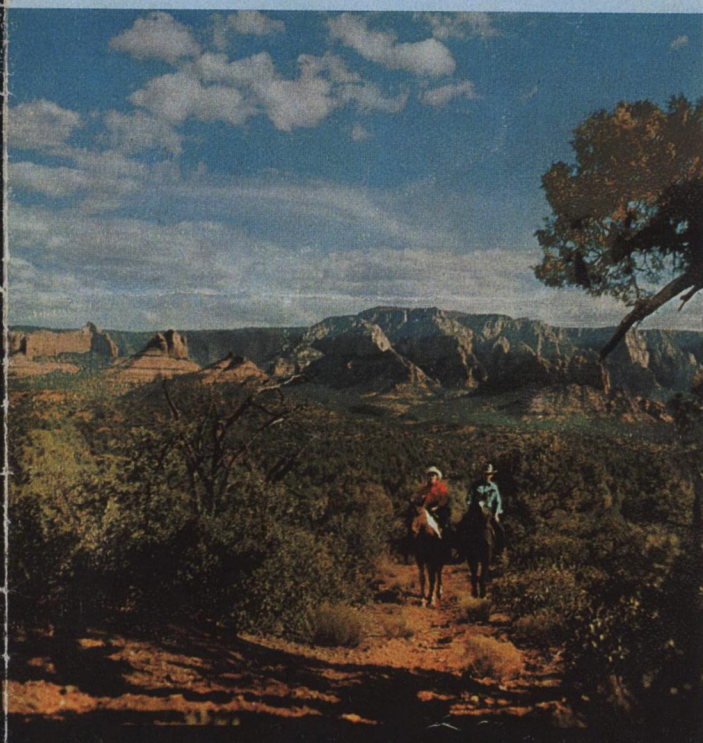




This is
SEDONA WEST



Riding at the Eastern Edge of Sedona West

ARIZONA'S FINEST SUBDIVISION
IN THE WEST'S MOST COLORFUL
COUNTRY

Above — View of Sedona West from Airport Hill.

A restricted residential subdivision Southwest of Sedona, Arizona. SEDONA WEST offers homesites of distinction in an area of unmatched scenic beauty. It is located 30 miles south of Flagstaff and a comfortable two hours by automobile north of Phoenix.

Recreation

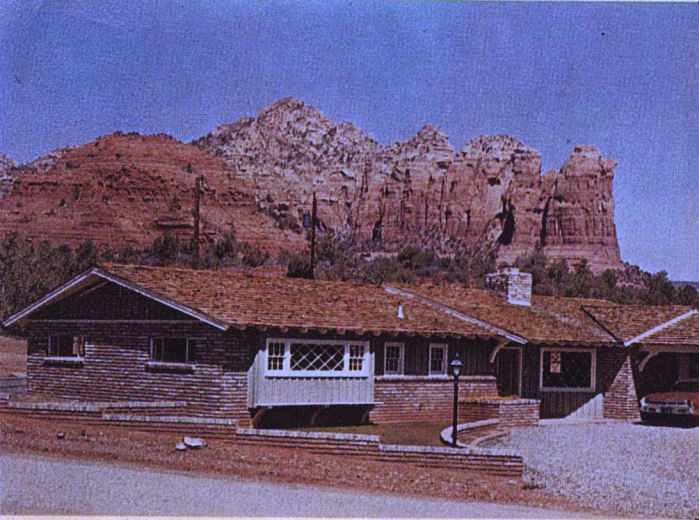
Excellent hunting and fishing in the immediate area; golf courses in Verde Valley; snow sports at Flagstaff in winter; innumerable nearby-sight-seeing attractions such as Grand Canyon, Ghost City of Jerome, Montezuma Ruins, and endless miles of National Forest to explore on foot or horseback.

Climate

Average temperatures:
 Spring High 71°—Low 43°
 Summer High 93°—Low 63°
 Autumn High 77°—Low 50°
 Winter High 56°—Low 32°

Eleven months of Clear clean air, bathed in sunshine. Pleasant refreshing showers during July and August. A happy medium between the extremes of the low desert and the high plateau. Elev. 4300 feet.

We invite your inquiries —
 Requests for additional information will receive our immediate attention.
Write — Sierra Real Estate Corp., P. O. Box 360, Sedona, Ariz.
Telephone—Sedona area code number 602-282-7711
 Another JIM GEARY Development.



Fire Protection

Fifty Fireplugs distributed through Sedona West; firehouse with modern equipment less than one mile away.

Professional Planning

Road system, paving specifications, water system and all engineering phases of Sedona West plan provided by Maddock & Associates, Engineers, Inc., Phoenix, Ariz.

Streets

All streets are paved 20, 24 and 30 feet wide. The streets have been dedicated to the County of Yavapai.

Scenic Beauty

Every lot in Sedona West offers a striking panoramic view of the Red Rock Country — scenery so unique that more than 40 major movies have been filmed in the area.

Privacy

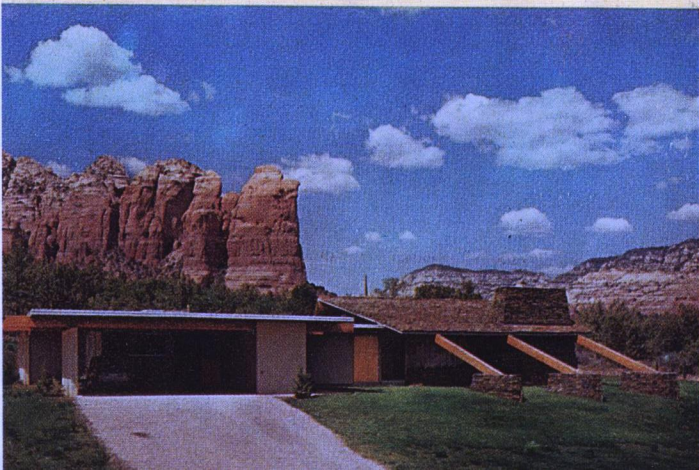
Spacious lots, protected by building restrictions, average 1/3 acre in size. The entire Sedona West community is enclosed by fence. Single entrance and guarded.

Water System

Sedona West has a complete water system: a 70,000 gal. reservoir; concrete asbestos mains; copper line to each lot and a meter box on each lot. Approved by State Health Department.

Utilities

Natural gas, electrical and telephone service are available to each lot.



Construction

Engineering, architectural services and building contractors locally available. Conventional financing can be arranged.

Title

Insured title policies issued for every lot purchased.

Taxes

No city taxes; modest County taxes.

T.V.

All major networks can be received through available Cable connections.

Airport Facilities

Sedona Airport, 1/2 mile south of Sedona West has a 3,400 foot paved and lighted runway; complete refueling facilities; taxi service to Sedona.

Medical Facilities

Doctors, dentists and community ambulance service in Sedona. Excellent modern hospital in nearby Cottonwood.

Purchase Terms

A reasonable down payment and easy terms can be arranged. Ten percent reduction of purchase price for cash purchase. Yavapai Title & Trust, Prescott, Arizona processes all escrows and administers trust accounts. Term payments are made by purchaser to same company, which will execute warranty deed granting full title to lot purchased upon completion of payments. Insured title policies are issued for

