

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - FARMS - RURAL REAL ESTATE

Heartland Ranch - 153 Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona

Heartland Ranch Equestrian Estate



Heartland Ranch

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

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Location

Heartland Ranch is nestled in the Canelo Hills at the base of the Huachuca Mountains, in an area commonly referred to as Lyle Canyon. This is a beautiful region of southern Arizona often linked to the adjoining towns of Sonoita and 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 Canelo/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; the annual Quarter Horse show; and other festivals, activities, and equine events throughout the year. This area is also on the migratory path of many species of birds and is well-known and popular with the birding enthusiasts.

With the edge of Tucson located approximately 40 miles to the northeast of the main intersection of Highways 82 and 83, 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. Heartland Ranch lies approximately 30 minutes from the intersection of Highways 82 and 83, and is also conveniently located for access to the West Gate of Fort Huachuca. Local residents have the ability to apply for permitted access through Fort Huachuca to Sierra Vista, making general shopping and medical care approximately 30 minutes away. The property is located just 10 miles from Parker Canyon Lake, a 130-acre lake offering fishing, camping, hiking, and boating opportunities.



Grasslands

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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 average high temperature in the area 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. With its proximity to the Huachuca Mountains and Canelo Hills, the average rainfall at Heartland Ranch is historically around 17 inches a year, with most of the moisture coming during the monsoon season, typically lasting from early July to mid-September. Morning clouds build to beautiful cooling afternoon/evening storms.



Main House Entry

Property Description

Main House

Constructed in 1998, this three story, 4252 s.f., 4 bedroom, 3.5 bath, Prairie-Style main home is an excellent example of the effortless combination of style and comfort. Wood and stone accents, and a neutral, earth tone pallet, combine to create an atmosphere that is both refined and relaxing. The placement of the home offers 360° views of the surrounding mountain ranges through the numerous windows. A large enclosed porch overlooking the

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valley and west slopes of the Huachuca Mountains, with room for several seating areas, graces the east side of the house and was also designed as a passive solar feature for the main floors of the home. The vaulted ceiling in the great room opens to the upper story catwalk connecting the mirror image guest rooms with full baths. An efficient Vermont Castings wood stove is placed in the great room in front of floor to peak custom stone work. The home is also equipped with central air and heat. The gourmet kitchen includes a commercial quality 48" Garland gas range, upgraded stainless steel appliances, hickory cabinetry, and an eat-in breakfast nook. Off the kitchen, an 11x19 formal dining room is currently used for a home office. The Master Suite is located on this main floor and includes a spacious master bath/ dressing room with walk-in closets, jetted tub and separate shower. French doors allow access from the bedroom to the enclosed porch. A gas fireplace set in the corner of the master bedroom offers warmth and ambiance for the cool winter nights.

The lower level features the 1,700+ s.f. fully finished walk-out basement. This level includes a the large 4th bedroom, bathroom with shower, workout/flex room, large laundry/craft/hobby room and a 19x27 Multi-Purpose Room with kitchenette. The MPR currently serves as a studio apartment, but is configured for easy conversion to an oversized 2-car garage, if so desired. A 512 s.f. pool house, with a SwimEx Swimsa, is attached to the lower level open air porch. The room is enclosed with multiple glass doors that can be opened to let the summer breezes flow through and allows easy access to the outdoor kitchen under the covered porch and terraced, beautifully landscaped patio. This home was designed for comfortable family living and relaxed, stylish entertaining.



SwimEx Swimsa Pool House

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Guest House

Built in 1996, the 1565 s.f., 2 bedroom, 1.75 bath, guest house features a vaulted great room, loft, and a 300± s.f. passive solar sunroom. A pellet stove, located in the great room, warms the home and provides a focal point to gather around on the cool winter evenings. The home is situated close enough to the main house to be convenient for guests, but in such a way that allows privacy for both homes. This home also offers the opportunity for housing a caretaker, or could be used as a long/short-term rental.



