

FOR SALE

±210 ACRE DESERT OASIS

PRICE: \$5,700,000

CASTLE HOT SPRINGS

UNIQUE 118° NATURAL HOT SPRINGS & FORMER WORLD CLASS RESORT RETREAT

NEAR PHOENIX AND LAKE PLEASANT | YAVAPAI COUNTY, ARIZONA



**FOR MORE
INFORMATION
PLEASE
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CBRE

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PROPERTY OVERVIEW:

Castle Hot Springs has a colorful history that dates back millions of years when a unique geological event displaced tertiary volcanic rock and created an immense underground water reservoir. Contained, the water is pressed for an outlet creating essentially a subterranean hot water heater that releases remarkably pure 118 degree water at a very slow rate. Producing over 200,000 gallons of crystal clear water every day, these springs are the magnetic phenomena that make this property such a distinctive destination.

This site was used by Yavapai, Apache and other American Indian tribes as a sacred sanctuary. The “magic waters” provided by the springs were thought to have replenishing and healing powers able to cure diseases and mend wounds untreatable by medicine at the time. The property was “discovered” in 1867 by U.S. Cavalry soldiers and eventually opened as Arizona’s first resort in 1896.¹ The hot springs were marketed as a therapeutic treatment for rheumatism, blood disorders, insomnia, kidney disease and other prevalent ills.

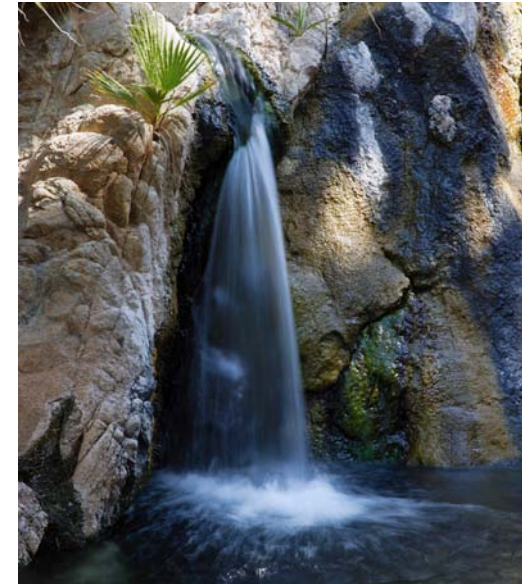
It didn’t take long for Castle Hot Springs to take on an almost mythical reputation. Soon it was frequented by the wealthiest and most prominent families in the country, including the Rockefellers, Kennedys, Wrigleys, Roosevelts, Cabots, Vanderbilts and Fords.² Some of the families, most notably the Carnegies, built private bungalows on the property as seasonal residences.

Castle Hot Springs was the unofficial winter territorial capital before Arizona’s statehood in 1912.³ It received the state’s first telephone, given the telephone number “1” and retained it for many years.⁴ The property was leased to the military during World War II for the recuperation of service men. One such service member was Lt. Commander John F. Kennedy, who spent three months recovering from combat injuries.⁵

The resort prospered for decades after the war, but in 1976 the main building burned to the ground and the owners donated the property to Arizona State University. It was later sold and has not operated commercially since, although ongoing it has been maintained by caretakers.

Castle Hot Springs is nestled in the shadow of the Bradshaw Mountains, five miles from Lake Pleasant. In addition to the treasured hot springs, the property is surrounded by ±550 magnificent palm trees and includes a ±4,800 square foot administrative building, a ±2,000 square foot three bedroom home and two maintenance buildings. Recreation facilities include tennis courts and a ±125,000 gallon swimming pool.

While only a short drive from Phoenix, the secluded character of the site is as ideal today as it was a century ago in capturing the feel of a true desert oasis. This amazing property could be used for a variety of endeavors, including a resort hotel, wellness center, corporate retreat or exclusive residential compound.



