

WHITE CLIFFS SPORTSMAN'S RETREAT

Arizona's First Exclusive Mountain Estate & Hunting Preserve
Heber, Arizona



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.....the mountain is calling



Family & Legacy

White Cliffs Sportsman's Retreat is truly one of a kind — Arizona's first and only mountain community with an exclusive hunting preserve, never to be duplicated. It spans 340 acres of rugged Arizona mountain country, carved out for people who live and breathe the outdoors. Perched at 6,600' overlooking Heber, Arizona, this land stretches from tall pines to juniper ridges, breaking into bands of white sandstone cliffs that overlook the Apache-Sitgreaves National Forest and Heber Valley. From the top, you can see for miles in every direction. We own the mountain! It will be gated and exclusive to our 44 community families.

Consisting of 44 lots ranging from 1.25–4 acres, each lot will be perfectly positioned across the mountaintop, giving each owner opportunities to build a family compound or corporate retreat without losing the peace and privacy that drew them here in the first place. It is anticipated that each lot will allow the ability and flexibility to have a main residence and an additional detached residence and/or detached shop.

The 225-acre hunting preserve rolls across the mountain in a mix of deep draws, rocky cuts, and high benches that fall away into narrow ravines and canyon cliffs. The terrain changes constantly — wide plateaus on top, steep faces along the sides, and protected pockets of grass and timber down low. It's the kind of ground that always has another ridge to climb and another view waiting.

This variation in elevation and cover makes it the ideal hunting land. Every contour of the mountain supports a balance of grass, brush, and trees — perfect habitat for domestic species to thrive year-round. For owners, it's rugged country to explore; for the animals that call it home, it's sanctuary.

With your purchase of a lot, each owner also receives an membership share in the 11 gross acres of premium commercial frontage along Highway 260. It will be designed to generate steady annual income for the benefit of the owners, with the ultimate goal, in time, of offsetting the annual expenses of the community facilities and preserve.

We're selling more than real estate; we're selling an outdoorsman lifestyle and a legacy. Owners will have access to a private recreation community center overlooking the stocked 2 tier fishing pond, complete with fire pits, outdoor kitchens, sports court, playground, equestrian area, commercial meat-processing kitchen, and direct access to hundreds of thousands of acres of national forest that surround our mountain — plus a tight-knit community of like-minded families who look after the land and each other. There's space for summer BBQs, holiday gatherings, teaching outdoor skills to your kids, and quiet mornings on the ridge watching the light hit the white cliffs. It's rugged, it's real, and it's meant to stay in the family. *Let's not forget the famous 4th of July fireworks set off at the high school — fully visible from our east ridgeline. No family will want to miss this annual occasion!*

When you drive through those gates, you leave the noise of the world behind. There are no crowds, no overbearing HOA rules — just good people who respect their neighbors and the land they share. You can pull in your fifth wheel while you build your vacation home or simply show up with your favorite people for the day to hunt and fish.

Life at the White Cliffs is about connection — with the land, with your family, and with a community that values the same things you do. It's where traditions are built and legacies are written one season at a time.

Property History & Upcoming Dates

Twenty years ago, the first developer invested substantial money into the property and incurred more than \$7 million in debt cutting in access roads, partially installing underground water, sewer, and power (in the first phase), and completing an interior road network before the project stalled and went into foreclosure as a result of the Great Recession in 2008.

The current ownership is a family estate that inherited the property, which was purchased from the bank following the foreclosure nearly 15 years ago.

Our feasibility period ends on December 15, 2025, at which time our earnest money will become nonrefundable, with a required closing on or before May 15, 2026. During this period, we will be filing and amending the Special Development District zoning amendment, which we anticipate will allow our projected development plans.

After closing, we will still be required to obtain both a preliminary plat and a final plat for our 44 legacy lots, which will most likely take up to a year (summer 2027). During this time, we anticipate beginning at-risk auxiliary construction of the fishing pond, fencing, and recreation center so that the property can be used immediately. We just won't be able to pull permits for residences until the final plat is approved.



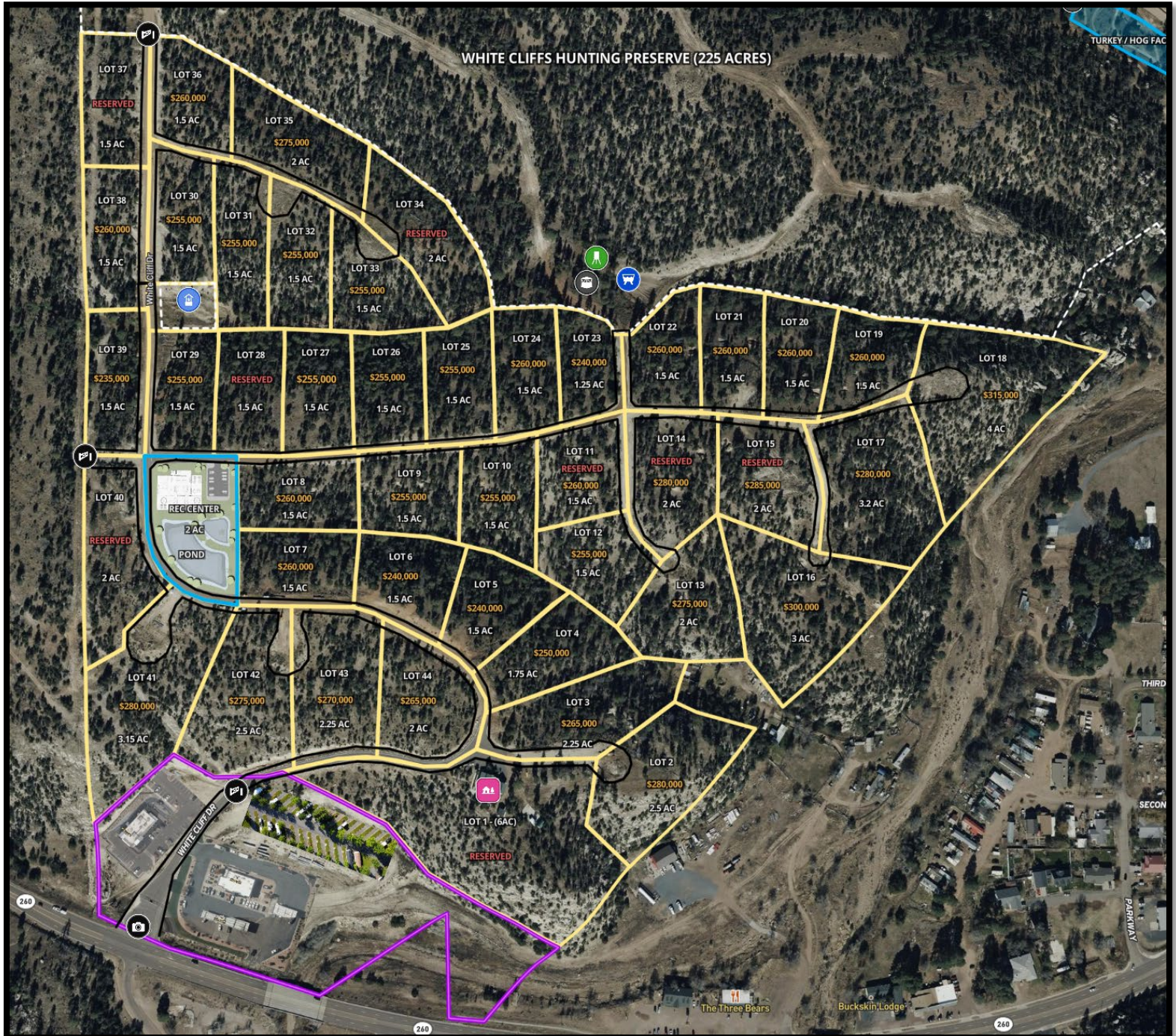
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Private Estate Lots

