

OCTOBER 2026 • WINTER PREP ISSUE

# OFF GRID

## LIVING & SURVIVAL

# READY FOR WINTER

*Keep the water flowing, the cabin warm,  
and the power on.*

*Winterize your homestead before the first hard freeze.*

**FREEZE-PROOF WATER / WOOD HEAT / COLD-WEATHER BATTERIES / THE LAST HARVEST**

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Bathrooms



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Sq. Ft.



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Spaces



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## PROPERTY DETAILS

### GENERAL

County: Yavapai  
Acreage: 15.27  
Beds: 4  
Full Bathrooms: 2  
Year Built: 1980  
Sq. Ft.: 3,002  
Garage/Parking Spaces: 4.00

### INTERIOR FEATURES

Interior Features: Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Liv/Din Combo, Live on One Level, Walk-In Closet(s), Wash/Dry Connection

### FINANCIAL CONSIDERATIONS

Tax Amount: \$874  
Tax Year: 2025

### ACTIVITY

Days On Market: 33  
List Date: 06/27/2026

**Stetson Skipper**

Listing Agent

License#: SA6600463000

100 E Sheldon St Suite 200

Prescott, AZ86301

Mobile: (928) 237-7287

Email Me

## THE WINTERIZING GUIDE

# READY FOR WINTER

*Keep the water flowing, the cabin warm, food on the table and the power on. One practical walk around the homestead, system by system, before the first hard freeze.*

## INSIDE THIS ISSUE

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### Ready for Winter

*Frozen lines, cold batteries, wet firewood and empty propane tanks all start as small things you can fix in October.*

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### Off Grid Classifieds

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### Off Grid Real Estate

*Coming soon: acreage, cabins and homesteads for sale across the country.*

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## A NOTE FROM THE FOUNDER

Dear Readers, October is the month that decides how your winter goes. The pipes, the woodpile, the battery bank, the pantry: every one of them is cheaper and easier to fix now than at two in the morning in January.

This issue is one long, practical walk around the homestead, system by system. Use the checklist,

mark it up, and test your backups before the first storm finds the weak spots for you.

Thank you for supporting this publication, and thank you to the advertisers in this issue who make it free for everybody else. Stay warm out there, and may you all achieve your off grid dreams.

*Sincerely,*

Eric Wichman, Founder / Director



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COVER STORY · THE WINTERIZING GUIDE

# READY FOR WINTER

*Keep the water flowing, the cabin warm, food on the table and the power on.*



**FROST ON THE BEDS, THE HOOP HOUSE SEALED.** EVERY WINTER FAILURE STARTS AS A SMALL THING YOU CAN FIX IN OCTOBER.

**W**inter does not care how good your summer was. It finds the pipe you forgot to drain, the battery bank sitting on a cold floor, the woodpile that looked big enough in August. Off grid, every one of those is your problem to solve, and there is nobody to call at 2 a.m. when the temperature drops below zero.

The good news is that almost every winter failure can be seen coming. Frozen lines, dead batteries, empty propane tanks and wet firewood all start as small things you can fix in October. This issue walks through the whole homestead, system by system, so you go into the first hard freeze with a plan instead of a guess.

SECTION 01 · BEFORE THE FIRST HARD FREEZE

# BEFORE THE FIRST HARD FREEZE.

# 01

*The time to winterize is before you need to. A hard freeze is generally a night at or below 28°F for several hours, cold enough to freeze standing water in exposed pipes and kill tender plants. Watch your local forecast and work backward from the first predicted one. Walk the property with this list and check things off.*



## THE CABIN

- ☐ Seal gaps around doors, windows, and where pipes and wires enter the walls
- ☐ Replace worn weatherstripping and door sweeps
- ☐ Check the roof for loose or missing material and clear the gutters
- ☐ Inspect skirting or underpinning and close any openings so cold air cannot blow under the floor
- ☐ Have the chimney and stovepipe cleaned and inspected before the first fire
- ☐ Test smoke and carbon monoxide detectors and replace the batteries

