

Grapevine Canyon Ranch Cochise County, Arizona



Offered for sale exclusively by:

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General Description

The Grapevine Canyon Ranch is located approximately 80 miles east of Tucson, Arizona in Cochise County. Access is via the Dragoon Road exit on Interstate 10 to Cochise Stronghold Road and south to Highland Road.

The Ranch lies in Grapevine Canyon on the eastern flank of the Dragoon Mountains. The Dragoon Mountains are a very scenic and historic area. Cochise Stronghold, just north of the Ranch, was the home of the famous Apache Chief Cochise. Cochise was one of the first Chiricahua Apaches to enter a peace treaty with US Army. When Cochise passed away in 1874, his body was concealed amongst the rock formations of the Stronghold. During Geronimo's escape in 1881 from the San Carlos Apache Reservation, the Apache's running gunfight with the Army went right through the Ranch.

Land Tenure

The Grapevine Canyon Ranch consists of approximately 87 acres of land. The Ranch lies within the Coronado National Forest and is bounded on three sides by National Forest lands. The surrounding Forest and enclosed canyon create a very quiet and private place that won't be disturbed by future development. The Ranch boundary is completely fenced with a barbed wire fence.

Improvements

The Grapevine Canyon Ranch has been an operating Guest Ranch for over twenty-five years. The public areas consist of the Cook Shack (Dining Room, Bar, Longhorn Room and Commercial Kitchen); Gift Shop (Game Room, Gift Shop and Movie Room); Ranch Office; Pool/Patio (Swimming Pool, Jacuzzi and Patio areas); Horse Camp (Tack Room, Wrangler Office and Corrals).

The guest buildings consist of eight Casitas and Cabins that will accommodate up to thirty guests. The Casitas and Cabins have been carefully constructed and placed throughout the Ranch. Each building has unique views and privacy from other guest or public areas.

In addition, the Ranch has staff quarters for onsite staff and a Workshop/Housekeeping building for maintenance and housekeeping duties.

Climate and Elevation

The Grapevine Canyon Ranch has a mild climate with Summer highs in the mid 90's and Winter lows in the mid 30's. Precipitation averages 14 inches per year. The elevation is approximately 4,700 feet above sea level.

Vegetation

The Ranch has a lush upland vegetation consisting of Oak Woodland with open stands of oak and abundant grasses. Tree species include Emory and Mexican Blue oaks, Juniper

and Mesquite trees. Perennial grasses include several grama grasses, tanglehead, cottontop and lovegrass.

Utilities

The Ranch has electricity provided by Sulphur Springs Electric Cooperative. Telephone & internet service is provided by Valley Telephone Cooperative. Water is provided by a private well on the property. Propane is delivered by local providers.

Remarks

The Grapevine Canyon Ranch is a very unique property that lends itself to several uses including: continued guest ranch operation, corporate/religious retreat or a very secluded private hideaway. The scenic beauty of this property, its ease of access to Tucson and the many functional building improvements combine to create a one of a kind opportunity.