Approx. 88 acres are mapped for 44 Lots ranging from 1.25 to 4 gross acres.

Link to Interactive Map: <https://id.land/maps/e19d6ad2f698b1732079e0e479f63eb9/share>

PRICES FROM \$235,000 - \$315,000
****Subject to refined cost estimates****



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WHITE CLIFFS LOT PRICING			
Lot #	Lot Size (ac)	Lot Price	NOTES
1	6.00	PETERSEN	RESERVED
2	2.50	\$280,000.00	
3	2.25	\$265,000.00	
4	1.75	\$250,000.00	
5	1.50	\$240,000.00	
6	1.50	\$240,000.00	
7	1.50	\$260,000.00	
8	1.50	\$260,000.00	
9	1.50	\$255,000.00	
10	1.50	\$255,000.00	
11	1.50	\$260,000.00	RESERVED
12	1.50	\$255,000.00	
13	2.00	\$275,000.00	
14	2.00	\$280,000.00	RESERVED
15	2.00	\$285,000.00	RESERVED
16	3.00	\$300,000.00	
17	3.20	\$280,000.00	
18	4.00	\$315,000.00	
19	1.50	\$260,000.00	
20	1.50	\$260,000.00	
21	1.50	\$260,000.00	
22	1.50	\$260,000.00	
23	1.25	\$240,000.00	
24	1.50	\$260,000.00	
25	1.50	\$255,000.00	
26	1.50	\$255,000.00	
27	1.50	\$255,000.00	
28	1.50	PETERSEN	RESERVED
29	1.50	\$255,000.00	
30	1.50	\$255,000.00	
31	1.50	\$255,000.00	
32	1.50	\$255,000.00	
33	1.50	\$255,000.00	
34	2.00	PETERSEN	RESERVED
35	2.00	\$275,000.00	
36	1.50	\$260,000.00	
37	1.50	LARSON	RESERVED - \$255,000
38	1.50	\$260,000.00	
39	1.50	\$235,000.00	
40	2.00	PETERSEN	RESERVED
41	3.15	\$280,000.00	
42	2.50	\$275,000.00	
43	2.25	\$270,000.00	
44	2.00	\$265,000.00	
	84.85	\$10,255,000.00	

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COMMUNITY FACILITIES

Proposed Recreation Center / Sports Pavilion / Kids Playground

At the heart of White Cliffs is the proposed community centerpiece — a conceptual multi-use recreation barn envisioned for big family weekends, late-night cookouts, and gatherings that go long after the sun sets. The anticipated main structure will be a 60'x60' enclosed, barndominium-style building. Large glass garage doors are planned to roll open to connect the interior to a 60'x40' covered patio overlooking the pond. When the doors are up, it becomes one large, open space.