Heartland Ranch Guest House

Horse Facilities and Acreage

Heartland Ranch was designed as a quality breeding/training facility. The 48'x80' custom metal mare/foal barn includes 8 stalls with turn-outs, a vet room with full bathroom, tack room, and wash rack with hot and cold water. The barn also has a hay/feed storage area and a covered porch along the front end, large enough for parking equipment. Other features include a set of eleven metal shed-row stables, a 60' round pen, and covered hay storage large enough to store 16-20 squeezes of hay.

The acreage is perimeter fenced and cross-fenced into various sizes of pastures and paddocks covered with healthy stands of native grasses. Pastures near the barn are connected by fenced runs making it easy for one person to transfer animals from one area to another. The parcel adjoins open state and federal land allowing for miles of beautiful horseback riding and hiking opportunities.

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Custom Metal Barn with Turn-outs

Exterior Features

Included on the property is a 1200± s.f. 'shop' building with 4 large bay door entrances and 30-amp service. There are also a fenced garden area, a Tuff shed, pens for multiple smaller animals and room for a hen house.



1200 s.f. Metal Shop Building

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The acreage is divided into four separate parcels with wells on each.

Parcel #1 – 4.14 acres – Includes the main house, well, and 4,000 gallon holding tank.

Parcel #2 – 54.91 acres – Includes the guest house, shop, barn, stables, round-pen, hay barn, and a well. This well is currently capped and the facilities draw from the well on Parcel #3.

Parcel #3 – 55.4 acres – Open pastures, fenced and cross-fenced. 400' deep well that currently services this parcel and Parcel #2.

Parcel #4 – 38.61 acres – Open pastures, fenced and cross-fenced with a well which is currently used solely for livestock water.

Comments

Heartland Ranch was designed and built with care and attention to detail. With quality, well-maintained improvements set on 153± acres of grassland and wooded rolling hills that border open Forest Service land, this could be an exceptional turn-key equine training and/or breeding facility. There is plenty of room to add a full-sized arena, pasture for roping/cutting stock, and the moderate temperatures allow for year-round equine activities. Heartland Ranch easily lends itself to a variety of uses and must be seen to truly appreciate all it has to offer. Bring your horses and enjoy!



Heartland Ranch

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Utilities

The utilities include electric from SSVEC, propane, private wells, and private septic systems. The Ranch House is equipped with central AC and forced air gas heating. The Guest House has central Tradewinds cooling and a pellet stove on thermostat for social area heat; bedrooms have electric baseboard heating. The homes collectively have the ability to supplement heat and cooling with wood and gas fireplaces, and passive solar features.

Taxes

2016 - Property Taxes - \$7371

Price

\$999,999

Contact

Shown by appointment only.

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

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

*Managing Member of LLCs is a licensed Broker in the state of Arizona and has an ownership interest in the property.



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Heartland Ranch Main House



Front Porch Entry



Front Hall



Great Room



Great Room to Sunroom



Great Room



Kitchen

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Kitchen with Upgraded Appliances



Kitchen



Breakfast Nook



Passive Solar Sun Room



Sun Room



Formal Dining / Office off Kitchen

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Master Bath



Master Bath



Master Bedroom with French Doors to Sun Room



Master Bedroom



Guest Bedroom



Guest Bedroom

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Exercise Room



Downstairs Bedroom



Downstairs Kitchenette



Downstairs Living Area



Covered Patio to Pool House



Outdoor Kitchen

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Terraced Patios



Patio and Pool House

Guest House



Guest House



Living Area



Kitchen and Dining Area



Master Bedroom

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Heartland Ranch Improvements



Custom Show Barn and Round Pen



Barn Interior with Vet & Tack Rooms



Additional Covered Stalls with Runs
(Update: Closest set of 3 stalls on left
has been replaced with open paddock)



Covered Hay Storage



Native Grass Pastures



Heartland Ranch. HOME!!