- ☐ Put up window insulation film or heavy curtains on the coldest walls

## PLUMBING

- ☐ Insulate every exposed pipe, especially in crawlspaces and outside walls
- ☐ Install heat tape where pipes cannot be buried or moved inside
- ☐ Disconnect and drain hoses, and shut off and drain outdoor spigots
- ☐ Know where your main shutoff is and make sure it turns freely

- ☐ Drain anything you will not use all winter: outdoor showers, garden lines, seasonal cabins

## POWER SYSTEM

- ☐ Clean and tighten all battery, inverter, and panel connections
- ☐ Check panel mounts and wiring for wear after a summer of sun
- ☐ Make sure your battery bank has a warm, protected place to live (see Section 4)
- ☐ Service the generator, change the oil, and run it under load
- ☐ Top off fuel and stabilize anything that will sit

## OUTBUILDINGS

- ☐ Close up barns, coops, and sheds against wind and snow
- ☐ Check roofs for snow load, especially on lean-tos and carports
- ☐ Move anything that can freeze and burst (paint, liquids, water jugs) into heated space
- ☐ Rodent-proof feed and food storage; they move in when it gets cold

## TOOLS

- ☐ Sharpen and service the chainsaw, axe, and splitting maul
- ☐ Have snow shovels, a roof rake, and ice melt or grit where you can reach them
- ☐ Winterize small engines you are putting away: drain or stabilize the fuel
- ☐ Keep a headlamp, extra batteries, and work gloves by the door

## SUPPLIES

- ☐ Fill propane tanks and stock fuel for the generator and vehicles
- ☐ Lay in lamp oil, candles, matches, and lighters
- ☐ Stock the first aid kit and any medications for several weeks
- ☐ Put winter gear in every vehicle: blanket, shovel, traction aids, water, and food
- ☐ Lay in feed, bedding, and hay for animals before roads get bad

SECTION 02 · KEEP THE WATER FLOWING

# KEEP THE WATER FLOWING.

# 02

*Water is the first system winter goes after, and the hardest to fix once it freezes. A burst pipe in January means digging frozen ground, thawing lines with a torch or heat gun, and hauling water by hand until it is fixed. Plan to keep water moving, keep it above freezing, or get it out of the line.*



## TANKS AND CISTERNS

Buried tanks below the frost line stay liquid on their own. Your county extension office or local building department can tell you the frost depth where you are. Above-ground tanks are another story. Insulate them, wrap them, build a simple insulated shed around them, or move your working water supply indoors for the winter. A large tank holds heat longer than a small one, so a full tank is better than a half-empty one going into a cold snap.

## PIPES

The best pipe is one that is buried below the frost line or runs inside heated space. Anything exposed needs pipe insulation

and, in real cold, heat tape underneath it. Self-regulating heat tape is safer than the constant-wattage kind because it cuts back as it warms. Remember that heat tape is an electrical load, and it runs most on your coldest, darkest days, exactly when your solar is weakest. Count it in your winter power budget.

## PUMPS AND PRESSURE TANKS

Well pumps, booster pumps, and pressure tanks all need protection. Insulate the well house or pump box, and consider a small thermostatically controlled heater or a heat lamp for the coldest nights. A frost-free yard hydrant drains below ground when shut off, which makes it a good choice for outdoor water. Make sure it actually drains: hold your hand over the spout after shutting it off and feel for suction.

