

HEADQUARTERS WEST LTD.

CATTLE RANCHES – HORSE PROPERTIES – RURAL REAL ESTATE

Aravaipa Canyon Ranch – 116.6 Acres, Pinal County, Arizona



Aravaipa Creek Flowing Through the Property

Offered for sale exclusively by:

Sandy Ruppel

Headquarters West, Ltd.

PO BOX 542

Sonoita, AZ 85637

Phone (520) 444-1745

sandy@headquarterswest.com

www.headquarterswest.com

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@headquarterswest.com

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Location

Aravaipa Canyon Ranch is located just a couple miles from the entrance to the Aravaipa Canyon Wilderness Area, a 19,410 acre BLM wilderness preserve about 50 miles northeast of Tucson, AZ, along the northwest border of the Galiuro Mountain Range. The BLM Wilderness Area is also bordered by an additional 7,000 acre Nature Conservancy preserve. Access to the area is regulated, with only 50 people allowed in the wilderness/preserve on any given day. The Canyon is known for its outstanding scenery, perennial Aravaipa Creek, abundant desert fish and wildlife, and is a popular destination for those seeking the opportunity to enjoy a primitive recreation experience in an area protected from the influence of man.

With average high temperatures in July reaching the high 90's during the day and nighttime lows in the 60's, and in January average highs in the 60's and nighttime lows in the 30's, the area offers year round recreation. Hiking, backpacking, camping, and horseback riding are all popular activities in the area. Hunting is allowed in the Wilderness, but is restricted to those drawn for a limited number of permits. Average rainfall in the area is approximately 10 inches a year, with the majority of that falling during the monsoon season, typically lasting from early July to mid-September. Morning clouds build to beautiful afternoon/evening storms.



Aravaipa Canyon Ranch

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Set approximately 9.5 miles from AZ State Route 77, the property is accessed by the paved E. Aravaipa Rd. Located about 2.5 miles further along the road is the entrance to the Aravaipa Canyon Wilderness/Preserve. AZ Route 77 allows easy access to Tucson to the south and Globe to the north. Lying approximately 20 miles from the property, Winkelman, AZ, offers basic shopping and restaurants. Offering major shopping and entertainment, medical services, colleges and the University of Arizona, the edge of the city of Tucson, AZ, lies about an hour to the south of the property.

Property Description

Aravaipa Canyon Ranch consists of 116.60 acres stretching along both sides of a section of the Aravaipa Creek which runs through the middle of the Ranch. Elevations range from 2,460' along the creek, to approximately 2,800' as the property climbs the sides of the canyon. Sharing about $\frac{3}{4}$ of the parcel's boundaries with open federal land, the Ranch offers ample opportunities for hiking or horseback riding directly from the property.

Built in the 1940's, the 1258 square foot, two bedroom/one and a half bath Main House was part of one of the original ranches in the area that were purchased and incorporated into the wilderness preserve. The home has had extensive remodeling and updating throughout the years making it comfortable and current. The open floorplan with a large, central fireplace allows for relaxed living, and the large windows offer beautiful views of the surrounding nature. A rock wall defines the yard and a pergola stretches down one side of the home as a welcome setting for outdoor leisure and entertaining.



Aravaipa Canyon Ranch Main House

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Used as housing for the current caretaker, the apartment attached to the shop could be remodeled for guest housing. There are also other sites on the property suitable for building. A large water storage has been installed on the higher elevation to accommodate future building.

The parcel includes three private wells that provide water to the residences as well as the irrigated farm fields and orchards. There are more than 100 fruit and nut trees established on the property and include varieties such as pecans, quince, apples, peaches, pears, lemons, limes, and oranges. Several farm fields have been traditionally cultivated and planted with annual crops. There is also a two stall open barn and the property is fenced and cross-fenced to accommodate grazing.

Comments

This beautiful property is ideally located to be used as a weekend vacation home to from Tucson or even Phoenix. The quiet solitude and natural surroundings offer the opportunity to relax and unwind from the hustle and bustle of the big cities. The fertile land opens the option of small scale farming. With the access to surrounding open land, this parcel would also lend itself to being developed as an equestrian property.

Price

The Aravaipa Canyon Ranch is being offered at \$1,250,000.

Contact

For more information, or to schedule a time to visit the property, contact:

Sandy Ruppel, 520-444-1745 Associate Broker, Headquarters West, Ltd.