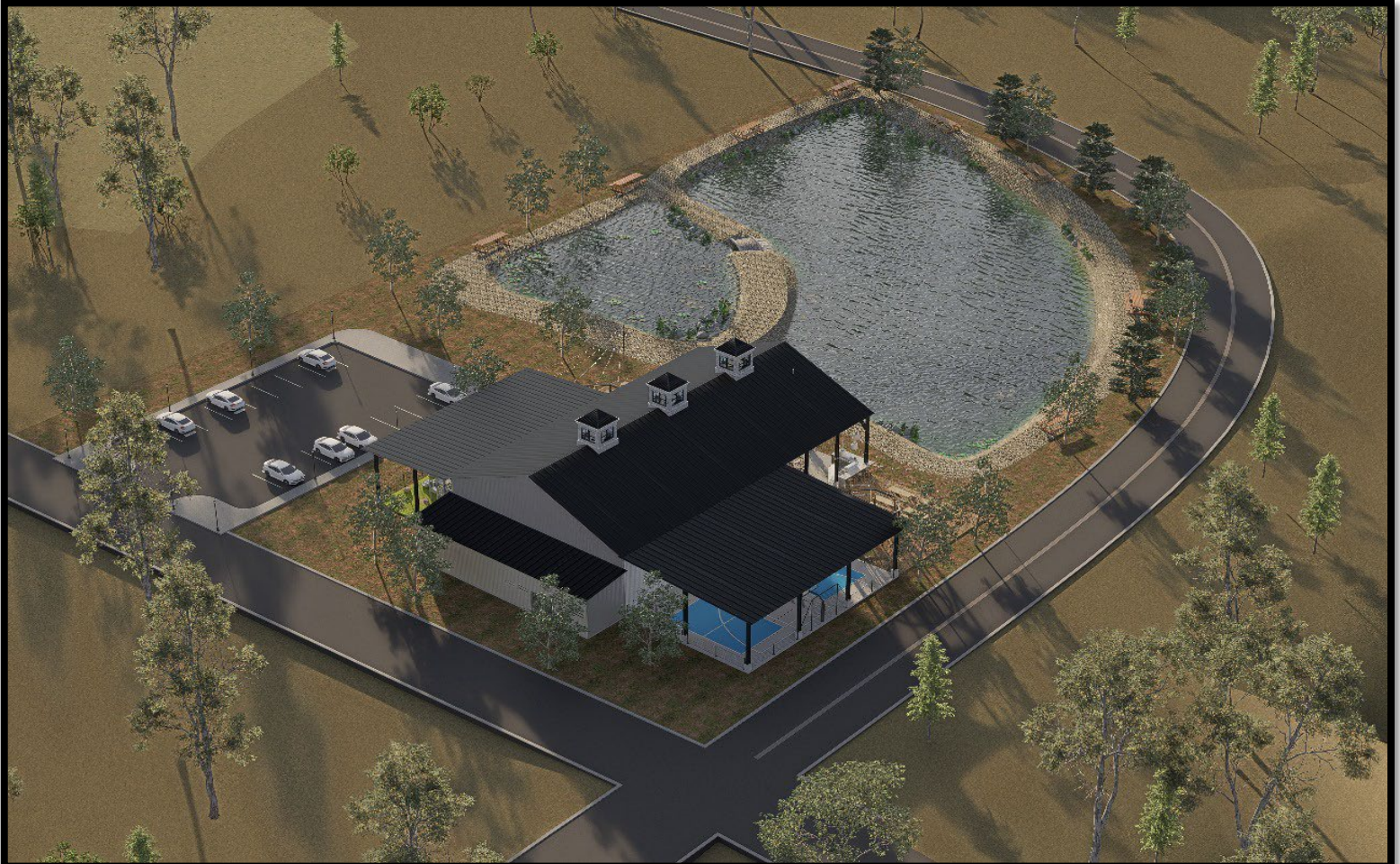
Inside, there is anticipated space for multiple dining areas, seating lounges, big-screen TVs, a billiards table, ping-pong, and arcade games to keep the kids busy. Outside, the patio is expected to feature an outdoor kitchen complete with smokers, grills, griddles, and a fountain drink station, surrounded by firepits and long tables for evening dinners. It is envisioned to be large enough for holiday parties, family reunions, or community events when everyone shows up.

Off one side of the main building is a proposed 60'x40' covered sports pavilion — a combined half-court basketball and pickleball area with lighting for night games, as well as a putting green. A partition wall is planned to be opened to connect this sports space directly to the main lodge, turning the entire complex into one large indoor-outdoor recreation area.

On the opposite side, a planned 60'x30' fenced kids' play yard will keep the youngest family members busy and close to the action. It is anticipated to include a playground set, two in-ground trampolines, a turf play area, cornhole games, and a swing set — all safely contained within view of the main patio. Parents can relax, check their garden, grill, or visit while still keeping an eye on their kids.

The entire lodge complex is conceptually located beside the ponds, allowing families and friends to fish while gathered at the facility. With the mountain air, pine backdrop, and white cliffs in the distance, the proposed recreation center is intended to serve as the heart of the community — a place where everyone gathers, laughs, and makes the kind of memories that last.