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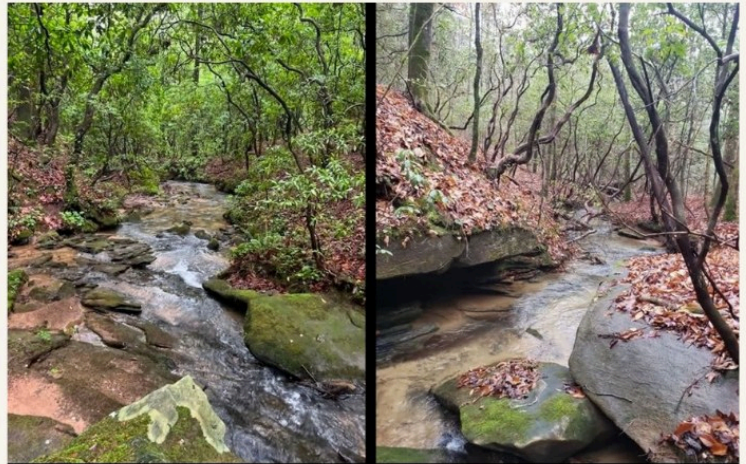
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## LIVESTOCK WATER

Animals drink less when water is ice cold, and dehydration in winter is a real risk. A horse can easily drink 10 gallons or more a day, and livestock eating dry hay need more water than they did on green pasture. Options include:

- Electric stock tank de-icers or heated buckets (another load to plan for)
- Insulated or buried waterers that use ground heat
- Black tanks placed in full sun, which help on clear days but will not hold through a cold night
- Breaking ice by hand at least twice a day, with a plan for who does it when you are sick or away

## WHEN THE POWER OR THE COLD WINS

Have a plan for both a hard freeze and a power failure at the same time, because they usually arrive together.

- Store drinking water indoors where it cannot freeze: at least a few days' worth for every person and animal
- Know how to drain your system fast. Label the shutoff and the low-point drains
- Let a faucet drip on the coldest nights if your system allows it; moving water is slower to freeze
- Keep a way to melt snow or ice and a way to purify water (see Section 7)
- Keep a heat gun or hair dryer for thawing a frozen line gently. Never use an open flame on plastic pipe, and be very careful with it on metal pipe near walls

SECTION 03 · YOUR WINTER STARTS AT THE WOODPILE

# YOUR WINTER STARTS AT THE WOODPILE.

# 03

*If wood is your heat, the woodpile is your furnace, your thermostat, and your fuel tank. Most woodpile problems come down to two things: the wood is not dry enough, or there is not enough of it.*



## SEASONING: DRY WOOD OR NO HEAT

Green wood can be half water by weight. Burning it wastes heat boiling that water off, builds creosote in the chimney, and raises your risk of a chimney fire. Firewood is considered seasoned when its moisture content is below about 20 percent. Most softwoods and lighter hardwoods get there in 6 to 12 months after splitting and stacking. Dense hardwoods like oak can take a year or two.

A cheap moisture meter takes the guessing out. Split a piece and test the fresh inside face, not the weathered outside. Seasoned wood also tends to be lighter, darker on the ends, cracked at the ends, and it sounds hollow when two pieces are knocked together.

If you are reading this in October and your wood is still green, buy seasoned or kiln-dried wood for this winter and start next year's pile now.

## STACKING AND STORING

- Split before you stack. Split wood dries far faster than rounds
- Keep it off the ground on pallets, rails, or poles so the bottom row does not rot
- Cover the top, leave the sides open. Wood needs air moving through it to dry
- Stack in single rows with space between rows, in sun and wind if you can
- Keep the main pile away from the cabin walls to keep bugs, rodents, and fire risk outside

- Keep a few days of wood under cover close to the door, plus kindling and a dry box of fire starters

### HOW MUCH DO YOU NEED?

A full cord is a stack 4 feet high, 4 feet deep, and 8 feet long, or 128 cubic feet. A "face cord" or "rick" is only one row of that and can be a third of a cord or less, so always ask what you are buying.

How much you burn depends on your climate, the size and insulation of your cabin, your stove, and the wood itself. As a rough starting point, a small, well-insulated cabin heated mainly with wood in a cold climate often uses somewhere in the range of 2 to 5 cords a season. The best number is your own: if you heated with wood last year, that is your baseline. If this is your first winter, ask neighbors who heat a similar space with the same kind of wood.

