R-C SCOUT RANCH

PAYSON, AZ



CONTACT FOR MORE INFORMATION

Capri Barney
cbarney@landadvisors.com
928.445.4457

Land Advisors ORGANIZATION

928.445.4457 | LandAdvisors.com

EXECUTIVE SUMMARY

LOCATION	19887 E Highway 260, Payson, AZ
SIZE	±75 Acres
PRICE	$7,500,000
PARCEL	303-01-002
ZONING	GU - General Unclassified

UTILITIES	Electric: APS Water: Existing wells Onsite Wastewater: Existing Septic Systems Onsite Gas: Propane is delivered to Leased Tanks Onsite
PROPERTY DESCRIPTION	Nestled among the tall Ponderosa Pines of the Rim Country east of Payson, AZ is the R-C Scout Ranch. It is surrounded by national forest and has year round Christopher Creek running through it. Originally acquired in 1945, this camp has for decades served the members and families of Scouting America as well as school and youth groups, non-profit organizations, and private groups for reunions and retreats. With approximately 32,000 square feet of improvements, the camp will support up to 154 guests indoors with even more availability for guests in the camp sites. It includes a dining hall with commercial kitchen, director's and guest cabins, tent sites, health lodge, maintenance structures, equine facilities, and more. The amenities offer a full camp experience including archery, fishing, hiking, outdoor cooking and survival.



UNIQUE PROPERTY FEATURES

SIZE & SECLUSION	It is rare to find a ±75-acre parcel in this region, especially surrounded by national forest and within the largest ponderosa pine forest in the world.
WATER	• Christopher Creek, a year-round trout stream, runs through the property offering private access to guests of the camp. • The R-C Pond, located on the property, is a catch and release pond supported by Arizona Game and Fish Department ("AZGFD"). The pond was stocked with Roundtail Chub, identified as a species of greatest conservation need by AZGFD, to create a refuge population for the species.
ACCESSIBILITY	Direct access to State Route 260 is a valuable feature to both recreational users and prospective future developers.
RECREATIONAL IMPROVEMENTS	The existing camp improvements add turnkey appeal.
EXISTING UTILITIES	The property is already served by electricity, a well that provides water to serve the entire camp, and septic systems that support the current facilities.
ZONING AND USE POTENTIAL	As is, the property is ideal for youth or non-profit organizations, eco-tourism, wellness retreats, or private estates. However, subject to county approval, the property has great potential for additional uses, including a high-end resort, RV park or glamping destination, or a secluded residential community.
TOURISM SYNERGY	Payson and Christopher Creek are popular for hiking, fishing, and seasonal escapes. This property taps directly into that demand.



AREA OVERVIEW

The R-C Scout Ranch is situated in Gila County, a rural area along the Mogollon Rim in the heart of Arizona.

The area provides many outdoor recreational opportunities, attracting residents and tourists looking for everything from a peaceful getaway filled with history, beauty and rustic charm to extreme outdoor adventure in the surrounding Tonto National Forest. With an elevation just over a mile high, the mild four seasons offer reasonably warm summer temperatures as well as some cooler winter temperatures with an occasional snowfall.