Diverse Vegetation

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Front Porch



Sitting Room Windows



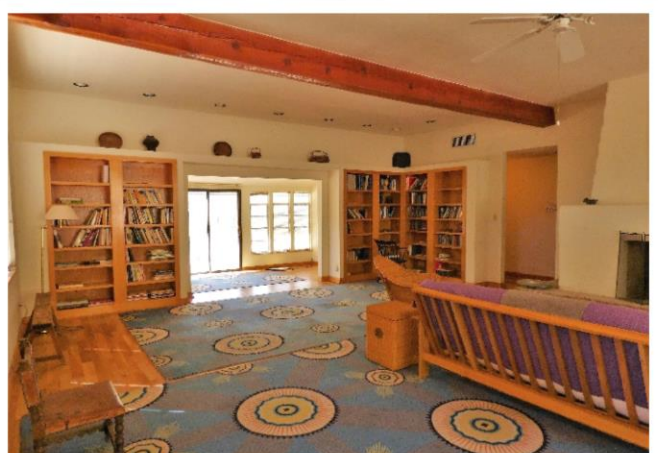
Pergola



Pergola



Dining Room



Living Room to Sitting Room

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Open Floorplan



Kitchen



Bedroom



Laundry and Half Bath



Full Bathroom



Full Bathroom

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Aravaipa Creek



Covered Path



Front Entry



Cultivated Field and Orchard



Cultivated Field



Pecan Orchard

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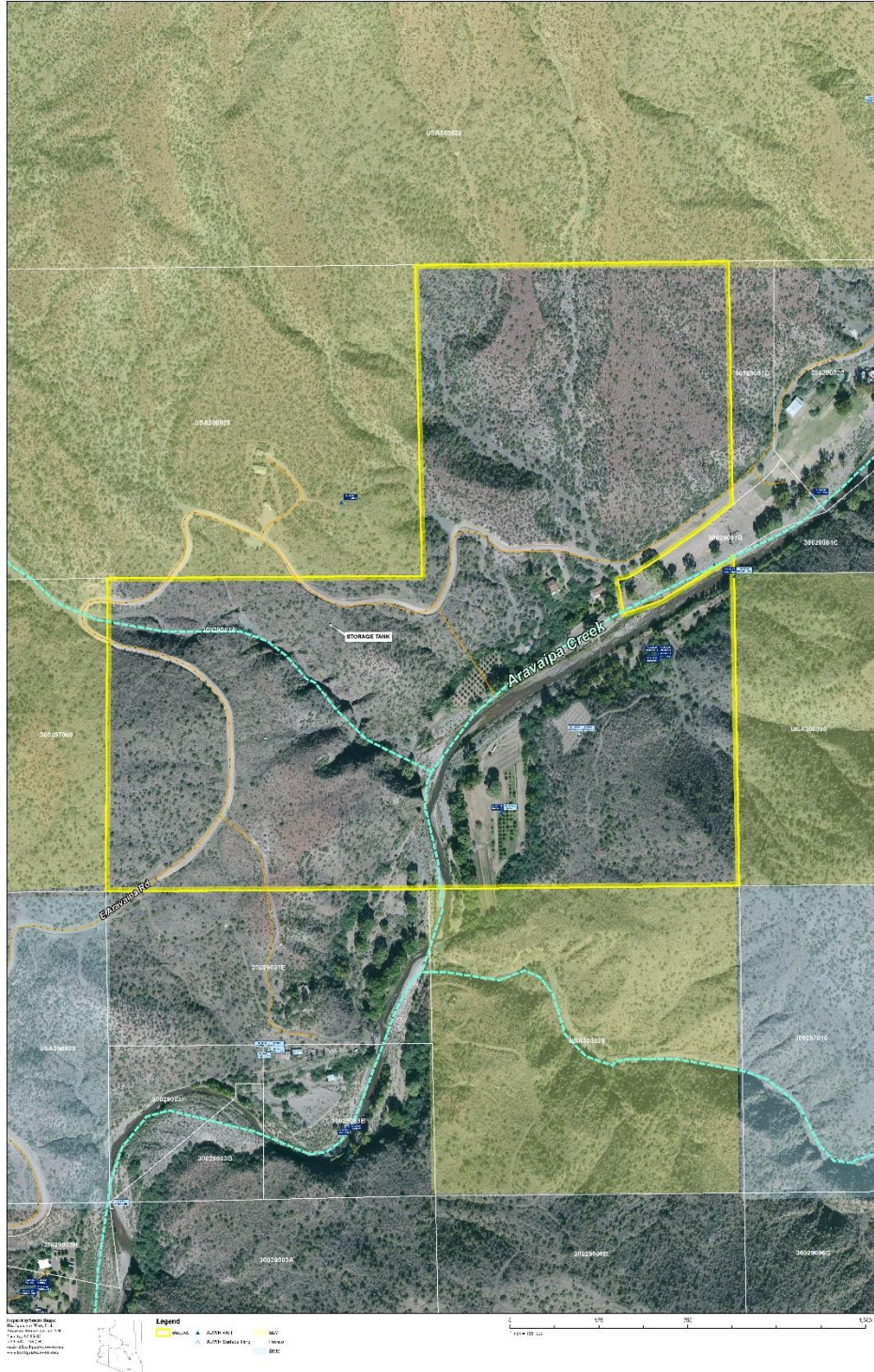
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Aravaipa Canyon Ranch Aerial Map (Parcel Boundary Lines are Approximate)