Price

\$2,000,000

Pictures



View West



Oak Woodland



View NW



Bar



Casita Interior



Cook Shack



Corrals/Hay Barn



Faraway Lodge



Longhorn Room

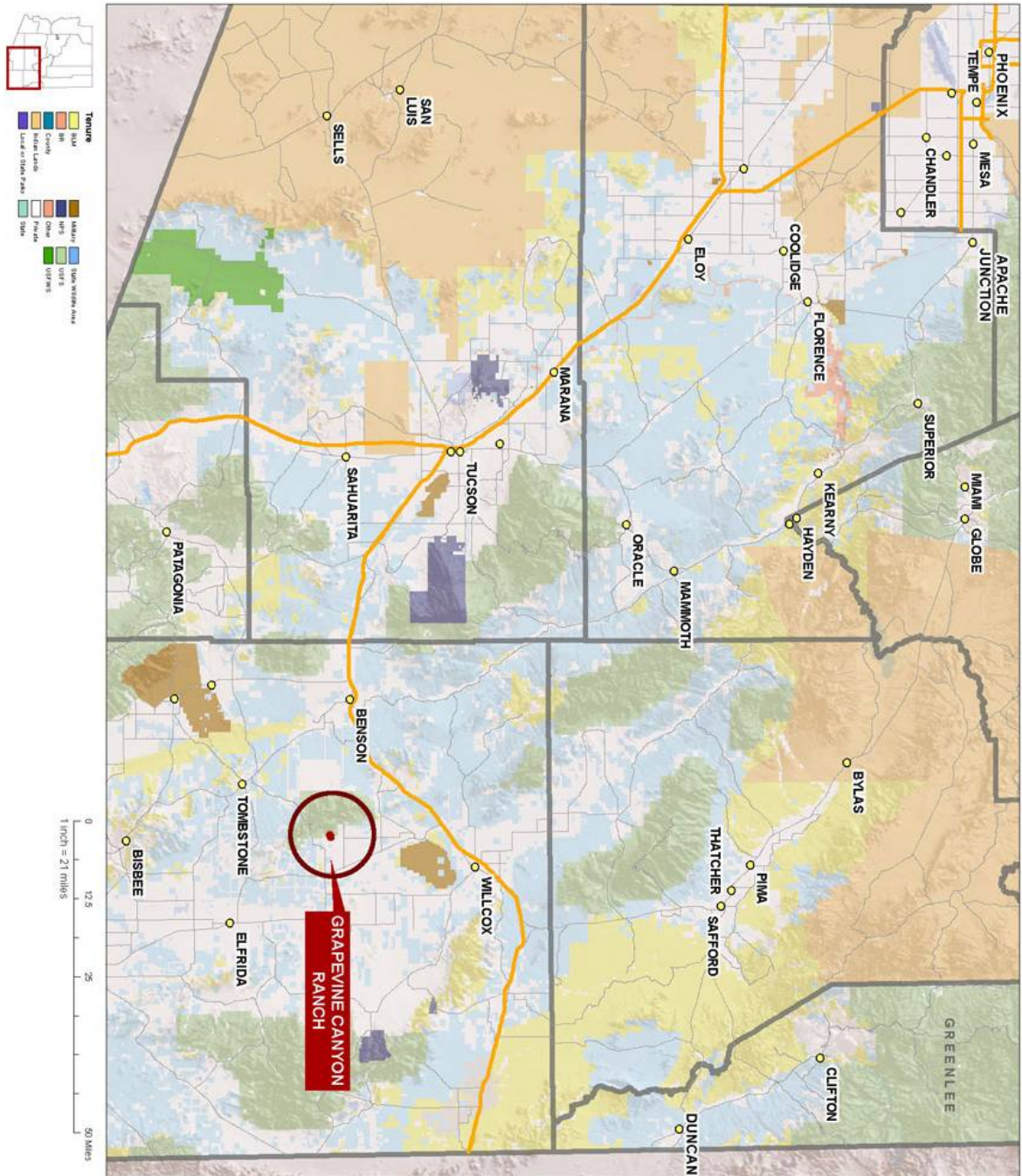