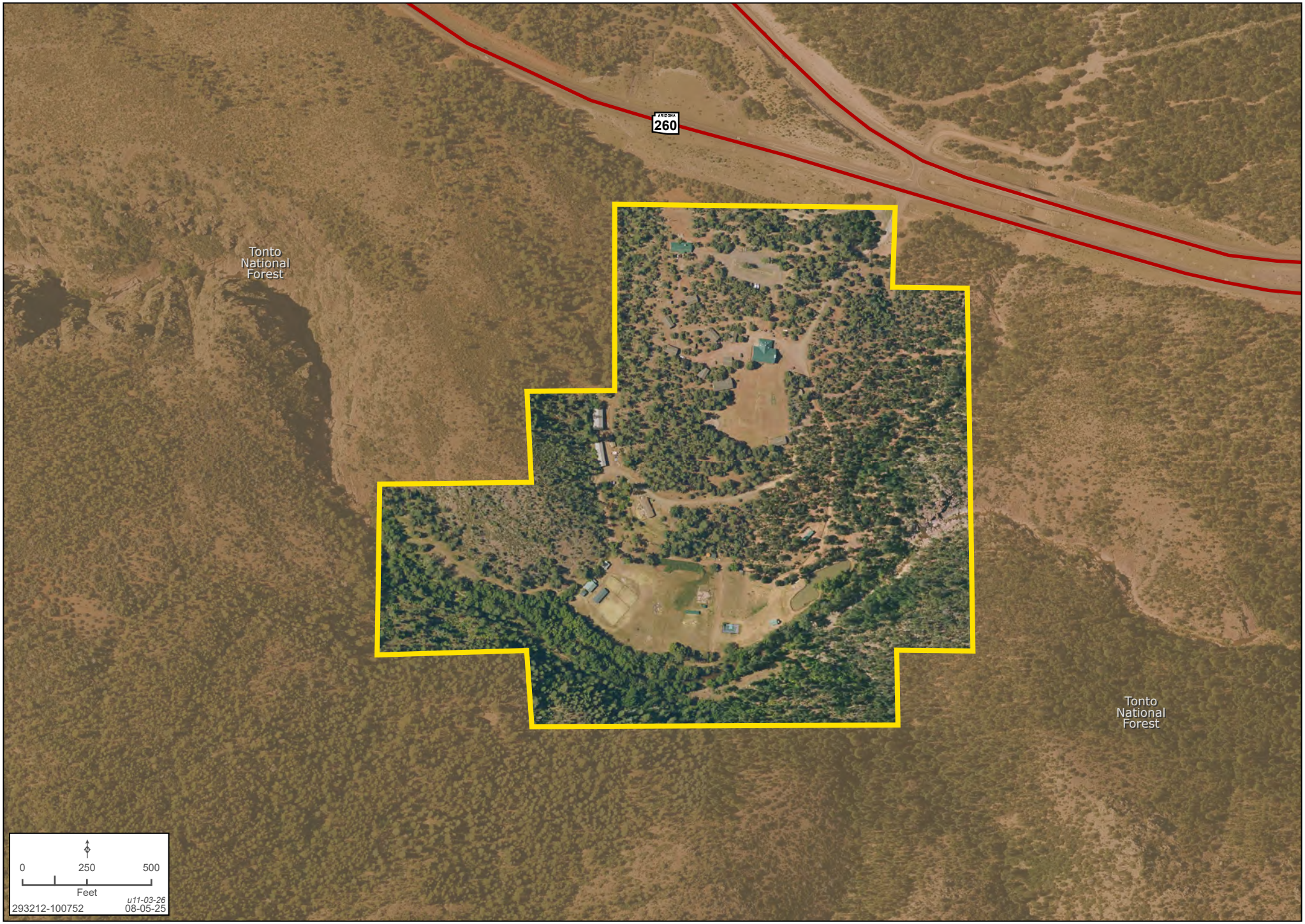




DETAIL | R-C SCOUT RANCH, PAYSON, AZ

Capri Barney | 928.445.4457 | landadvisors.com

Land Advisors ORGANIZATION

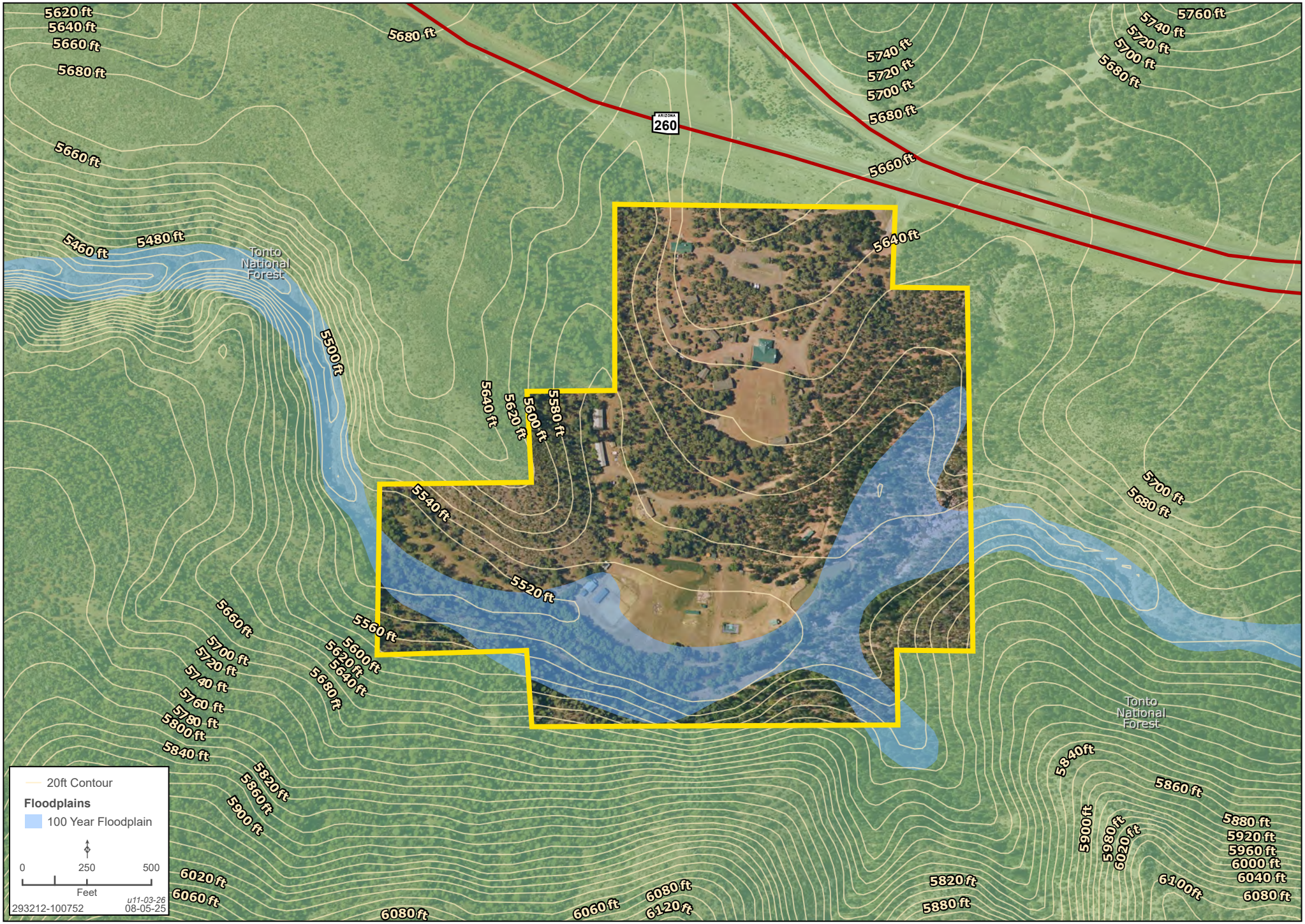


While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2026 The Land Advisors Organization. All rights reserved.

FLOODPLAIN | R-C SCOUT RANCH, PAYSON, AZ

Capri Barney | 928.445.4457 | landadvisors.com

Land Advisors ORGANIZATION



While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2026 The Land Advisors Organization. All rights reserved.

AREA | R-C SCOUT RANCH, PAYSON, AZ

Capri Barney | 928.445.4457 | landadvisors.com

Land Advisors ORGANIZATION



While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2026 The Land Advisors Organization. All rights reserved.

CAMP LAYOUT



Revised 8/14/19

PROPERTY PHOTOS









The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZGila293212 - 11.03.2026.

Land Advisors®
ORGANIZATION

SCOTTSDALE, ARIZONA
4900 North Scottsdale Road
Suite 3000
Scottsdale, Arizona 85251
928.445.4457
LandAdvisors.com