---

***“A full extra season of dry wood stacked and covered is the best insurance a wood-heated homestead can have.”***

READY FOR WINTER

---

### KEEP A RESERVE

Whatever you think you need, add at least 25 percent. A long cold stretch, a late spring, or a sick week when you cannot get to the back pile will eat into it fast. A full extra season of dry wood stacked and covered is the best insurance a wood-heated homestead can have, and it never goes bad if you keep it dry.

SECTION 04 · COLD BATTERIES, REAL PROBLEMS

# COLD BATTERIES, REAL PROBLEMS.

# 04

*Batteries are chemistry, and cold slows chemistry down. A battery bank that carried you easily through summer can come up short in January, right when the days are shortest and your loads are highest. Understanding how your battery type handles cold is the difference between a working system and a dead one.*



## WINTER CAPACITY LOSS

All batteries deliver less usable energy when cold. Lead-acid batteries are hit hardest. Battery makers commonly rate them at about 77°F, and at freezing they can deliver roughly 20 percent less. Near 0°F, the loss can approach half. Lithium iron phosphate (LiFePO<sub>4</sub>) holds up better on discharge, but it still loses some capacity in the cold, and its bigger problem is charging (below).

Cold also changes charging voltages. Lead-acid batteries need a higher charge voltage when cold, which is why many charge controllers use a battery temperature sensor. If yours has one, make sure it is installed on the battery, not hanging in the air.

## CHARGING LIMITS: THE ONE THAT KILLS BATTERIES

- **Lead-acid:** A discharged lead-acid battery can freeze. A fully charged battery is very resistant to freezing, but a deeply discharged one can freeze not far below 32°F, cracking the case and ruining the battery. Keep lead-acid banks charged in winter.

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## 1.02 ACRES

CONCHO AREA



Parcel map

APN 107-33-281

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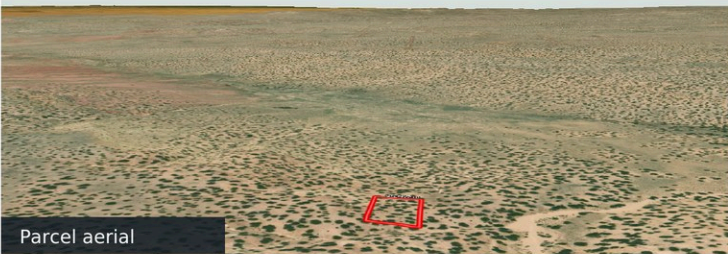
**\$5,600**  
CASH PRICE

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Road access | AG zoning | Low annual taxes

## 1.25 ACRES

CHAMBERS AREA



Parcel aerial

APN 205-12-10J

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## 1.32 ACRES

HOLBROOK AREA



Listing photo

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- **LiFePO<sub>4</sub>:** Most manufacturers say not to charge LiFePO<sub>4</sub> below 32°F (0°C). Charging a frozen lithium cell can cause lithium plating, permanent damage you cannot undo. Most can still discharge well below freezing, often down to

around -4°F (-20°C), but check your own battery's spec sheet. A good battery management system (BMS) will block charging when cells are too cold. That protects the battery, but it also means your solar panels can be making power on a cold sunny morning and none of it goes into storage.

---

*“Charging a frozen lithium cell can cause lithium plating, permanent damage you cannot undo.”*

READY FOR WINTER

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## OPTIONS FOR PROTECTING YOUR BATTERY BANK

- **Bring it inside.** The simplest fix is keeping the bank in conditioned living space or an insulated room that stays above freezing. Follow your battery maker's ventilation requirements, especially for flooded lead-acid, which gives off hydrogen while charging.
- **Insulate the enclosure.** An insulated battery box holds the heat batteries make while charging and discharging. Keep it off a cold concrete floor with a layer of rigid foam underneath.
- **Self-heating batteries.** Many LiFePO<sub>4</sub> batteries now include built-in heaters that use incoming charge power to warm the cells before charging begins.
- **Battery heating pads or mats.** Thermostatically controlled pads made for batteries can keep a bank warm. They draw power, so count them in your winter budget.
- **Keep them charged.** For lead-acid especially, a full battery is a battery that will not freeze.
- **Go bigger with LiFePO<sub>4</sub>.** A large LiFePO<sub>4</sub> bank changes the whole winter picture. A 100 kWh LiFePO<sub>4</sub> bank, kept in a warm, protected space, can carry a homestead through days of short sun and storms without falling into the deep discharges that hurt batteries. It also gives you the reserve to run a chest freezer, a well pump, and heat tape through bad weather. We cover how a bank that size fits into your backup plan in Section 7.