300-29-001A - Pinal County, Arizona



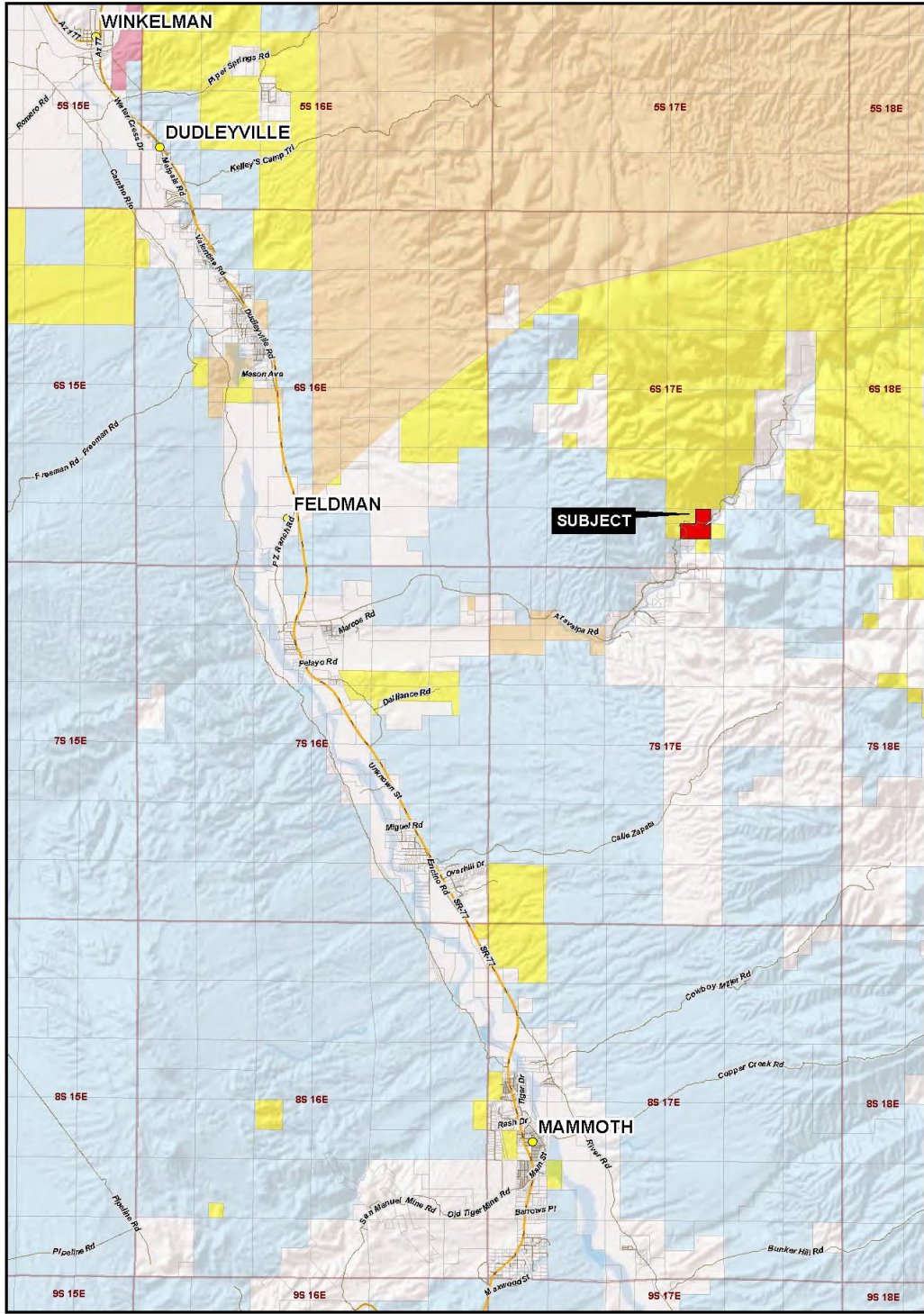
Parcel Boundary Lines from Pinal County Assessor Website
Boundary Lines are Approximate