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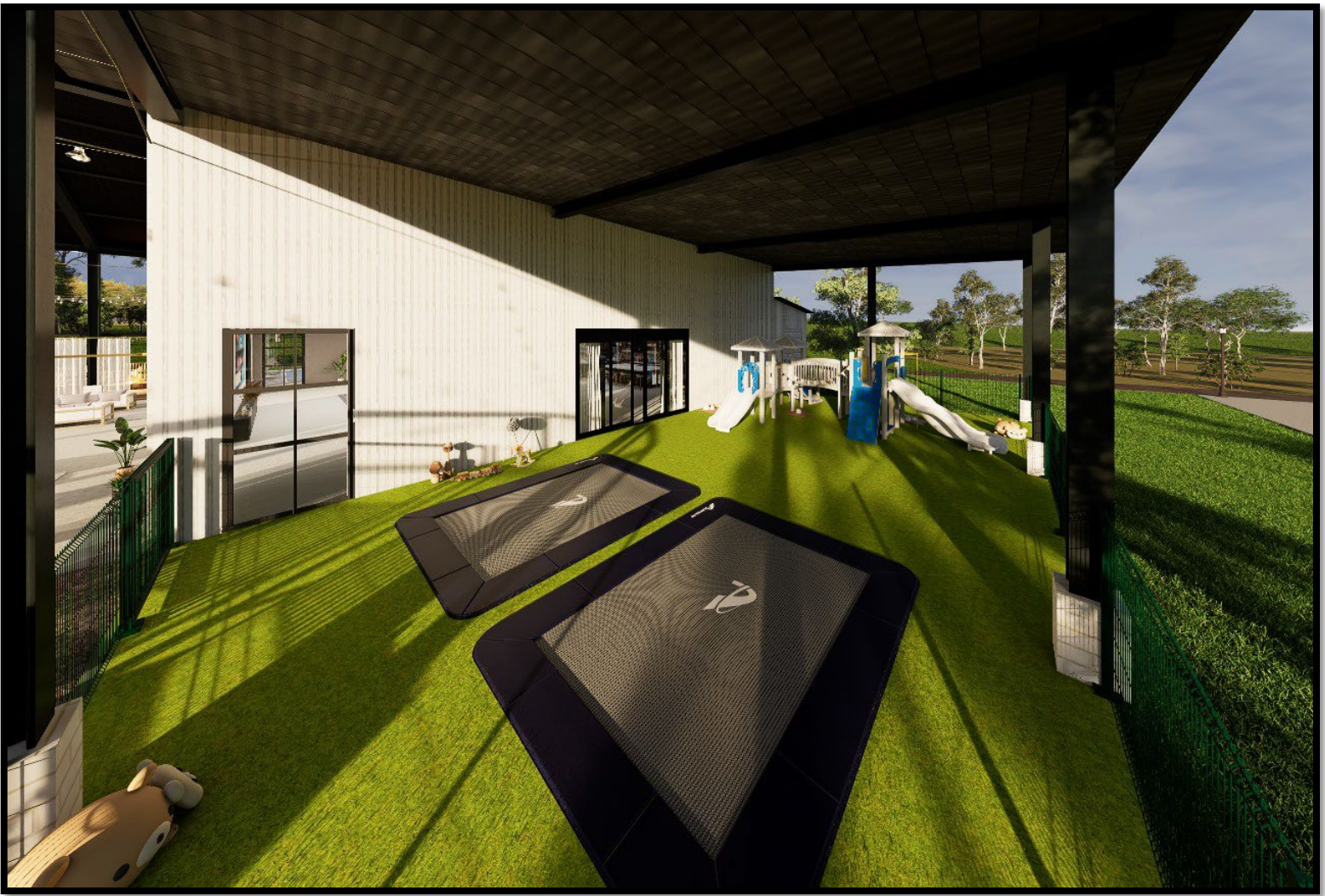
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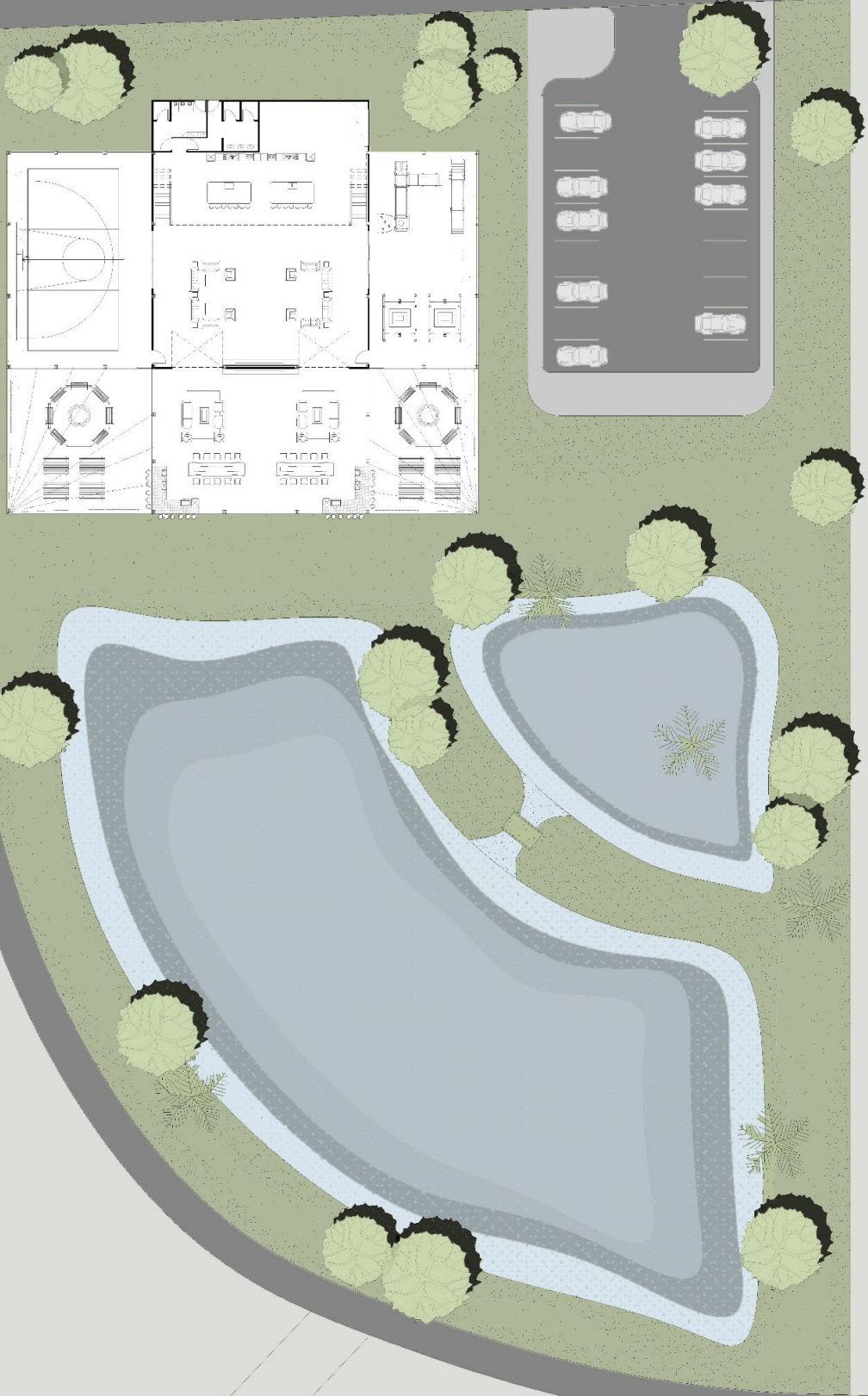
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COMMUNITY FACILITIES

Proposed White Cliffs Pond

Just below the proposed Rec Center sits one of the most peaceful and family-friendly features of White Cliffs — the twin ponds. Designed and envisioned as both a scenic centerpiece and a year-round recreation spot, the water system brings movement, sound, and life to the heart of the property.

