Elgin Farms
Santa Cruz County

Description
Nestled high in the beautiful, rolling grasslands of Santa Cruz County's Sonoita-Elgin wine and horse country at an average elevation of 4,775 feet, where the climate is exceptional for year-round living, ranching, and recreation.

Location
57 highway miles from downtown Tucson (intersection of Congress Street & Interstate 10) and 7 miles east of Sonoita, Arizona.

Close to the Empire-Cienega Resource Conservation Area, 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, Parker Canyon Lake, historic ghost towns of the Patagonia area, and the communities of Sonoita, Elgin, Canelo, Patagonia, Sierra Vista, and Nogales, Arizona, the "Gateway to Mexico."
For Sale

<table>
<thead>
<tr>
<th>SOLD</th>
<th>Parcel A</th>
<th>Approximately 40 acres bordering the Empire-Cienega RCA</th>
<th>$160,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOLD</td>
<td>Parcel B</td>
<td>Approximately 40 acres bordering the Empire-Cienega RCA</td>
<td>$160,000</td>
</tr>
<tr>
<td>SOLD</td>
<td>Parcel C</td>
<td>Approximately 80 acres bordering the Empire-Cienega RCA. Includes well and windmill.</td>
<td>$300,000</td>
</tr>
<tr>
<td>SOLD</td>
<td>Parcel D</td>
<td>Approximately 121.5 acres. Includes house, barn, hay shed, horse paddocks, domestic well equipped with submersible pump, and more.</td>
<td>$550,000</td>
</tr>
<tr>
<td>REDUCED</td>
<td>Parcel E</td>
<td>Approximately 160 acres - could be split into two parcels with a different price for each</td>
<td>Reduced to $525K from $575K</td>
</tr>
</tbody>
</table>

Terms
Cash or submit terms offer for consideration.

Contact
Shown by appointment only.
Offered for sale exclusively by:
Headquarters West, Ltd.
Fred S. Baker, fred@headquarterswest.com
300 N. Ash Alley
Tucson, AZ 85701
Phone: (520) 792-2652, Fax: (520) 792-2629
-or-
R. Gene Sparks
P.O Box 1039
Sonoita AZ
Phone: (520) 455-5834, Fax: (520) 455-5018

Web: www.headquarterswest.com

Disclaimer: All acreage quantities quotes are approximate. This information 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.