

# Sedona Relocation Guide



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## **Introduction**

Sedona, Arizona. Those words have a certain magic ring to those of us who have chosen to live here. If you've been to Sedona, you know exactly what we're talking about. If you haven't yet experienced Sedona, you will understand as soon as you first arrive.

Like so many others who now live in Sedona, we came as tourists. William caught a very intense case of "Red Rock Fever" as soon as we rounded 'that' corner on State Route (SR) 179. We'll explain that in the chapter, "Sedona Stories." Though Sedona strongly beckoned us, deciding to move to Sedona was a carefully considered decision for us. It was a process over several years of visiting and gathering information on the community as well as getting a 'feel' for the Sedona environment. The main reason for this book is to provide others with information that they may need in considering a move to Sedona. Its purpose is to aid in the decision making process and answer the very important question: Should I move to Sedona?

Inside you'll find a short history of Sedona. You'll discover what services are available for residents and understand Sedona's cosmopolitan, rural nature as a small town with millions of visitors annually. We've included references and information on where to obtain the latest information about services, programs and volunteer opportunities as these can change over time. Finally, you'll read the personal stories of people who decided to move to Sedona.

Yes, Sedona is a very special place. We hope that by reading this guide, it will help you decide if Sedona is your special place. If you have comments or suggestions for us regarding this guide, please email us at: [bill@billbohan.com](mailto:bill@billbohan.com).

Good luck!

William and Nancy  
Sedona, Arizona

# **Chapter 1**

## **What Makes Sedona so Special**

“Sedona” actually consists of the City of Sedona and the Village of Oak Creek (VOC), which is approximately 7 miles south of the City. Both share a “Sedona” mailing address, although with differing zip codes. The City is about 19 square miles in size and straddles two Arizona counties, Coconino and Yavapai. The population as of the 2010 Census was approximately 11,300.<sup>1</sup> Elevation of the City is approximately 4,500 feet.

The VOC is approximately 4.6 square miles in size, all of which is in Yavapai County. The population in 2010 was approximately 6,350.<sup>2</sup> Elevation in the VOC is approximately 4,350 feet. Additionally, surrounding developments outside of the City and the VOC raise the population in the area by approximately 1,000.

Sedona is located near many attractions. The Grand Canyon is a 2 hour drive. Las Vegas is a short 4 ½ hour drive. San Diego is 7 hours away. This central location makes Sedona a perfect base for traveling to these and other destinations.

It's estimated that somewhere between two and four million visitors come to Sedona each year. So, ask yourself, “Why do these visitors from all over the world come to this small town in Arizona? And why is it that most of the people who live here are from somewhere else? What makes Sedona so special?” We'll try to explain that next....

If you ask a first-time visitor to Sedona why they came, they'll likely say that they heard about Sedona from a friend. Once you visit Sedona, it seems, you can't help but rave to your friends about Sedona's beauty, art, culture and outdoor activities. Other first-time visitors will say they read an article in a newspaper or magazine about Sedona.

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1 Source: <http://www.usa.com/86336-az.htm>

2 Source: <http://www.usa.com/86351-az.htm>

More than half of all visitors to Sedona have heard about Sedona's vortexes.<sup>3</sup> Vortex energy is thought by some to be a concentration of the life force of the earth. This force has been described at various locations around Sedona as being positive, negative, masculine, feminine, upflow or downflow, electrical, magnetic, electromagnetic or examples of sub-atomic particles that are a part of "string theory." So many theories from so many interesting sources is just one of the intriguing and inspirational aspects of Sedona. Each person who visits chooses their own truth about vortex energy. It is a personal journey.

If you ask a local person what makes Sedona so special, you'll receive many answers. Some like the numerous activities in the arts and culture. Some like the access to the Coconino National Forest for hiking and bicycling. Some are fascinated with the geology of the region. Others like the mild climate and proximity to other attractions. Still others will say that they feel like they have come "home." Many say that it is the people... the residents who welcomed them as though they were family. You'll read about what makes Sedona so special to these people in the chapter entitled, "Sedona Stories." The thing about Sedona is that you live in Sedona because you want to, not because you have to.

There is no denying the beauty of the red rocks as a major reason why Sedona is special. Visitors and locals alike are mesmerized by them. As the sun moves across the sky, the red rocks change in their appearance so that each time you look, it appears that you are viewing a scene you haven't seen before.