The proposed ponds will be roughly ½ acre. The upper pond engineered as a cold-water trout pond. Fed by a recirculating system with constant aeration, it will stay oxygenated and clear year-round. From fall through spring, the pond will be stocked with rainbow and brown trout, giving owners and guests a true mountain fishing experience just steps from the lodge patio.

Water from the upper pond will cascade continuously over a natural stone spillway into the larger lower pond, which serves as the warm-water fishery. The lower pond will stay stocked with bass and catfish, offering steady fishing opportunities through the summer months. The recirculating design keeps the water fresh, the oxygen levels high, and the sound of moving water echoing softly through the property all year long.

Both ponds will have benches, shaded pavilions, and gravel walking paths spaced along the banks — perfect for casting a line, reading a book, or sitting and watching the grandkids. The ponds are positioned beside the Recreation Center so parents can relax on the patio while keeping an eye on kids fishing or playing below.



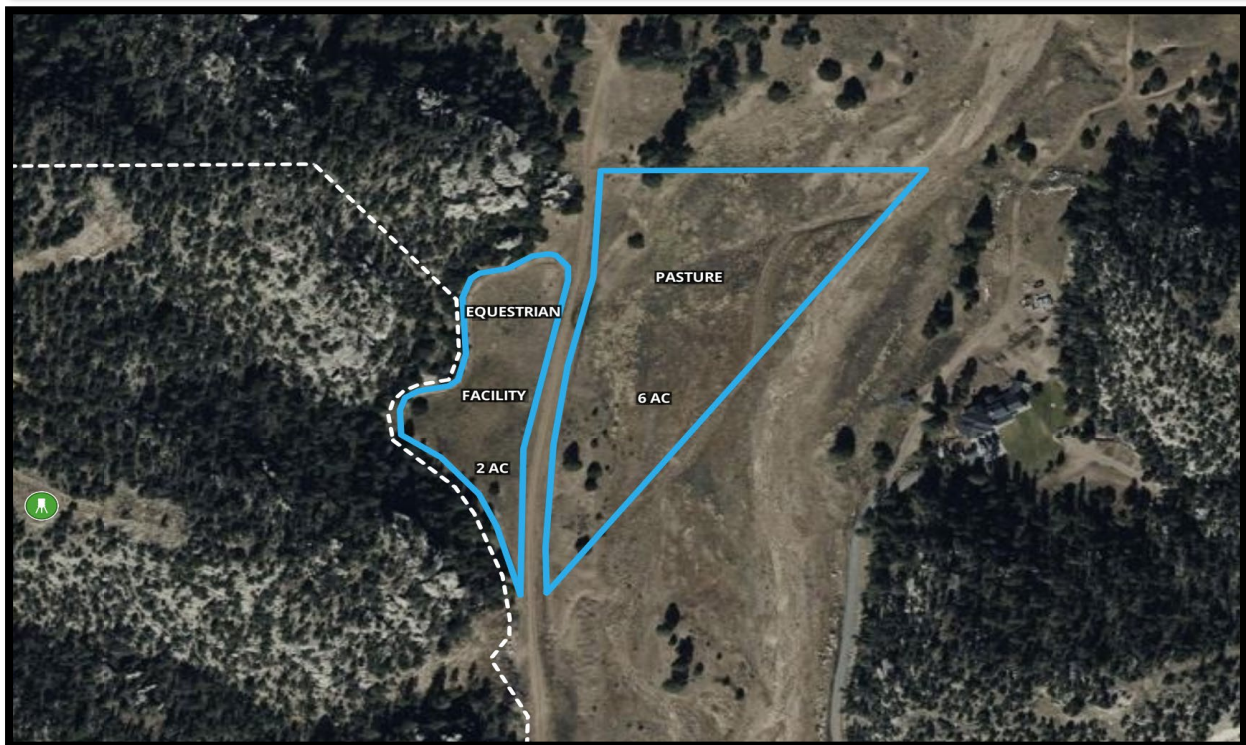
Proposed Future Equestrian Facility (Member-Driven Option)

White Cliffs was designed with flexibility in mind, and one of the most exciting conceptual possibilities for future expansion is the addition of a proposed two-acre equestrian facility. If enough owners express interest, the community has the space and layout to construct horse stalls and an arena along the NE corner — positioned so riders could move straight from the arena into the Apache-Sitgreaves National Forest.

The conceptual design includes covered stalls, a small tack and feed building, and a riding arena sized for training, roping practice, or family rides in the cool mountain evenings. Fencing would tie directly into the national forest fencing, allowing controlled access to forest trails that run for miles through pines, open meadows, and canyon country.

For families who grew up around horses or simply want their kids to experience that way of life, this proposed addition would make White Cliffs one of the few mountain retreats in Arizona with true horseback access to national forest land. It's the kind of amenity that deepens the property's outdoor roots — quiet mornings in the saddle, evening rides under the cliffs, and a new way for owners to connect with the land. Owners could even, if desired, saddle up the horse and hunt in the preserve.

The facility would move forward only if there is sufficient owner demand, keeping development practical and community-driven. Like everything at White Cliffs, it's about building what matters most to the people who will use it.



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COMMUNITY FACILITIES

Proposed Community Walk-In Cooler and Processing Kitchen

White Cliffs will include a proposed dedicated meat-processing building. It's designed for families who want a hands-on connection to their food and for owners who take pride in the farm-to-table lifestyle and the ability to process their own harvests. This will be where you can skin and quarter your animals, spray them down, and place them directly into the walk-in cooler.

The proposed structure will house a large walk-in cooler equipped with hanging racks and stainless-steel worktables, allowing members to store harvested meat, fish, and garden produce safely and efficiently. The commercial-grade, conceptual kitchen is anticipated to feature full ventilation, prep counters, sinks, packaging areas, an ice maker, and commercial freezers.



On-Site Ranch Manager

White Cliffs will employ a full-time Ranch Manager whose job is to keep the mountain running smoothly year-round. This position combines hands-on land management, animal care, property maintenance, and direct member support to ensure every visit to White Cliffs is seamless.

