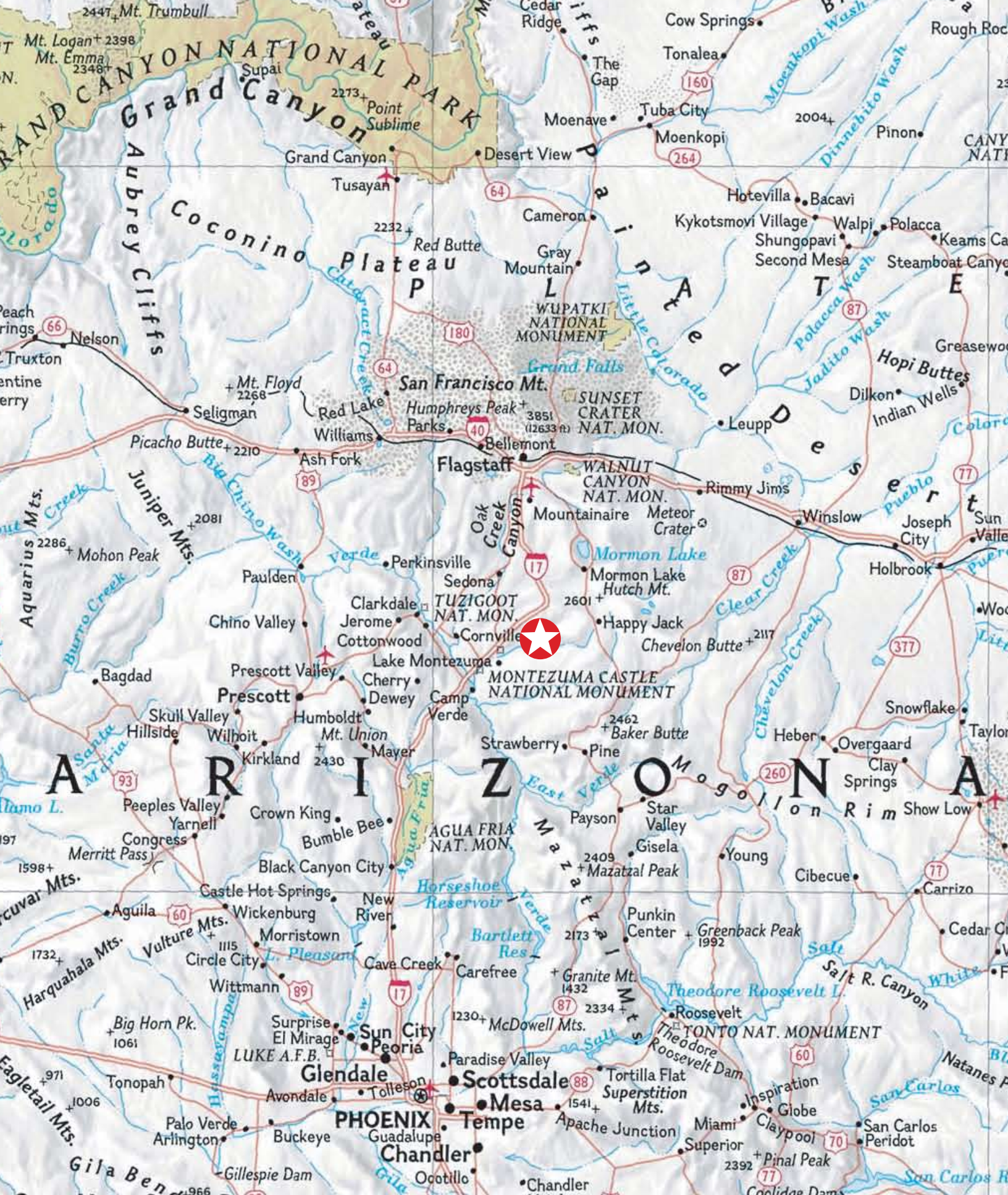
A part of the south half of Section 32 and a part of the southeast quarter of Section 31, Township 15 North, Range 6 East of the G&SRBM, Yavapai County, Arizona.