Source: 1. Examiner.com: <http://www.examiner.com/arizona-haunted-sites-in-phoenix/magical-waters-of-castle-hot-springs-arizona-1>, 2. DeLange: <http://www.delange.org/CastleHSpring/CHS.htm>, 3. DeLange: <http://www.delange.org/CastleHSpring/CHS.htm>, 4. AZcentral.com: <http://www.azcentral.com/travel/articles/2010/02/25/20100225azhist0227.html>, 5. Northern Arizona University: http://www.azheritagewaters.nau.edu/loc_castle_hot.html

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Administrative Building



Guest House



Main Lawn



Palm Lined Entryway



"Cool" Pool



Hot Springs



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CASTLE HOT SPRINGS FEATURES:

- Remarkably pure ±200,000 gallons per day
- Oldest resort in Arizona (1896)
- “Healing” springs attracted the Astors, Roosevelts, Vanderbilts, and Wrigleys
- Perfect site for resort hotel, wellness center, corporate retreat, and exclusive private compound
- Ten acres of lush lawn and recreation surrounded by 550 majestic palm trees
- ±340 days of sunshine per year
- ±5 miles from Lake Pleasant

Yavapai County Watersheds and Groundwater Basins:

<http://www.co.yavapai.az.us/WorkArea/showcontent.aspx?id=20580>



Map not to scale

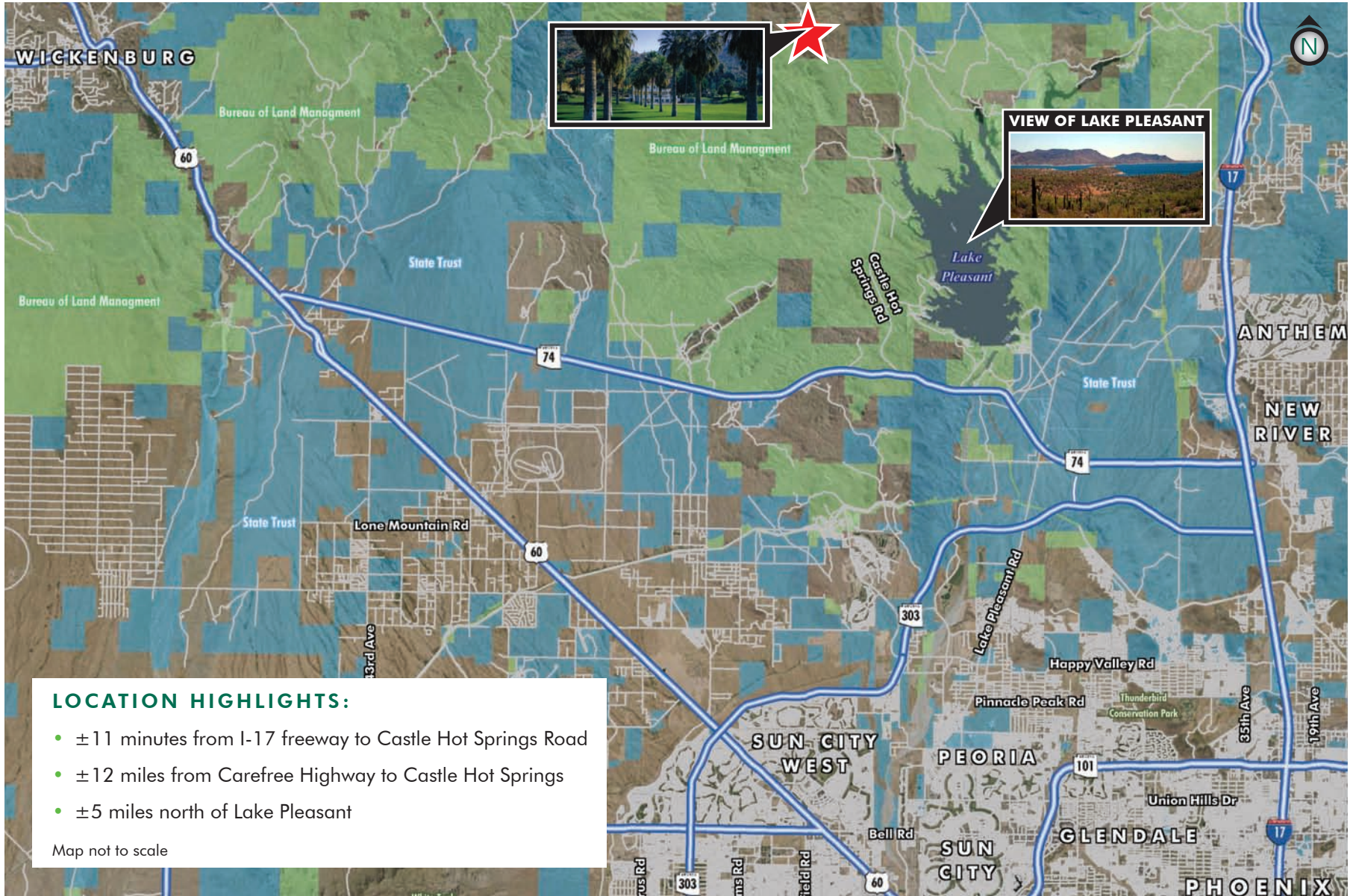
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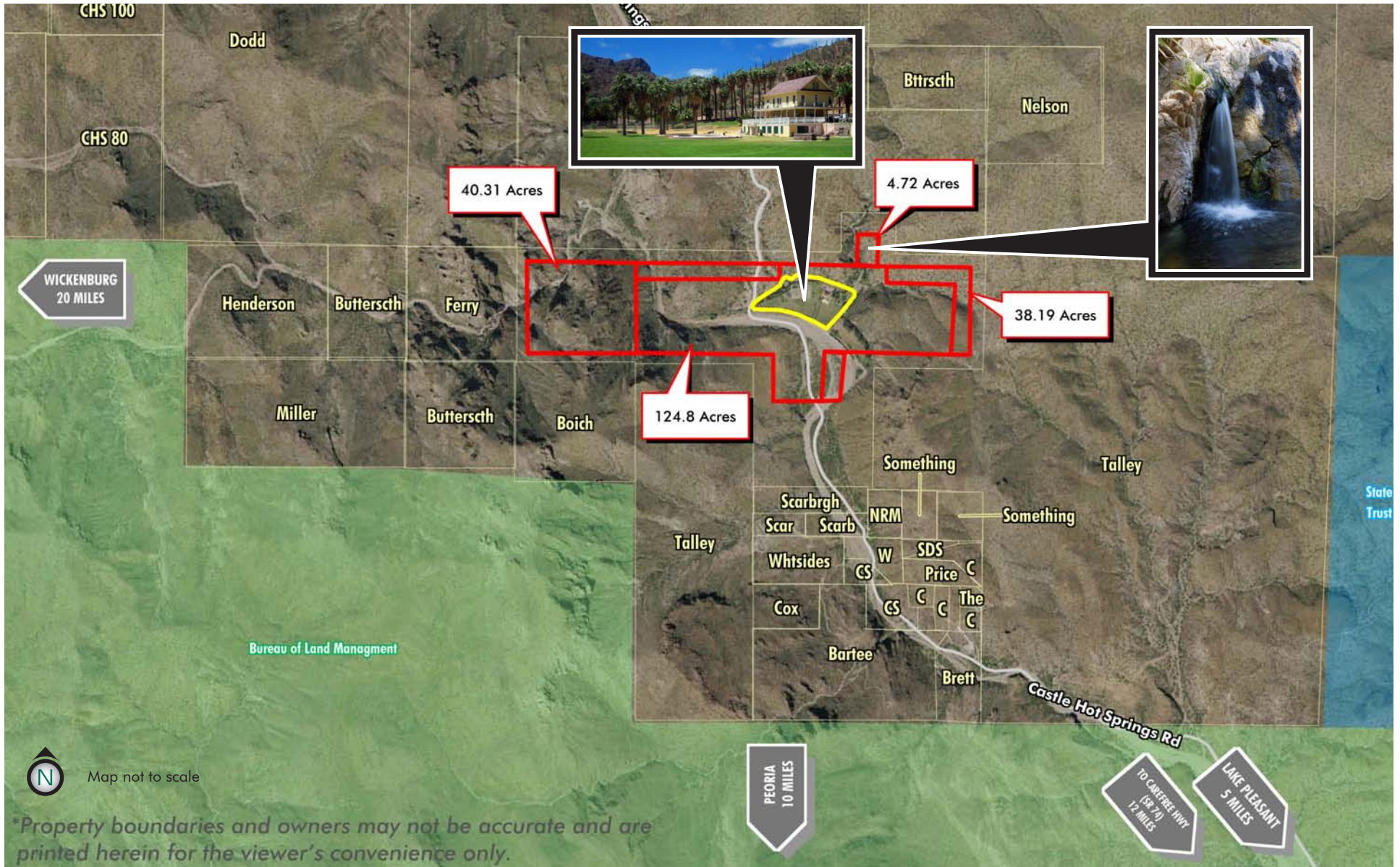
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*Property boundaries and owners may not be accurate and are printed herein for the viewer's convenience only.