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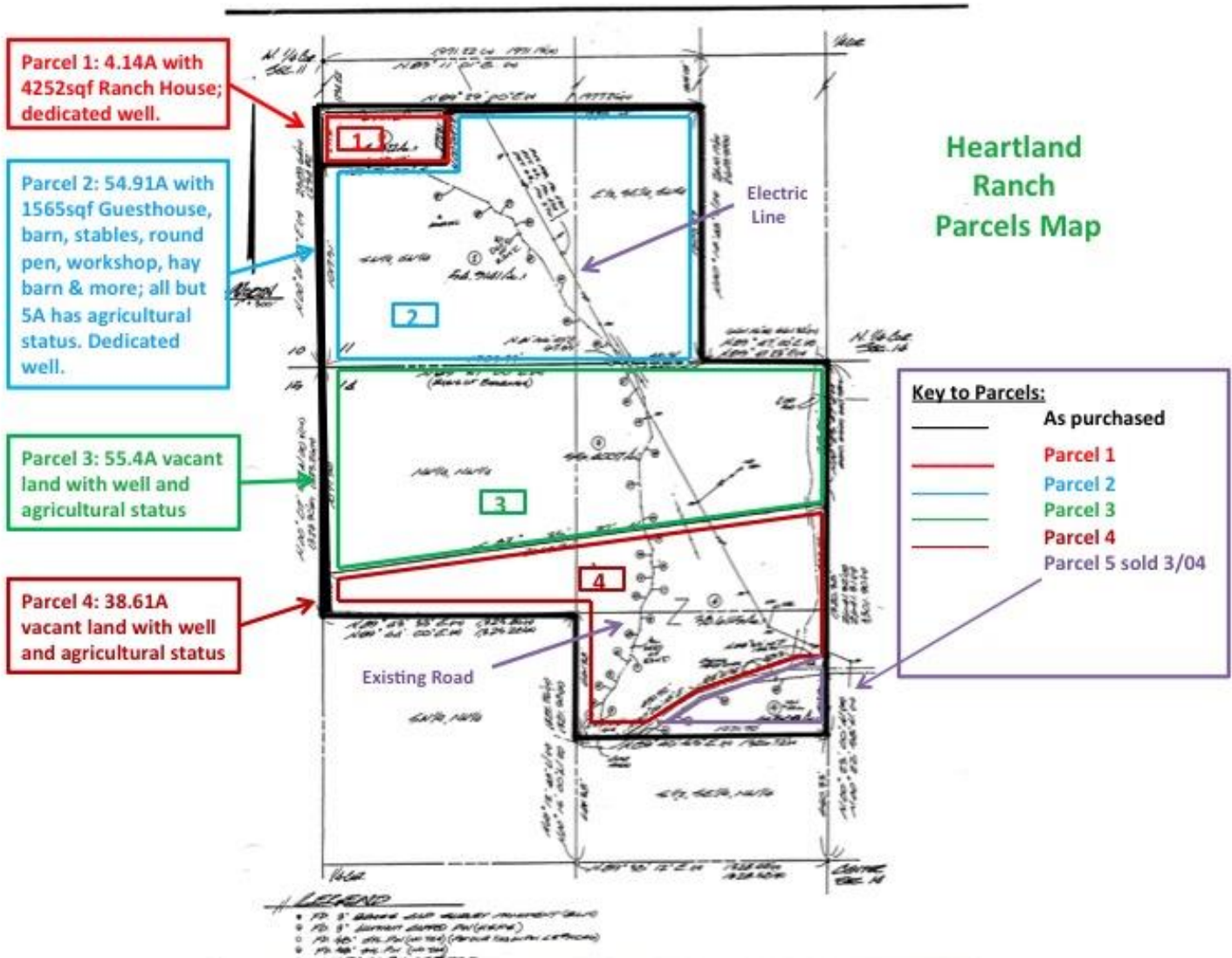
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Heartland Ranch Parcel Map