Whatever you run, read your battery's documentation for its actual temperature limits. Those numbers, not general rules, are what your warranty depends on.

SECTION 05 · SHORT DAYS. KEEP THE LIGHTS ON.

# SHORT DAYS. KEEP THE LIGHTS ON.

# 05

*Winter is when solar works hardest for the least return. The sun sits lower, the days are shorter, clouds and storms stack up, and snow can bury your panels. At the same time you are home more, the lights are on longer, and you may be running pumps, heat tape, and fans for the wood stove. Plan for the gap.*



## PLAN WINTER SOLAR USE

Solar output is often measured in "peak sun hours," the number of hours per day equal to full-strength sun. In many places, winter peak sun hours are half or less of summer's. You can look up your own numbers with the free PVWatts calculator from the National Renewable Energy Laboratory, which shows expected output month by month. Size your winter expectations from your worst month, not your average.

Tilt matters more in winter. A common rule of thumb is to set panels at your latitude plus about 15 degrees for winter. If your racks are adjustable, steepen them now. A steeper angle catches more of the low sun and helps snow slide off.

## REDUCE LOADS

The cheapest power is the power you do not use.

- Switch any remaining bulbs to LED
- Hunt down phantom loads: chargers, standby electronics, and inverters left on. A switched power strip helps
- Run big loads (washer, power tools, water pumping) in the middle of the day when panels are producing
- Use propane or wood for heat and cooking, not electric resistance heaters
- Know your must-run loads, like the freezer, well pump, and communications, and which ones can wait for a sunny day

## MANAGE SNOW AND SHADE

- Clear snow from panels with a soft foam roof rake or a broom. Never use metal tools or hot water, which can crack the glass
- Ground-mounted arrays are far easier and safer to clear than roof arrays
- Even a small patch of snow or shade on one panel can cut output across a whole string
- Walk your array at midday in winter. The low sun throws long shadows, and a tree, ridge, or building that never

shaded you in summer may block panels now. Trim what you can

## PREPARE BACKUP POWER

For most off-grid homes, winter is when the generator earns its keep. Have it serviced, fueled, and tested before you need it. Many inverter-chargers can start a generator automatically when the battery drops to a set level, so the bank never sits deeply discharged. Section 7 covers fuels and full backup planning.

## SECTION 06 · THE LAST HARVEST

# THE LAST HARVEST.

# 06

*Whatever is still in the garden, the orchard, or the hunting season ahead is part of your winter food supply. The goal now is getting it put away so it lasts, and building a pantry deep enough that a snowed-in month is an inconvenience, not an emergency.*



## CANNING AND PRESERVING: USE THE OFFICIAL

## SOURCES

Home canning is one of the best ways to store the harvest, and

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it is also one place where guessing can make you seriously sick. Low-acid foods like meat, beans, and most vegetables must be pressure canned to be safe. Recipes, processing times, and altitude adjustments matter, and old family recipes and random videos are not always safe.

For tested methods and step-by-step instructions, go to the sources the experts use:

- National Center for Home Food Preservation ([nchfp.uga.edu](http://nchfp.uga.edu)): research-based instructions for canning, freezing, drying, curing, smoking, fermenting, and pickling, plus the USDA Complete Guide to Home Canning
- Your state's Cooperative Extension office: most offer free guides, classes, and pressure canner gauge testing
- Tested recipes from established canning publishers such as the Ball Blue Book

## COLD STORAGE FOR THE HARVEST

Many crops keep for months with no canning at all if they are stored right. Potatoes, winter squash, onions, garlic, carrots, beets, cabbage, and apples all store well, but they want different conditions. Some like it cool and damp, some cool and dry. A root cellar, an unheated room, or even an insulated box in an outbuilding can work. Check stored produce often and pull anything going soft before it spoils its neighbors.