Core Responsibilities

Property Maintenance & Repairs – Oversees the upkeep of all community facilities, including the Rec Center, ponds (and coordination of pond stocking), processing kitchen and facilities, fencing, roads, and utilities. Coordinates with contractors for seasonal improvements and ensures every structure remains in working order.

Livestock Management – Monitors animal health, manages supplemental feed and water systems, checks and refills automatic feeders weekly, maintains mineral and salt stations, and works with local veterinary services when needed. Keeps detailed logs on herd conditions and animals harvested. Also helps coordinate deliveries of new livestock to the ranch.

Land & Equipment Operations – Maintains ranch vehicles, tractors, and tools; handles mowing, snow removal, erosion control, and fire-prevention clearing around structures and trails.

Member Services & Outdoor Concierge – Assists owners and guests with land orientation, safety briefings, and coordination of outdoor activities. Provides assistance when needed to guide hunts, retrieve animals, and help with skinning and quartering, tips appreciated. Helps organize family events, educational programs, and outdoor community activities at the Rec Center.

Security & Compliance – Monitors gates, fences, and property boundaries. Maintains communication with local authorities, utilities, and emergency services to ensure the community operates safely and in compliance with state and county regulations.

The Ranch Manager acts as the eyes and hands of the property — someone who knows every trail, every fence line, and every animal on the ground. Their work keeps White Cliffs healthy, secure, and ready for the families who come here to enjoy it. They're part caretaker, part conservationist, and part host, ensuring that each owner's time on the mountain is worry-free and unforgettable.

Responsible Parties: Owners are not required to use the Ranch Manager's guiding services. However, if the responsible party is not present and a family member or guest wishes to hunt the preserve, they will be required to use the assistance of the Ranch Manager.



The 225-Acre Hunting Preserve

The remainder of the mountain — approximately 225 acres — will be proposed as an 8' high-fenced area managed for domestic livestock habitat and family recreation. Proposed infrastructure includes interior trails, feeder and water systems, and hunting blinds, with a few designed to be climate-controlled for summer and winter comfort.

It is anticipated that we will set up one feeder and water source per 50 acres. We will also have roughly five to six hunting blinds strategically placed throughout the property. These blinds will accommodate both rifle and archery hunters.

For safety reasons, we will adhere to the rule prohibiting the discharge of a high-caliber rifle within ¼ mile of an occupied residence. This restriction effectively limits rifle use to about half of the preserve. Further rules and safety standards will be finalized in the future, but for now, we will most likely have designated rifle zones or specific rifle blinds for hunting over a feeder or water source. The entire preserve can be hunted by archery, air rifle, crossbow, or shotgun.

Small breeding pens for domestic species such as hogs and turkeys may be constructed in order to manage our most cost-effective animals for consistent, year-round hunting opportunities.

A local taxidermist will provide owners with the option to shoulder mount, European mount, or rug their animals as desired.

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Why Domestic Livestock?

The easy answer is that Arizona is extremely restrictive when it comes to wildlife and exotics. Any wild game animal or exotic species is considered "Restricted Wildlife" in Arizona. Because of legislation, there is zero chance we can obtain a permit to harvest those animals (deer, elk, etc.).

However, there is a workaround to still having an incredible hunting experience — one that helps supplement our hunting passion when we do not get drawn for these wildlife species in Arizona or other states. Let me share some amazing benefits of being able to hunt Domestic Livestock:

- 1) Domestic animals are considered private property, and Arizona Game and Fish has no control or authority over your herd.
- 2) There are no set hunting seasons — you can hunt them year-round.
- 3) They do not require an annual hunting license or tag to hunt.
- 4) For Arizona wildlife, the hunter's age requirement is 10 years old, and they must pass a hunter's safety course. For domestic animals, there is no age restriction. As long as your child is comfortable and can safely hunt, they are allowed to participate.
- 5) There are no limits on when you can harvest your animal, either day or night. You could purchase a thermal and do night hog hunts or sit at a feeder with lights after dark.
- 6) There are no restrictions on the weapon you use. We do want to be safe and mindful of our neighbors on the east property line, so we will still adhere to the ¼-mile discharge rule for firearms. However, if it is an ethical and clean harvest, you could even use a spear if you desired.

Available Domestic Livestock will be purchased locally in Arizona for turkeys and hogs. We will mostly be sourcing out of state for breeders and having the animals shipped to our preserve. Because these are considered Domestic Livestock, they are governed by the Arizona Department of Agriculture. Any animal that crosses state lines must: be registered and have a CVI (Certificate of Veterinary Inspection). Most ranchers in Texas who sell live animals register their livestock and already work with veterinarians to obtain these certificates before transport.

Domestic-Livestock Program

All animals qualify under Arizona's domestic-livestock regulations.

Bison & Cattle: American Bison, White Bison, Watusi Cattle, Texas Longhorn, Water Buffalo, Yak

Hogs & Pigs: Yorkshire, Duroc, Hampshire, Berkshire, Hereford Hog, Tamworth, Spotted Swine (Spots), Large Black, Red Wattle, Ossabaw Island Hog, Mangalitsa, Kunekune, American Guinea Hog, Meishan, Potbelly Pig, Juliana, and crossbred domestic types

Rams & Sheep: Texas Dall, New Mexico Dall, Corsican, Black Hawaiian, Painted Desert, Four-Horn Jacob, Mouflon Hybrid, Urial Hybrid, Transcaspian-type Hybrid, Racka, Rambouillet, Merino

Goats: Catalina, Spanish, Angora, Boer, Ibex Cross (domestic hybrids)

Heritage Turkeys: White Holland, Bourbon Red, Narragansett, Standard Bronze, Royal Palm