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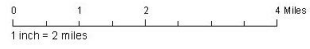
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Neighborhood Map



| Legend | | | |
|-------------------|----------------------|--------------------|----------|
| Red square | Subject | Yellow square | BLM |
| Pink square | BR | Light blue square | Military |
| Light blue square | County | Light green square | NPS |
| Light blue square | Indian Lands | Light green square | USFS |
| Light blue square | Local or State Parks | Light green square | USFWS |
| Light blue square | State | Light green square | Other |
| Light blue square | State | Light green square | Private |
| Light blue square | State | Light green square | State |



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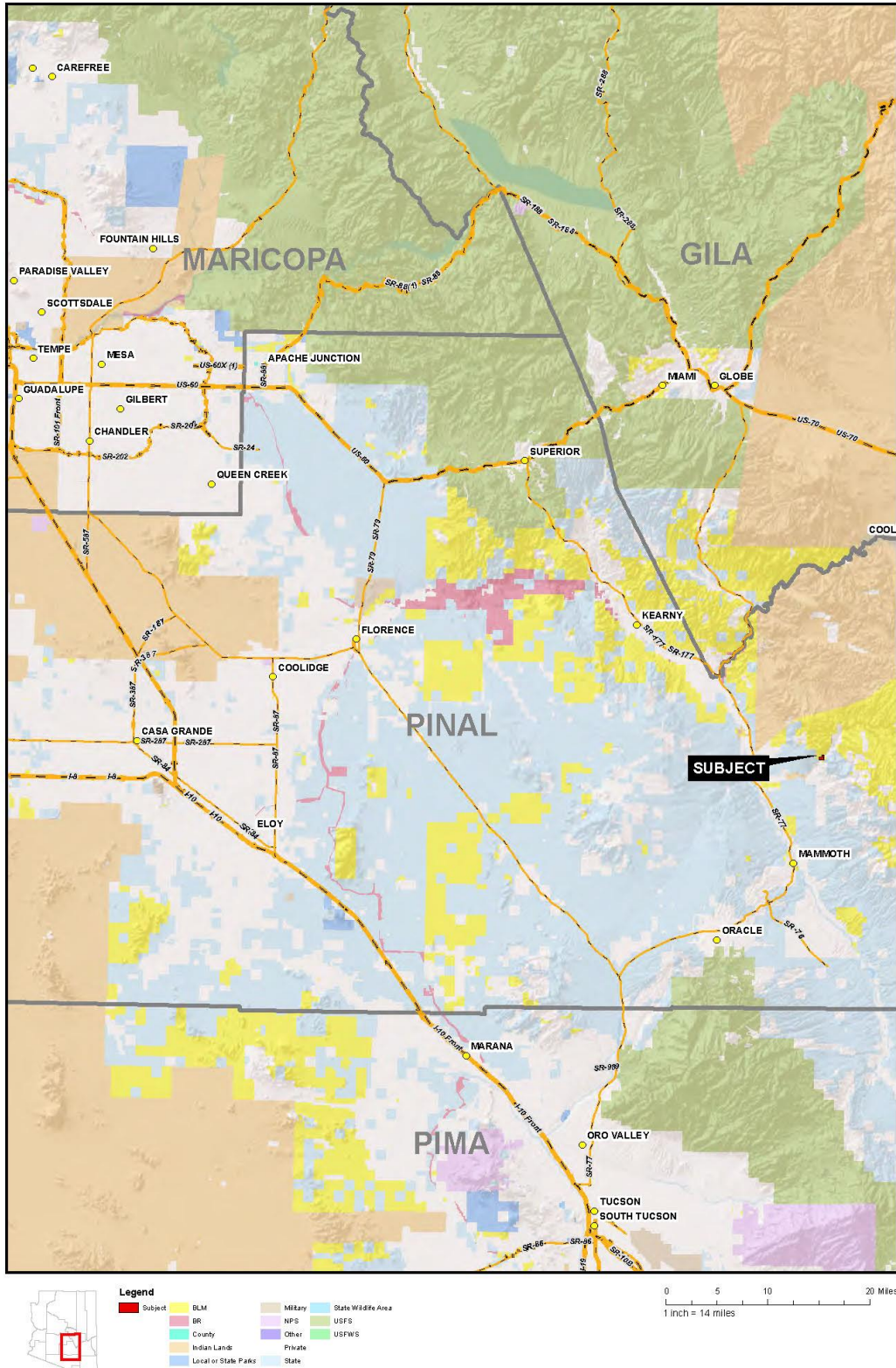
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Location Map