## DRIED FOODS

Drying is simple, light, and needs no power to store. A dehydrator, a solar dryer, or a low oven can turn fruit, vegetables, herbs, and jerky into food that keeps for months in airtight containers. The National Center for Home Food Preservation also covers safe drying methods, including the extra steps needed for jerky.

## NON-PERISHABLES AND LONG-TERM STORAGE

Your pantry is your buffer against bad roads and bad weather.

- Stock what you actually eat: rice, beans, oats, flour, pasta, canned goods, honey, salt, cooking oil, coffee, and spices
- Rotate it. First in, first out, so nothing sits past its date
- For long-term storage, dry staples like white rice, wheat, and dried beans can last for many years when packed in sealed containers such as Mylar bags or food-grade buckets with oxygen absorbers. Your state extension service is a good source for guidance on packing and shelf life

- Keep stored food cool, dry, dark, and protected from rodents
- Store enough water to cook it (see Section 2)

## A FREEZER FULL OF MEAT, POWERED BY THE SUN

A chest freezer packed with meat from the season's hunting, butchering, or bulk buying can feed a household for months. Off grid, it is also one of your biggest steady loads, running day and night.

A few things keep it working through winter:

- Choose a chest freezer over an upright. Cold air stays in when the lid opens
- Check its actual daily energy use with a plug-in meter so you can count it in your power budget
- Keep it full. A full freezer holds cold much longer than a half-empty one. According to FoodSafety.gov, a full freezer can hold a safe temperature for about 48 hours with the power off, and a half-full one for about 24. Fill empty space with jugs of water
- Keep it at 0°F or below, and keep a thermometer inside
- Put it on your list of must-run loads so it stays powered by your solar and battery system, with the generator as backup on dark stretches
- If it sits in an unheated space, check the manufacturer's rated operating temperature range. Some freezers do not run properly in a very cold room

A well-sized battery bank, like the 100 kWh LiFePO<sub>4</sub> bank covered in Sections 4 and 7, can keep a freezer running through days of storms without touching the generator.

SECTION 07 · BACKUPS FOR EVERYTHING

# BACKUPS FOR EVERYTHING.

# 07

*Something will fail this winter. A stove part cracks, a pump dies, the inverter faults, a storm sits on you for a week. The homesteads that come through fine are the ones with a second way to do every critical thing, and the fuel and parts already on hand to do it.*



| IF THIS FAILS      | FIRST BACKUP                                       | SECOND BACKUP                                       |
|--------------------|----------------------------------------------------|-----------------------------------------------------|
| <b>HEAT</b>        | Wood stove, or propane heater rated for indoor use | Close off rooms, heat one space, warm sleeping gear |
| <b>WATER</b>       | Stored indoor water                                | Melted snow or hauled water, filtered and purified  |
| <b>ELECTRICITY</b> | Battery bank                                       | Generator on propane, diesel, or gasoline           |

## LOSING HEAT

- Have two heat sources if you can. If wood is primary, a propane heater is a good second. If propane is primary, a wood stove is the best backup there is
- Only use heaters rated for indoor use, follow the manufacturer's ventilation rules, and keep a working carbon monoxide detector near sleeping areas
- Keep spare stove gaskets, a stovepipe section, and the tools to install them
- Plan to shrink your living space. Close off rooms, hang blankets over doorways, and heat one room well rather than the whole cabin poorly

- Keep sleeping bags rated well below your expected low temperatures

### LOSING WATER

- Keep stored drinking water indoors (Section 2)
- Have a way to melt snow or ice on the wood stove or a camp stove. It takes a lot of snow to make a little water, so start early
- Keep a water filter and a backup purification method such as boiling or purification tablets
- Keep spare pump parts, pipe fittings, clamps, and a pipe repair kit

### LOSING ELECTRICITY

This is where a deep battery reserve and a good generator work together.

