



"COTTONWOOD"

Offered For Sale Exclusively By:

Fred S. Baker

HEADQUARTERS WEST, LTD.

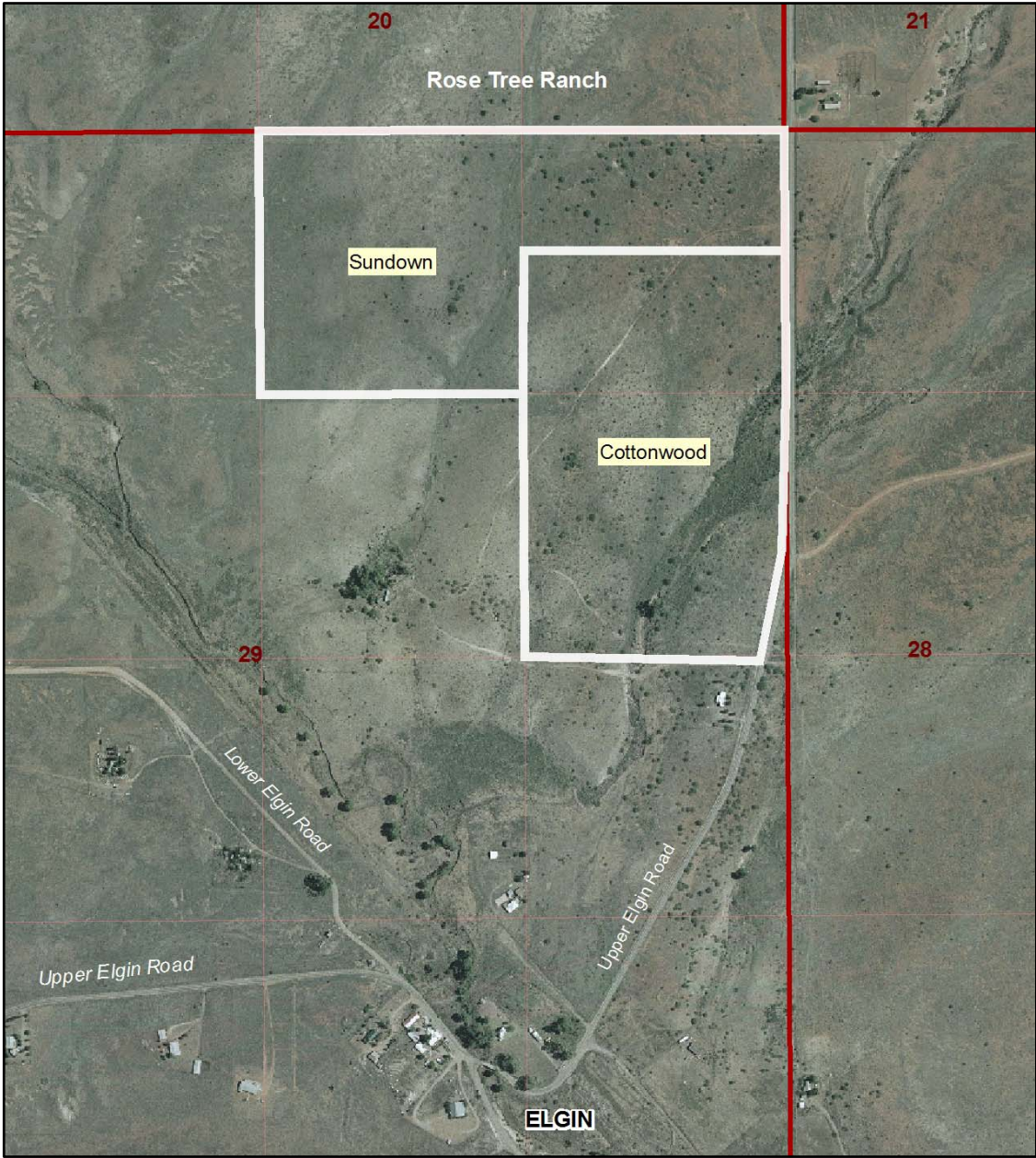
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All information contained herein was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

“COTTONWOOD” IS...

- Approximately 59 acres in size. “COTTONWOOD” is located near the base of the Mustang Mountains in the heart of Santa Cruz County's Sonoita-Elgin wine, horse, and cattle country. At an average elevation of 4,775 feet, its climate is exceptional for year-round living, ranching, and recreation.
- Fifty-nine highway miles from downtown Tucson (measured from the intersection of Congress Street and Interstate 10), ten miles southeast of Sonoita, Arizona, and one-half mile north of Elgin, Arizona. “COTTONWOOD” is less than an hour's drive from Tucson International Airport.
- Close to the Las Cienegas National Conservation Area, the vineyards and wineries of the Sonoita-Elgin area, Parker Canyon Lake, the Coronado National Forest, Patagonia Lake State Park, Kartchner Cavern State Park, the Nature Conservancy's Patagonia-Sonoita Creek Sanctuary for birds and other wildlife, historic ghost towns of the Patagonia area, and the communities of Elgin, Sonoita, Canelo, Patagonia, Sierra Vista, and Nogales, Arizona.
- Located in a real estate market that has been historically and consistently strong. This parcel of land is versatile. It can be developed as a small “ranch,” or as a home site. It can be split into several smaller parcels; or it can simply be held for further appreciation.
- “COTTONWOOD” already has a water well.
- The entire east side of “COTTONWOOD” lies along the Upper Elgin Road, a paved route from Elgin north to State Highway 82, or south to Elgin and then west to State Highway 83. Access to “COTTONWOOD” is convenient, and easy.
- Cottonwood may be split into not more than five parcels, none of which may be smaller than ten acres, and utilities must be underground.
- **“COTTONWOOD” IS FOR SALE for \$675,000.00** Note: Owner agent.





"COTTONWOOD" GENERAL LOCATION MAP

Santa Cruz County, Arizona

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Sonoita, Arizona