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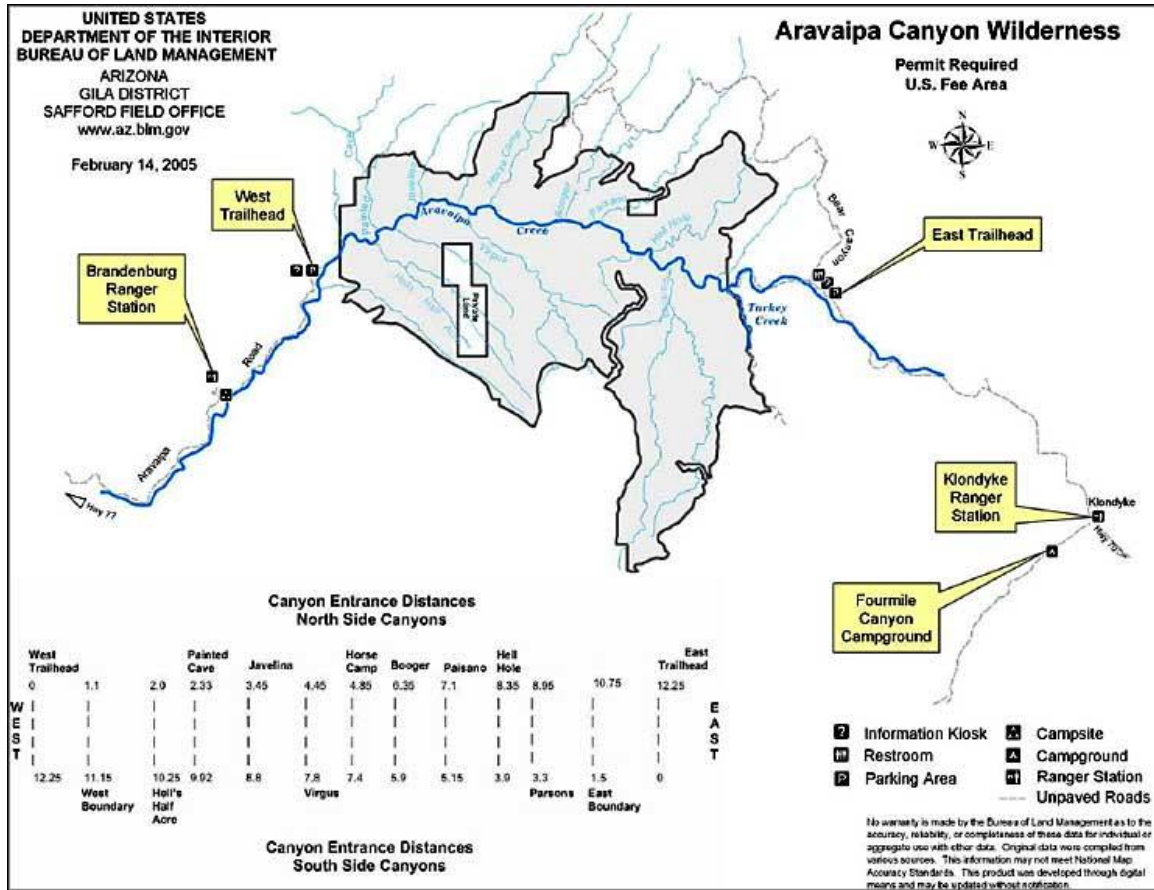
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Aravaipa Canyon Wilderness Map



Aravaipa Canyon Ranch is located near the Brandenburg Ranger Station.



www.arizonahikers.com

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