Pool

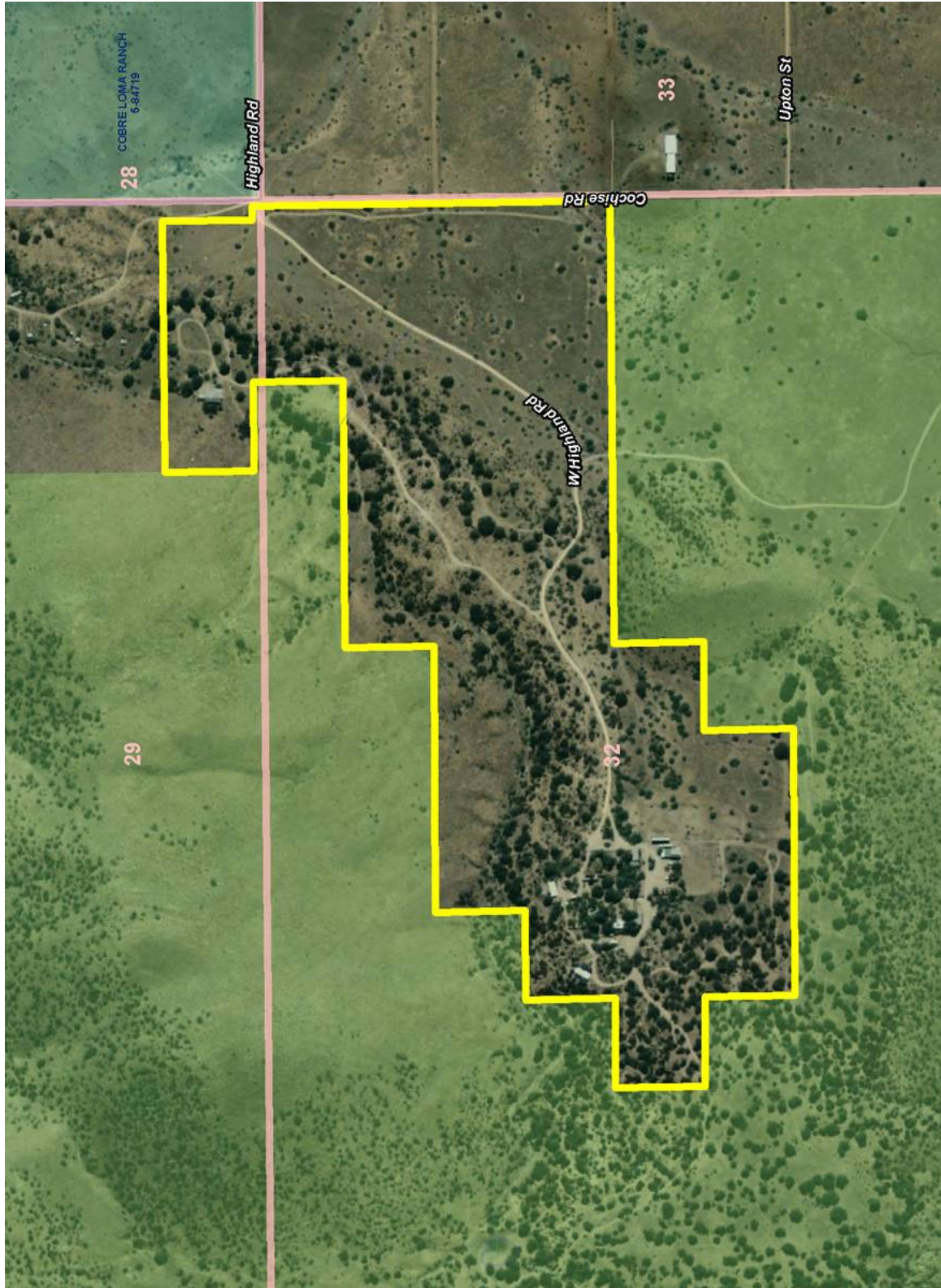


Typical Casita

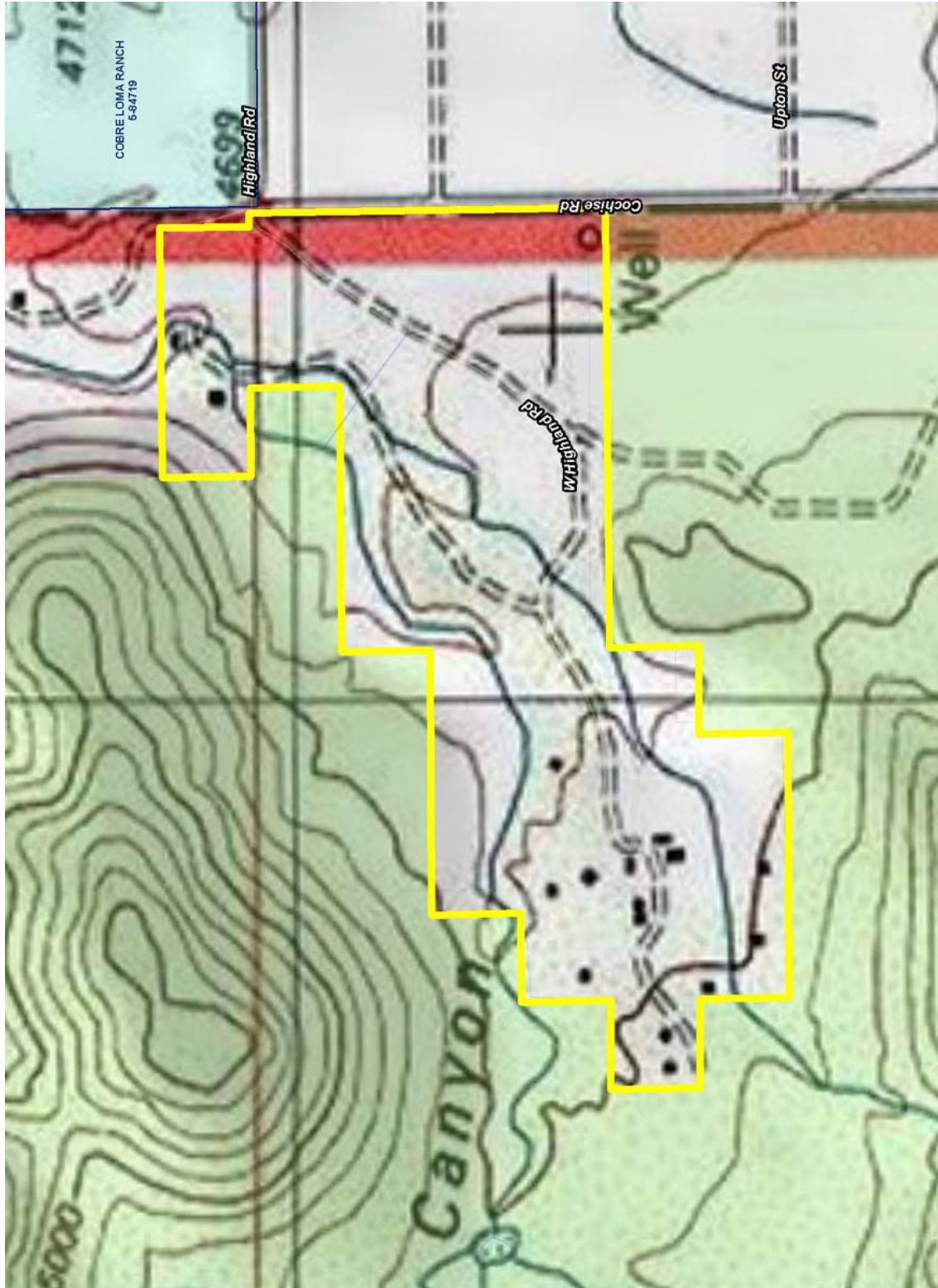
Location Map



Aerial Map



Topo/Tenure Map



Building Layout