There is something intangible about Sedona that makes it special. When visitors arrive in Sedona, many of them immediately feel a peace within themselves. All of a sudden a feeling of finally "coming home" affects many. They just know they have to be in Sedona. Some would say that it is the vortex energy of Sedona that is affecting them. Others say it is the majestic beauty that overwhelms the senses. We're not sure what it is exactly – we just know it exists; affects many people and is called "Red Rock Fever" locally.

When you first arrive in Sedona, you may experience this "Red Rock Fever." It has happened to many of the current residents. It is characterized as an overwhelming desire to be in Sedona. If you catch it, and many do, you will either be compelled to move to Sedona or return

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3 Recreation Guide to Your National Forest, Red Rock Country – Coconino National Forest – Sedona, Arizona, page 11

again and again. In the section titled, “Sedona Stories,” we offer you an interesting glimpse into other residents’ journeys to Red Rock Country. You’ll read how “Red Rock Fever” affected some of the people who now reside in Sedona and how they came to live here.

Relocating to Sedona is not strictly a matter of demographics, weather, shopping or educational opportunities alone. Yes, they all play a role in the decision to move to Sedona, but relocating to Sedona is an emotional choice, not necessarily a logical choice.



Sign located on SR 179 near Sedona city limits

## Chapter 2

### Sedona Then and Now

Sedona's geological history has interested geologists for many years. The creation of what is now Sedona's red rocks is a fascinating story best told by the experts who have studied these majestic mountains. To give you a glimpse of what geologists have discovered about Sedona's landscape, we offer a brief summary.

Some 350 million years ago, Sedona and the surrounding area was the floor of a salt water sea. It took 30 million years until rock sediments began to collect beneath that sea. Over the next 65 million years, the region where Sedona is located changed again and again. During those years, these red rock mountains were shaped by tropical seas, river floodplains, desert sands and coastal winds to finally produce the amazing red rocks we enjoy today. <sup>4</sup>

One question that visitors always ask is: What makes the red rocks red? In Wayne Ranney's *Sedona Through Time*, he answers this question exceptionally well. He explains, "Simply put, there is a thin coating of red, iron oxide mineral on the outside of each individual sand grain. The amount of iron giving the color in Sedona's red rocks is only about one half of one percent by weight of the rock! An individual sand grain from within the red rocks would barely look pink in color. There is not a lot of iron that makes these deep red colors. The sandstones originated as deposits in the windblown dune fields or river floodplain environments. The source area for these environments were the Ancestral Rocky Mountains, an area of granite mountains."<sup>5</sup> If you would like a very detailed picture of how this region was formed, we would recommend you read Mr. Ranney's book.

No one knows ..... (Text Continues)

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4 Wayne Ranney, *Sedona Through Time* (Zia Interpretive Services, 2001) pp.5 - 41

5 Ibid, page 10

# **Chapter 3**

## **Sedona Real Estate Considerations**

There are many real estate options in Sedona such as single family homes or condominiums for sale or rent. Also, there are vacant lots for sale if your Sedona dream is to build your own home, though vacant land is becoming a premium in the Sedona area. Many people who relocate to Sedona find that purchasing a home then renovating it to suit their life style and needs is advantageous. Some of the more established homes have the best views in Sedona. A strategy that some future residents choose is to purchase a property then rent it to others as they work toward their retirement and subsequent move to Sedona. These properties could be located in the City of Sedona (zip code 86336), the VOC (zip code 86351), in an unincorporated portion of either Coconino or Yavapai Counties, or in one of several nearby communities. This chapter will discuss some of the considerations and alternatives to help with your decision.

### **Working with a Real Estate Professional**

If you are interested in purchasing property, one of the first steps you should take is to make contact with a professional real estate agent/broker. The Sedona real estate market is constantly changing. Properties come and go off the market, sometimes very quickly. Establishing a relationship with a real estate professional is essential. Before contacting a real estate professional, it is expedient to have a definite idea of the type of property that you are searching for, the price range within your budget and the desired location. Once you begin the process of the hunt, stay with that real estate professional. Sedona is a small town so many, if not all, of the realtors know one another. If you look at properties on your own and you meet another real estate professional, be sure to inform them that you are working with another agent/broker. That way, you are assured of the best outcome possible because the two professionals can coordinate their efforts to give you the best service..... (Text Continues)