

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

53 Acres - Greaterville Rd., Sonoita - Pima County, Arizona



Offered for sale exclusively by:

Sandy Ruppel

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Disclaimer: 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.

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Location

12202 E. Greaterville Rd, Sonoita, AZ 85637

53.32 acres

Parcel Nos. 307-13-007E – 20 acres, 307-13-007F – 20 acres, & 307-13-007J – 13.32 acres

Sonoita is a small rural town in southern Arizona and is often linked to the adjoining town of Elgin. Ranging in elevation from just under 5,000', to 5,400'+, the region is known as the Madrean Oak Grasslands. Historically run as ranchland - with cattle ranching still a major local industry - the Sonoita/Elgin area has also developed into one of Arizona's prime wine producing locations. The local vineyards are active and draw tourists for wine tasting tours and festivals throughout the year. The Santa Cruz County Fairgrounds is set in Sonoita and has an active calendar which includes the county fair; a PRCA rodeo; live and simulcast horse racing on the weekend of the Kentucky Derby; and other festivals, activities, and equine events throughout the year. With the edge of Tucson located approximately 40 miles to the northeast of the main intersection, the Sonoita/Elgin area has drawn retired professionals and commuters to the community seeking the relaxed, rural lifestyle not available in the city. Tucson is the second largest city in Arizona and offers easy access to major medical services, the University of Arizona, Tucson International Airport, museums, Davis-Monthan Airbase, shopping, and a variety of entertainment and restaurant options.

Southeastern Arizona is a region steeped in history and western lore - from the famous shootout between the Earps and Cowboys at the OK Corral in Tombstone; to the conflicts with the Apaches, including Cochise and Geronimo, which flowed into the surrounding mountain ranges; to the documented travels of Father Kino as he made his way across the southwest. The area is also rich with natural wonders, including Cochise Stronghold; Texas Canyon; multiple mountain ranges; and Kartchner Caverns, a spectacular living cave. With a mild climate, the area offers year-round opportunities for a variety of outdoor activities including horseback riding, hiking, bicycle riding, motorcycling, and more. The area is also popular for hunting deer, antelope, javelina, quail, and dove.

Property Description

This property offers the rare opportunity to own 53+ acres of land surrounded by Forest Service land. Rolling hills, trees, grass, and incredible views of the valley and surrounding mountains. Located north of Sonoita, AZ, in the Santa Rita Mountains, with easy access to Hwy 83. Just under 41 miles to Tucson International Airport.

Comprised of three Patented Mining Claim parcels, the property includes an adobe home dating back to the early 1900's. The home would require extensive remodeling, but is situated in a picturesque spot with views across the valley to the Mustang Mountains. This property is off-grid, and the existing home was serviced by a generator. Solar and wind would also be available choices in this area.

The property includes two registered wells.

Weather

Summers and winters are comparatively mild: temperatures vary from 58 degrees during the month of January to an average of 88 degrees during the month of July.

The average high temperature in Elgin reaches the low 90's in June, with mornings in the 60's. The average low temperature drops to the low 30's in January, but the afternoons warm to the 50's and low 60's. The average rainfall in the area is around 12 to 15 inches, with most of the moisture coming

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during the monsoon season, typically lasting from early July to mid-September. Morning clouds build to beautiful afternoon/evening storms.

Wildlife

Wildlife includes mule deer, white tail deer, bobcat, mountain lion, javelina, coyote, fox, badger, and squirrels. Quail and a wide variety of birds and other small animals reside here. The Sonoita-Patagonia area is widely recognized in Arizona for its natural beauty and world-renowned bird watching.

Comments

If you're looking for quiet seclusion, off-grid living, this is the place for you! Property is already divided into three parcels, so could easily be split.