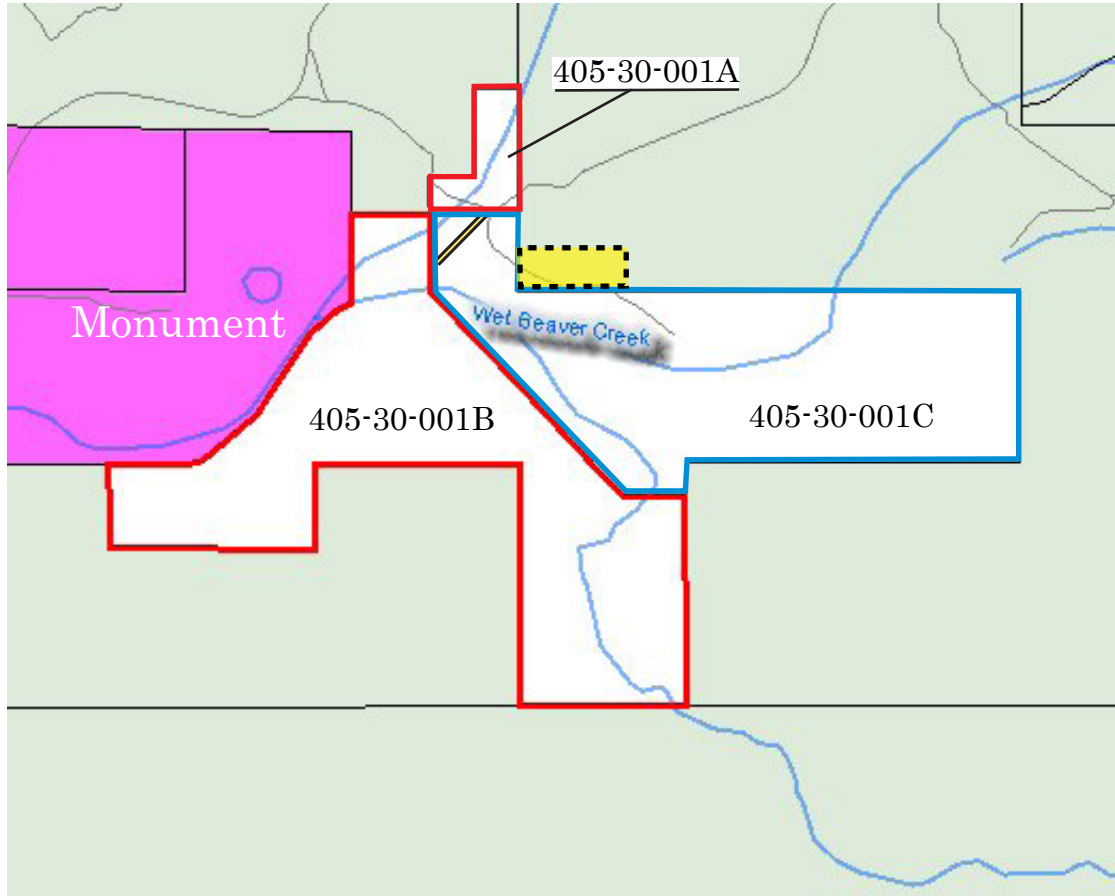
SODA SPRINGS RANCH

134.5+/- acres

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



Subject Property



- 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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The Spring and Wetlands