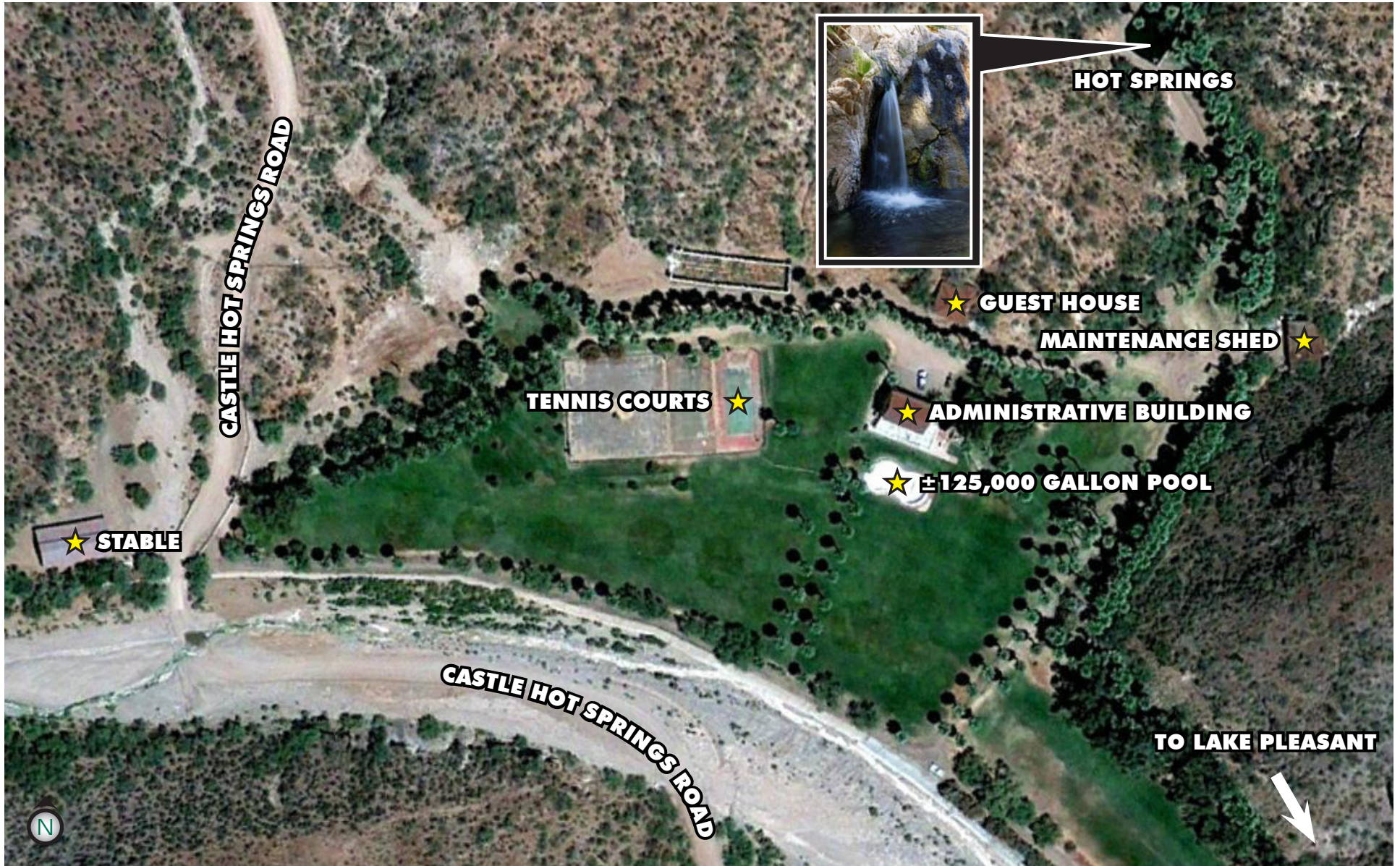
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NON-CONTIGUOUS PARCEL OF APPROXIMATELY 2.3 ACRES, INCLUSIVE