Exotic: Zebras

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Watusi



Zebra



Buffalo



Urial Hybrid



Hogs



Mouflon Hybrid



Painted Desert



Longhorn

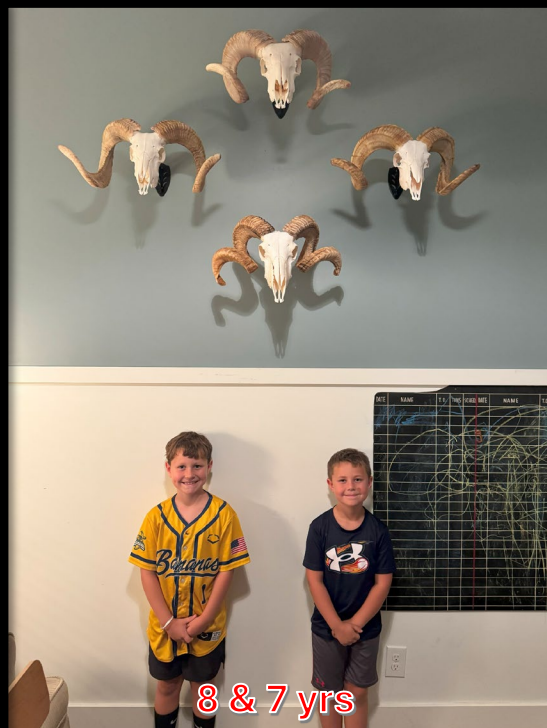


Corsican



Heritage Bronze

DOMESTIC LIVESTOCK



8 & 7 yrs

NM Dall



Rambo/Merino



Black Hawaiian



White Bison



Royal Palm



Catelina



Bourbon Red



Yak



Texas Dall



Jacobs 4 Horn



Water Buffalo



Domestic Cross



Rambo / Merino Cross

COMMERCIAL FRONTAGE REVENUE SHARE

At the base of the White Cliffs property, approximately 11 gross acres of prime commercial frontage border Highway 260, providing unmatched visibility along one of the most-traveled scenic corridors in northern Arizona. This frontage serves as the gateway to the estate and is strategically planned and proposed to support joint-venture commercial projects that enhance both the guest experience and community value.

Strategic Commercial Vision

The conceptual commercial pads are zoned and designed for a mix of fuel, food, lodging, and outdoor-lifestyle tenants — businesses that complement the mountain estate's theme and provide consistent, year-round revenue.

Potential concepts include:

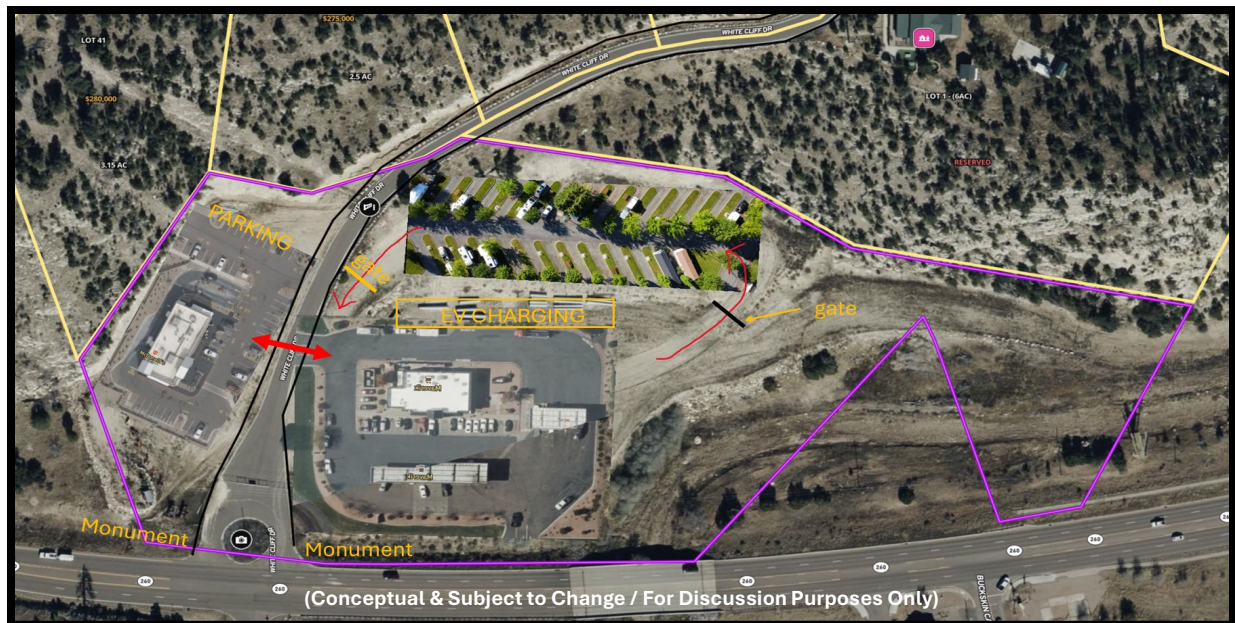
- Fuel + Convenience Center: Premium fuels, EV charging, and a mountain-style market offering food, coffee, and essentials.
- Food Truck Court: A landscaped gathering space with shaded seating, string lighting, and rotating food vendors that offer diverse dining options during peak seasons.
- Drive-Thru Coffee, Soda & Cookie Shop: A high-visibility concept focused on grab-and-go convenience — a perfect daily stop for locals and tourists.
- RV Hookups & Overnight Pads: Short-term parking and stay options with full hookups that cater to travelers, hunters, and visiting families.
- Tiny Home Rentals: A curated cluster of micro-cabins available for nightly rentals, providing affordable lodging for tourists and a short-term housing solution for seasonal workers or outfitters.
- This multi-use commercial layout not only drives steady foot traffic and diversifies income streams but also reinforces White Cliffs as a destination stop, rather than a simple pass-through point along Highway 260.

Revenue Model & Owner Participation

The proposed commercial component will operate under a joint-venture revenue structure that keeps all ownership interests aligned:

- 50% – Petersen Group (Developer / Managing Partner)
- 50% – Estate Owners collectively to help offset annual operations and maintenance costs.