Price

\$750,000

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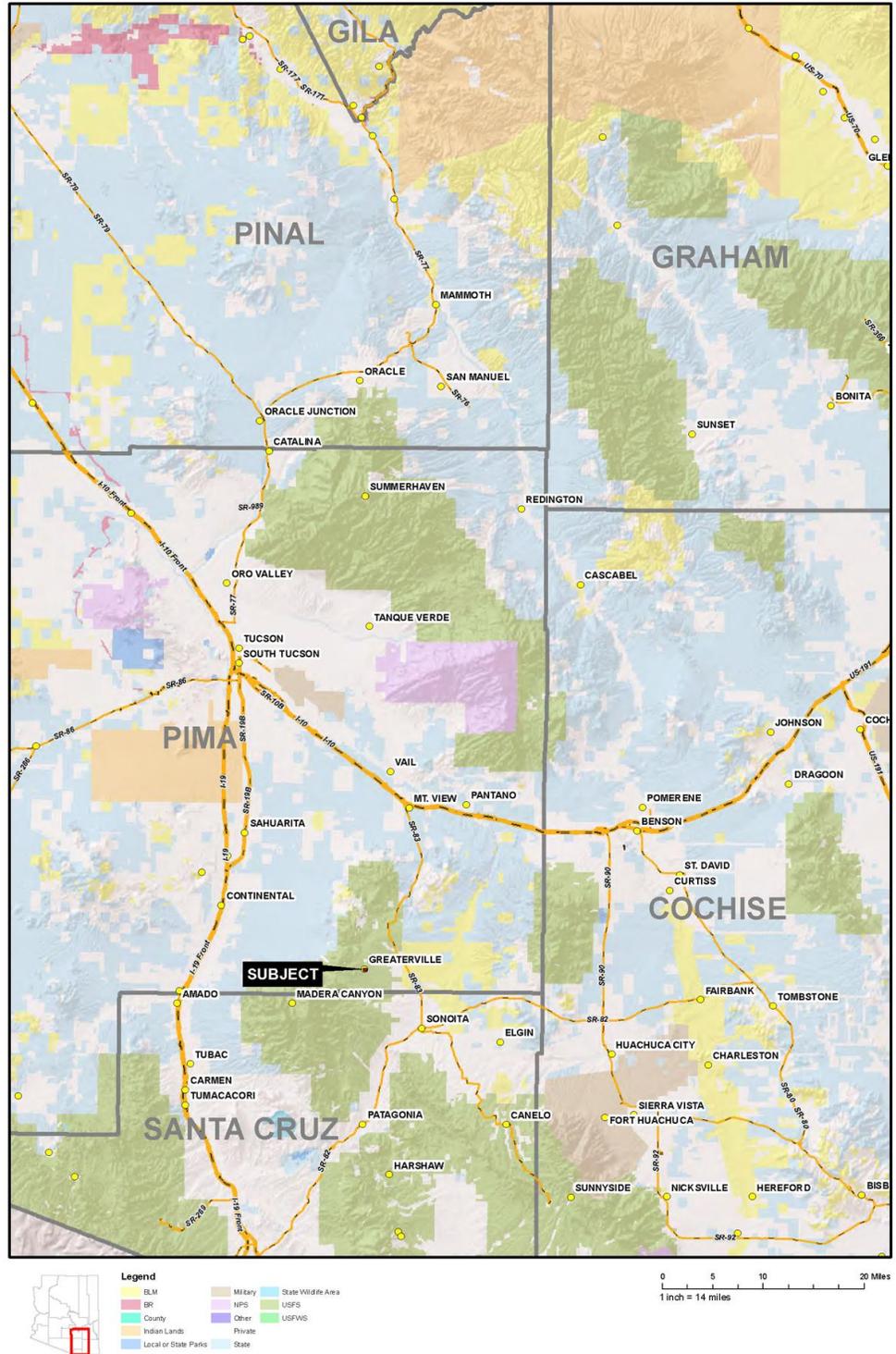
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Location Map