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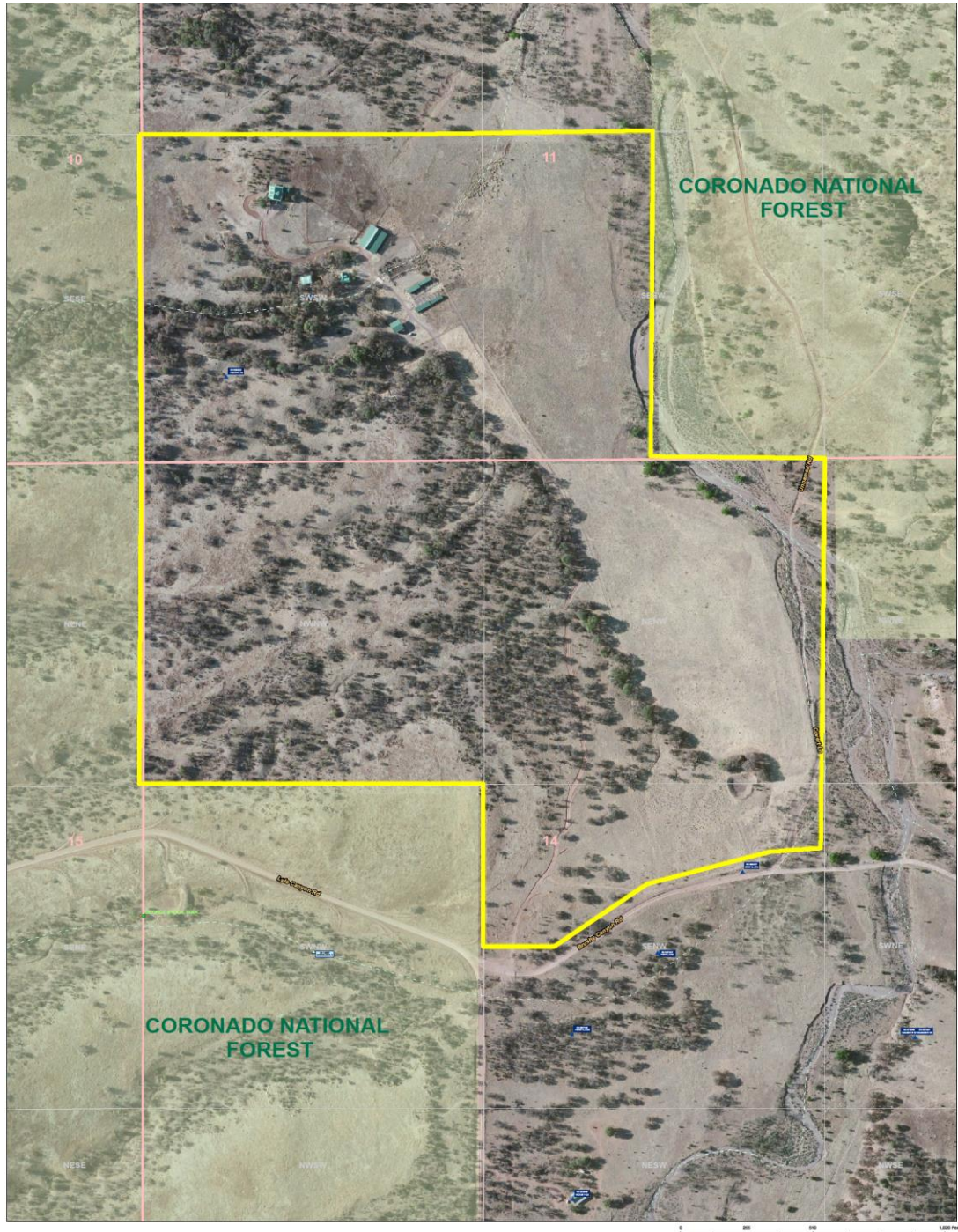
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Heartland Ranch Aerial Map



