



GROVE HOUSE · LAND STEWARDSHIP

Scout's Report

*A field-walked assessment of what your land can support —
written down, before architecture or grading commits.*

PROPERTY OWNER

M. & J. Reyes

REPORT ID

GH-LS-001

PARCEL

40 acres · Verde Valley, AZ

COUNTY

Yavapai County · APN 405-12-031A

SITE VISIT DATE

November 8, 2025

CONDITIONS

52°F · post-monsoon · dry ground

Walked, sampled, and written by **Brady Hugins** · Grove House · Delivered November 15, 2025 ·
This report is for the property owner's use. Share freely with architects, builders, or the seller.

SECTION 1

The Property

What I walked into on the site visit

Mixed terrain — open grades on the north, a desert wash cutting east-to-west across the middle, and a ridge on the south that catches morning sun and blocks the worst of the afternoon heat. Forty acres. The Reyeses bought it six months ago and have been sitting on the design question since.

I spent the day walking with a clinometer, a soil probe, two sample bags, and a notebook. Started at the north fence at 8:14 AM and finished at the ridge cap at 4:42 PM. What follows is what I saw, what I measured, and what I'd want to know if I were the one buying — or building.

ACREAGE	JURISDICTION	CURRENT STATE
40 ac	Yavapai County	RCU-2A · Rural
WATER ACCESS	CLIMATE ZONE	ELEVATION
Well · Rainwater	Transition	3,840–3,920 ft

PHOTO SLOT

Property Overview — Morning Approach

Site photo would render here when on file.

SECTION 2

Water

Flow, drainage, and what the ground told me

Two visible runoff channels on the north face — both shown on the Yavapai drainage overlay, both flowing south-southeast toward the wash. Standard.

The one that matters is the third: a cut-through that runs across the middle terrace, hidden under a creosote stand. Not on the county map. Anywhere you build in the middle terrace, this channel routes water under you during monsoon.

A swale placed on the contour line we mapped would catch ~85% of storm runoff before it hits the lower access road.

Well feasibility: plan for a 320–380 ft drilled well and an \$18–22K budget; ask the driller about the bedrock layer specifically.

SECTION 3

Soil

What's under the surface, zone by zone

Hand-sampled at six points. The forty acres splits into three zones that behave very differently.

Zone A — Upper slopes

Rocky, fast-draining, thin topsoil (1–3"). Best use: light grazing, drought-hardy natives, view lots. Not ag-suitable.

Zone B — Middle terrace

The crown jewel. Loamy soil, 6–8" topsoil depth. Market garden, orchard, and probably the house belong here.

Zone C — Lower flats

Heavier clay. Holds water. Pond site, riparian restoration, or wet-tolerant fruit trees.

SECTION 4

Slope & Build Envelope

Where the house should go (and where it shouldn't)

Clinometer readings across 22 points. The parcel ranges from 2% to 12% grade. Three meaningful zones for siting.

★ Primary Build Envelope

Ridge-adjacent flat, north-central, ~2.5% slope. Dry, sun-exposed, easy foundation work, protected from the wash.

✓ Secondary Build Envelope

Lower flat near the east line. Better for an ADU or guest cabin. Minor grading required. 4% slope.

× Avoid Zone

The 12% south face. Erosion risk, severe afternoon heat, foundation work 2–3× normal cost.

SECTION 5

Permitting & Risks

What to plan around

1. Driveway permit

Required because FR 161 is a designated forest road. Budget 4–6 weeks; fee currently \$245.

2. Septic system

Engineered system required in Zone A bedrock; conventional works in Zones B and C. 3-week perc-test backlog.

3. Easement notes

30-ft utility easement on the east line plus a shared-driveway easement with parcel 405-12-029. Walk it with the neighbor first.

SECTION 6

Contractor Q&A

What to ask architects, builders, and well drillers — your parcel-specific list

1

Has the hidden middle-terrace runoff channel been incorporated into your site plan?

For: architect, civil engineer · See p.3 Water

2

What's your bedrock-drilling experience in this section of Yavapai?

For: well driller · See p.3 Water

3

Will you design around an engineered septic system if we site in Zone A?

For: architect, septic engineer · See p.4 & p.6

4

What's your foundation experience on 2–3% ridge sites?

For: general contractor · See p.5 Build Envelope

5

Can the driveway design include the culvert spec Yavapai requires?

For: civil engineer, GC · See p.6 Permitting

SECTION 7

Recommendations

Next steps, ranked by ROI

- 1 Swale the middle terrace before the next monsoon**
Protects the lower access road from the hidden runoff channel and unlocks Zone B as a credible build target.
Timeline: before monsoon · Budget: ~\$5,500
- 2 Get the NRCS soil test on Zone B**
Confirms ag potential rigorously and unlocks USDA NRCS grant options.
Timeline: 4–6 weeks · Budget: ~\$95
- 3 Pull the county keyline overlay + drainage plan**
Cross-references this report with official county documents and confirms the hidden channel.
Timeline: 1–2 weeks · Budget: ~\$45

CLOSING

What Happens Next

Your follow-up call, contact paths, and the fine print

You've got a 30-minute follow-up call included with this report. Most buyers use it to walk through Section 7's recommendations and decide which to act on first. Some bring their architect. Some come alone. Both work.

Beyond that — if you want to keep me on retainer through the build decisions, hourly consulting is available. If you just want to send the PDF off to a builder and run with it, that's also fine. The report is yours to use.

— Brady Hugins

Grove House · Land Stewardship

Ten years moving dirt, testing water, and pulling Arizona permits.

Your 30-min follow-up call is included. Book it whenever you're ready to walk through these findings together.

[Book Follow-Up Call](#)

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