This model ensures every owner participates in the commercial upside. As commercial activity grows — through tenant leases, RV stays — HOA dues and ranch expenses will be reduced proportionally (with the goal of covering 100%) and driving value back to each estate owner while building long-term equity.



HOA Financial Structure Sustainability

White Cliffs is designed and proposed to sustain itself. Every owner contributes a prorated share of annual maintenance, but the overall plan keeps those assessments low through multiple income streams.

Primary Revenue (Part 1) – Highway 260 Frontage

The 11 gross acres of commercial land is anticipated to one day generate long-term land lease or land sale revenue. Half of the net proceeds will flow to the HOA, typically covering most annual expenses, ensuring members rarely need to fund additional assessments. **This process will take several years to get developed. This income will not be immediate day one.

Primary Revenue (Part 2) – Harvest Fees per Harvested Animal

To help offset a portion of the community's annual operating expenses, White Cliffs will implement a Harvest Fee Program. Members will be responsible for wholesale replacement cost of the animal (Wholesale cost of animal + prorated cost of transport & CVI Inspection cost if coming out of state) in addition to a Harvest Fee structured below. This structure allows the ranch to remain financially sustainable while ensuring that those who benefit most from the hunting and animal management programs contribute proportionately to their upkeep.

The program is intended to generate supplemental revenue that directly supports key operating categories such as animal feed, caretaker salary, fencing, road maintenance, and overall ranch management. All harvest fees collected will be deposited into the HOA's Ranch Operations Fund and used exclusively for ranch-related expenses.

Tiered Flat-Fee Model:

A structured schedule of flat harvest fees would apply based on the type or value of the animal. For instance, smaller game such as hogs and turkeys will carry a modest fixed fee, while higher-value animals such as rams, exotics, or trophy species would carry larger tiered fees.

As the community's herd composition, harvest volume, and operational costs become more predictable, the HOA will finalize the fee model and publish an annual schedule outlining the rates and application process for all hunts conducted within the preserve.

Supplemental Income – Member-Approved Events

Owners may vote to host a limited number of member-approved community or private events each year to help offset costs — such as summer 3-D archery courses, outdoor-skills clinics, or renting the lodge for weddings and gatherings.

Participation will always remain voluntary; members will decide how exclusive they want White Cliffs to remain. The more private the retreat, the higher each owner's prorated share; the more the group allows select events, the lighter the individual cost burden.

Plan B – Additional Revenue Flexibility

If commercial income and events ever fall short, and members do not want to pay annual assessments, members may elect to introduce limited, managed commercial hunting to the public — another lever to balance finances while maintaining the property's private and family-oriented character.

***The Petersen Group anticipates reserving one years' worth of estimated annual operating expenses within the HOA's general fund. In addition to these reserves, the combination of projected revenue streams outlined above is expected to sustain the community's ongoing expenses—minimizing or eliminating the need for members to contribute out-of-pocket dues each year long term.*

However, during the initial years—prior to the full development and activation of the commercial frontage—the HOA will primarily rely on Harvest Fees to supplement a portion of the annual budget. During this transitional phase, it is anticipated that member assessments will not exceed approximately \$150 per lot per month.

All projections are conceptual and subject to adjustment as operational budgets, expenses, and revenue models are further refined in the months ahead.

Development / Funding Timeline

Phase	Description	Target Date
1	Investment Commitment	December 15, 2025 - \$5,000 deposit required to hold lot
2	Closing & Acquisition	May 1, 2026 (Full Lot Funds Due)
3	Zoning Amendment Complete	May 15, 2026
4	High Fence & Animals Stocked / Processing Shop Done	11/1/2026 (Ready to Hunt)
5	Pond / Rec Center Complete (GRAND OPENING)	July 2027
6	Final Plat Recorded to Transfer Deed to Lots	July 2027
7	Utilities Complete to Each Lot	July 2027
8	Commercial Partnerships Launched	TBD

Ownership Structure

We will establish a single proposed partnership initially, with each member receiving a membership percentage based upon the value of their proposed lot. Once the project is fully completed (we received final plat approval on the residential plat), every owner will receive their individual fee title ownership of their lot, along with an undivided interest in the common areas and hunting preserve, which will include profit participation in the commercial frontage.

Community Guidelines & Next Steps

All governing documents, CC&Rs, and design guidelines will be developed collaboratively once we have gathered feedback and interest from the founding group. This initial executive summary is intended to gauge soft commitments and align interest among like-minded individuals who share a common vision for what White Cliffs will become.

Detailed rules, architectural standards, and cabin design guidelines will follow in later phases, shaped by owner input to ensure the community reflects the lifestyle and values of its members. Our intent is not to create an over-regulated or restrictive environment, but rather a self-governing community built on trust, respect, and shared stewardship — where owners support one another and enjoy the freedom of the mountain setting without unnecessary oversight.

As the project advances, operational protocols and training will also be provided, including how the on-site hunting preserve will be scheduled and managed. Early discussions suggest limiting access to no more than three hunting parties at a time to preserve the quality of the experience and ensure safety and respect for the land and animals. These details remain open for discussion and refinement with the founding ownership group.

Ultimately, White Cliffs is being built by people who value independence, integrity, and community — not by rules, but by shared understanding.

Legal Notice & Regulatory Disclaimers

All information contained in this document is preliminary and provided for general planning purposes only. Lot sizes, counts, layouts, amenity locations, pricing, and development timelines are subject to change based on final engineering, market conditions, and county or state regulatory approvals. The developer reserves the right to modify the overall plan, timing, or improvements as necessary to meet design standards and regulatory requirements. This document may also include forward-looking statements regarding future plans, projected financial performance, or anticipated outcomes. Such statements are based on current expectations and assumptions and are not guarantees of future results. Actual approvals, construction schedules, and returns may vary due to factors beyond the control of the developer, including market conditions, permitting, and construction variables. Nothing in this material constitutes a final plat, legal offering, or binding commitment to complete any specific improvement. All development and sales activities will comply with applicable county, state, and federal laws at the time of approval.