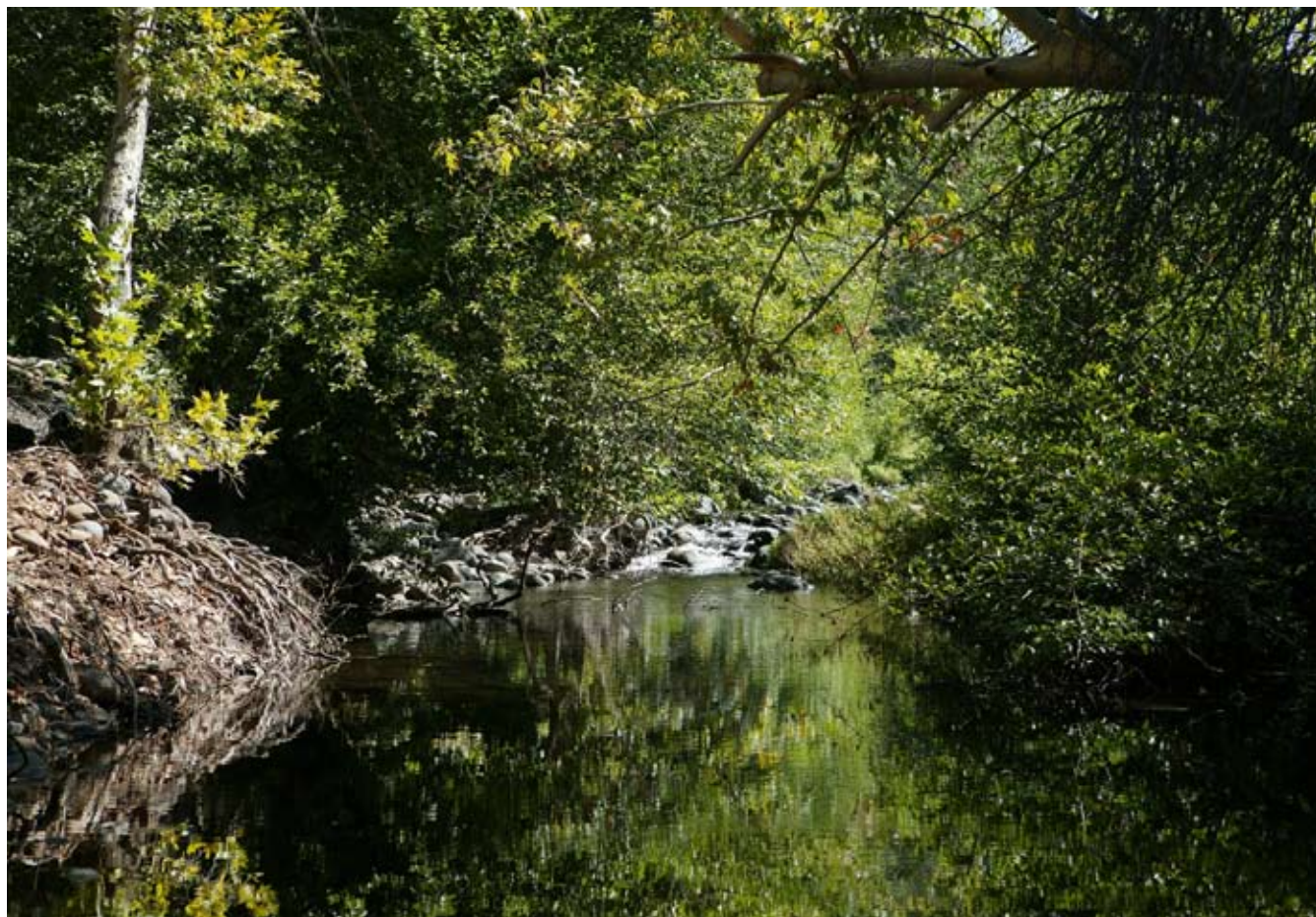




The Lodge



Wet Beaver
Creek





Retention Basin and Pasture House



The Lodge

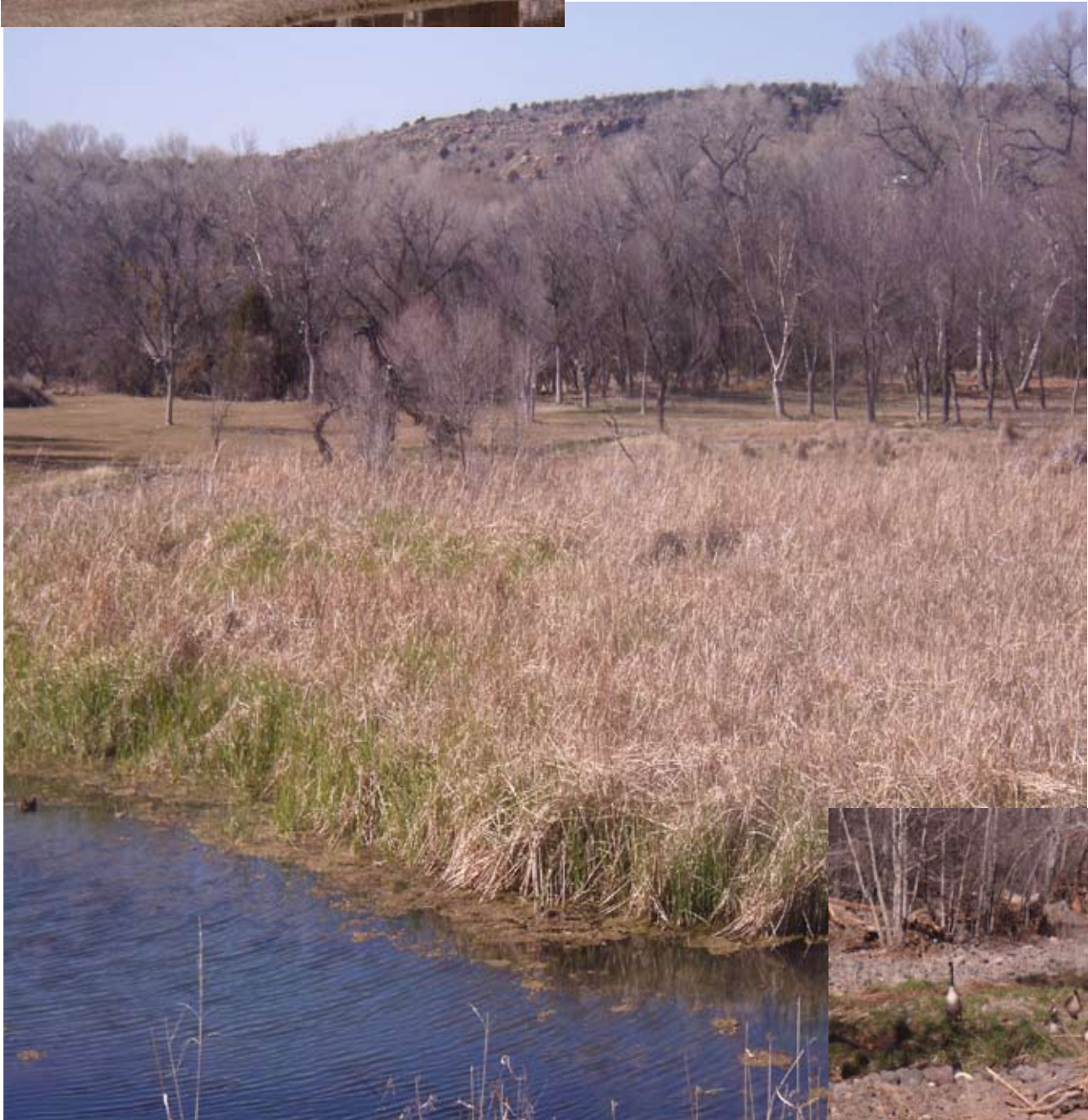




Stables



Foreman's House



Playset by Spring



Historic Post Office













East Pasture and Shooting Range







Front Pasture and Lodge