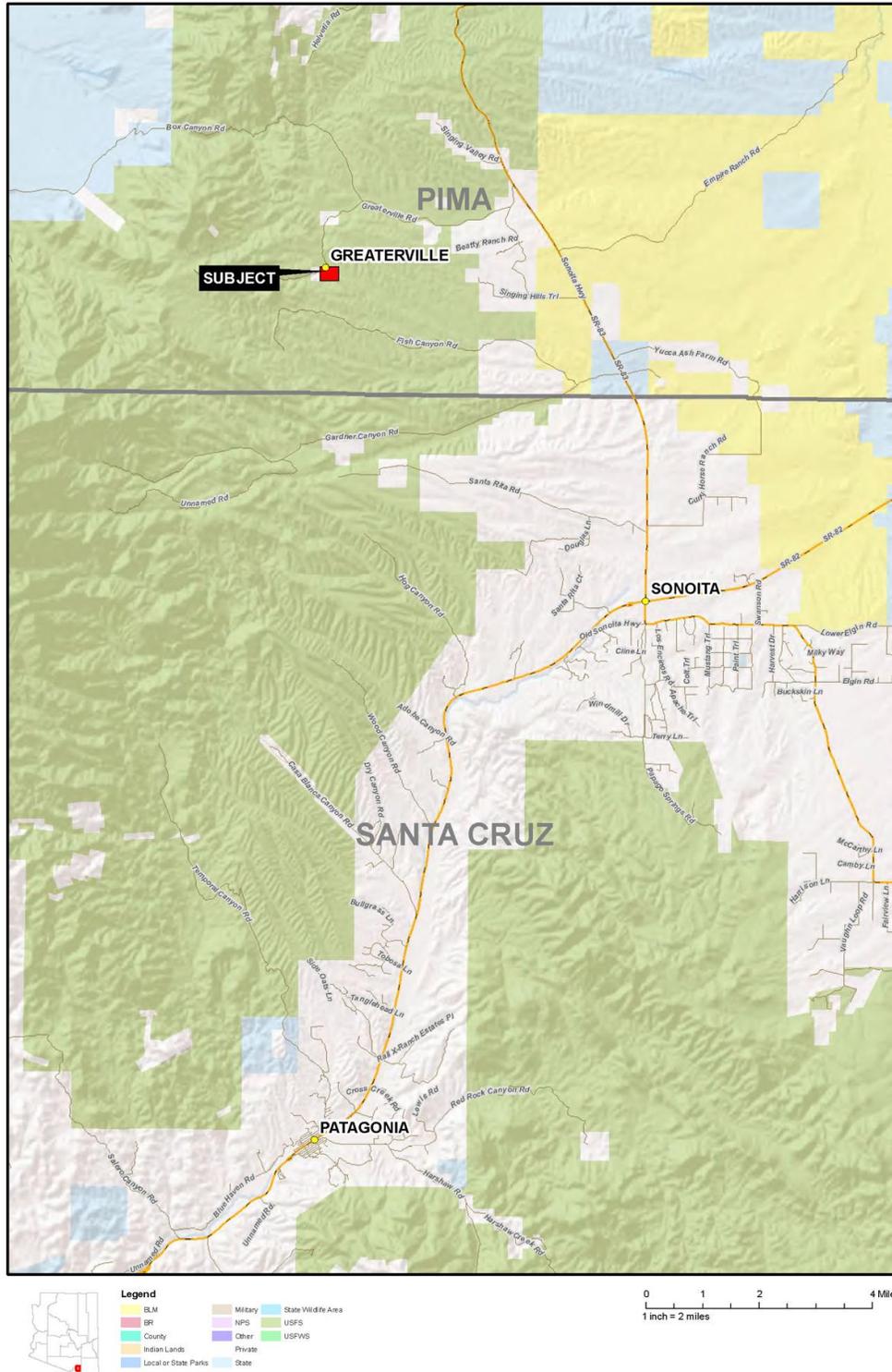
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Neighborhood/Tenure Map