**The 100 kWh LiFePO<sub>4</sub> backup bank.** A battery bank this size is a serious reserve. As an example of what that means, a stripped-down winter household using 10 kWh a day could run around a week on it before any recharge, and longer if you cut loads further. Actual runtime depends on your daily use and how deeply your battery maker allows the bank to be discharged. It can be recharged by solar on clear days and by the generator during dark stretches. Keep it in a protected space above freezing so it can accept a charge when you need it (Section 4).

**The generator.** Service it now, run it monthly under load, and keep spare oil, filters, and spark plugs. Never run a generator indoors, in a garage, or near windows and vents. Carbon monoxide kills fast and without warning.

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***“Find the weak spot now, while it is still October and the hardware store is still an easy drive away.”***

READY FOR WINTER

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### FUEL: KNOW WHAT EACH ONE DOES IN THE COLD

- **Propane** stores indefinitely without going bad, which makes it an excellent backup fuel. Its weakness is cold. As temperature drops, a tank produces less vapor, and a small tank may not keep up with a heater or generator in deep cold. Larger tanks hold up better. Keep tanks full going into winter and clear snow away from them
- **Diesel** stores longer than gasoline, but regular diesel can gel in cold weather and starve an engine of fuel. Buy winter-blend diesel and use an anti-gel additive, and store it away from moisture

- **Gasoline** breaks down in storage, often within a few months. Add a fuel stabilizer, rotate your stock, and run stored fuel through vehicles and equipment before it goes stale

Whatever you store, keep it in approved containers, away from the cabin and any ignition source, and check local rules on how much you can keep.

**The backup plan only works if you test it.** Before the first storm, run each backup for real. Fire the propane heater. Start the generator and charge the bank with it. Drain and refill a line. Find the weak spot now, while it is still October and the hardware store is still an easy drive away. ■

# OFF GRID

## LIVING & SURVIVAL

# CLASSIFIEDS



### ARIZONA LAND FOR SALE

Wide-open acreage. Owner financing available.

az.example | @azland | 928-555-0101 | hi@az.example



### CUSTOM TINY CABINS

Built for simple living. Delivery options available.

cab.example | @cabins | 541-555-0102 | hi@cab.example



### OFF-GRID SOLAR KITS

Power your cabin with complete solar packages.

sun.example | @solar | 520-555-0103 | hi@sun.example



### BATTERY POWER

Quiet power for camp, home and emergencies.

bat.example | @battery | 602-555-0104 | hi@bat.example



### HEIRLOOM SEEDS

Grow your own food with heirloom varieties.

seed.example | @seeds | 503-555-0105 | hi@seed.example



### RAINWATER CATCHMENT

Storage tanks and collection systems for your land.

rain.example | @water | 928-555-0106 | hi@cain.example



### WOOD STOVES & HEAT

Dependable warmth for cabins and small spaces.

heat.example | @stoves | 406-555-0107 | hi@heat.example



### HOMESTEAD CHICKEN COOPS

Practical, sturdy coops for your backyard flock.

coop.example | @coops | 541-555-0108 | hi@coop.example



### SURVIVAL & CAMP GEAR

Essential tools for the trail and the unexpected.

gear.example | @gear | 435-555-0109 | hi@gear.example



### LEARN TO LIVE OFF GRID

Hands-on courses for a more self-reliant life.

live.example | @learn | 520-555-0110 | hi@live.example

# OFF GRID LIVING & SURVIVAL REAL ESTATE



## ARIZONA HIGH DESERT LAND

5 acres • \$12,500 • Owner financing available.

az.example | @azland | 928-555-0101 | hi@az.example



## MONTANA MOUNTAIN CABIN

10 acres • \$249,000 • Mountain views.

mt.example | @mtcabin | 406-555-0102 | hi@mt.example



## OREGON WOODED ACREAGE

20 acres • \$89,000 • Private woodland retreat.