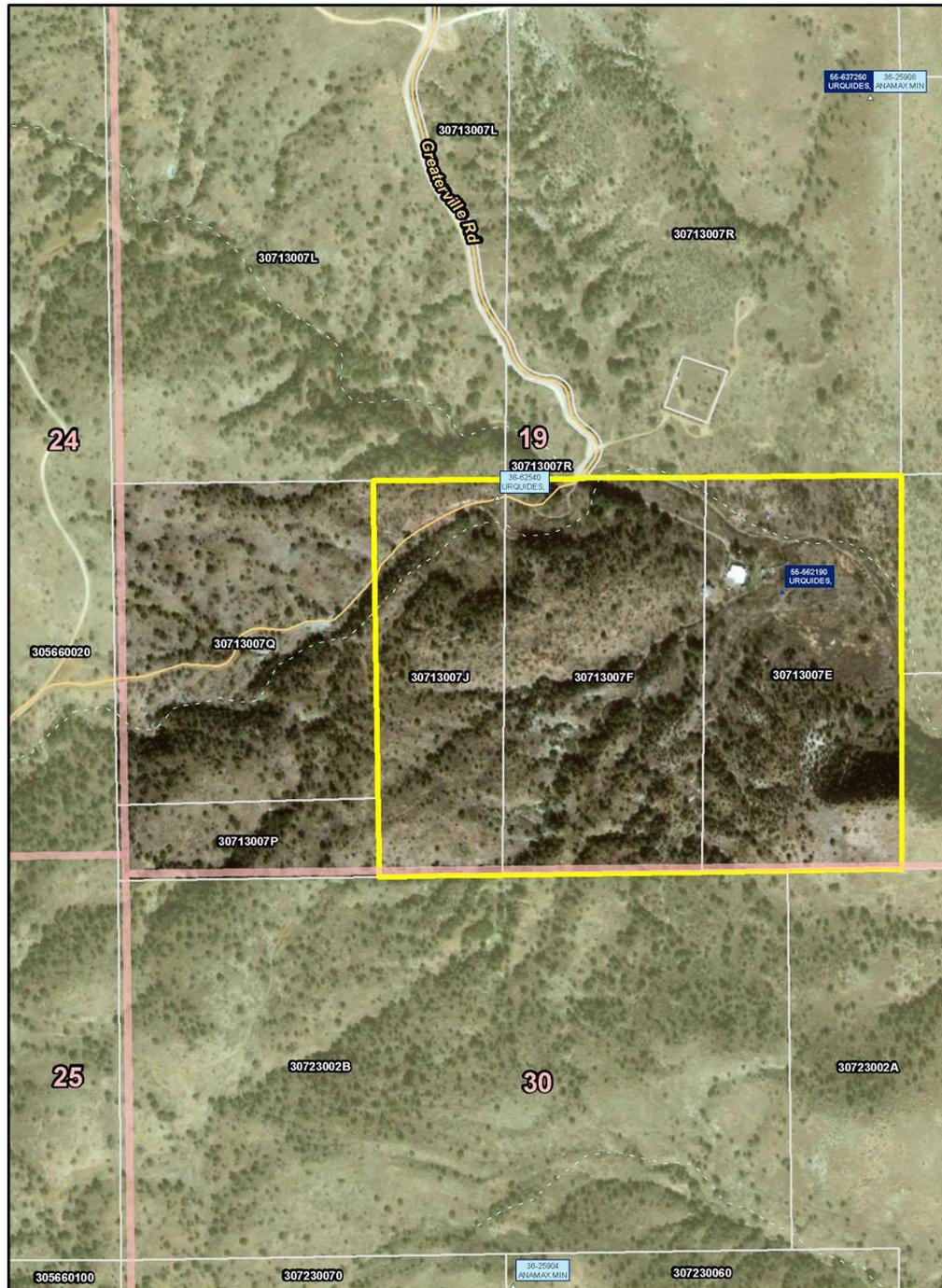
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Aerial Map



0 250 500 1,000 Feet
1 inch = 486 feet

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