or.example | @orland | 541-555-0103 | hi@or.example



## NEW MEXICO SOLAR HOME

15 acres • \$185,000 • Off-grid desert home.

nm.example | @nmhome | 505-555-0104 | hi@nm.example



## TENNESSEE HOMESTEAD

12 acres • \$325,000 • Home, barn, and more.

tn.example | @tnfarm | 931-555-0105 | hi@tn.example



## COLORADO MOUNTAIN LAND

8 acres • \$64,500 • Secluded getaway property.

co.example | @coland | 719-555-0106 | hi@co.example



## OZARK TREE HOUSE RETREAT

4 acres • \$150,000 • Tiny cabin in the woods.

oz.example | @ozhome | 417-555-0107 | hi@oz.example



## TEXAS RANCHETTE

15 acres • \$210,000 • Room to grow and graze.

tx.example | @txranch | 325-555-0108 | hi@tx.example



## IDAHO CREEKSIDE CABIN

6 acres • \$279,000 • Peaceful creekside setting.

id.example | @idcabin | 208-555-0109 | hi@id.example



## NEVADA DESERT ACREAGE

40 acres • \$39,000 • Big skies and open space.

nv.example | @nvland | 775-555-0110 | hi@nv.example

# OFF GRID DREAM ON A REAL GOLD CLAIM!

**\$1,199,000**

**PATENTED  
GOLD CLAIM**

**100%  
MINERAL  
RIGHTS**



**GUEST SUITE**

**2611 N Kenwood Pass Road, Dewey-Humboldt, AZ 86327**

**ENERGY INDEPENDENCE • TOTAL PRIVACY • ENDLESS POSSIBILITIES**



**15.27**  
Acres



**4**  
Beds



**2**  
Full  
Bathrooms



**3,002**  
Sq. Ft.



**4.00**  
Garage/Parking  
Spaces



**1980**  
Year Built



Propane Storage



Outback Battery Storage



Solar Array



Aerial View (15.27 Acres)



Garage / Parking Spaces



Greenhouse & Patio



Mountain View Deck



Luxury Bathroom



Primary Bedroom



Laundry Room



Kitchen



Living Room



Front Exterior (Centered)



Stone Entry

Once-in-a-Lifetime Opportunity -- Off-Grid Dream Home on a Patented Gold Claim with 100% Mineral Rights! Escape to your private retreat nestled in the National Forest, just approx. 30 minutes from town. This rare, fully self-sufficient property offers true energy independence with a large Outback solar system, substantial battery storage, and a reliable Kohler generator backup. No restrictions or HOA! Enjoy the perfect balance of rural living and modern luxury with central HVAC, mini-splits, a tankless water heater, and a smart fireplace. Inside, Meteor and leather granite countertops, bamboo and laminate flooring, and thoughtful finishes create a warm, inviting atmosphere. Outside, you'll find multiple patios, a fenced garden, fruit trees, a garage, welded fencing with a custom iron entrance gate, and a versatile backyard studio. Perfect for those seeking privacy, security, and sustainability, this unique homestead delivers endless possibilities. Don't miss this rare chance to own a true self-sufficient paradise with full mineral rights!

## PROPERTY DETAILS

### GENERAL

County: Yavapai  
Acreage: 15.27  
Beds: 4  
Full Bathrooms: 2  
Year Built: 1980  
Sq. Ft.: 3,002  
Garage/Parking Spaces: 4.00

### INTERIOR FEATURES

Interior Features: Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Liv/Din Combo, Live on One Level, Walk-In Closet(s), Wash/Dry Connection

### FINANCIAL CONSIDERATIONS

Tax Amount: \$874  
Tax Year: 2025

### ACTIVITY

Days On Market: 33  
List Date: 06/27/2026

**Stetson Skipper**

Listing Agent

License#: SA6600463000

100 E Sheldon St Suite 200

Prescott, AZ86301

Mobile: (928) 237-7287

Email Me