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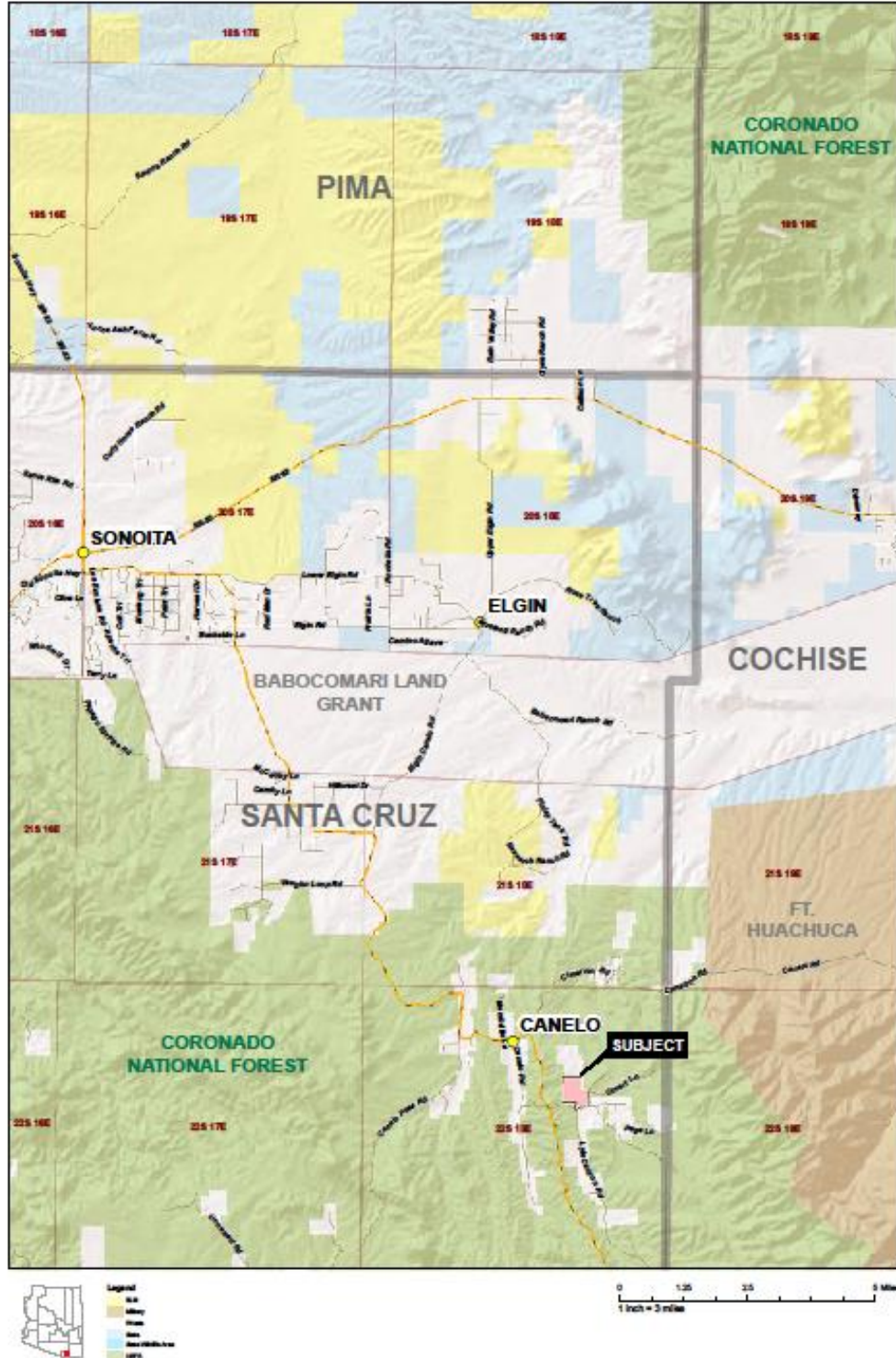
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Heartland Ranch Neighborhood Map



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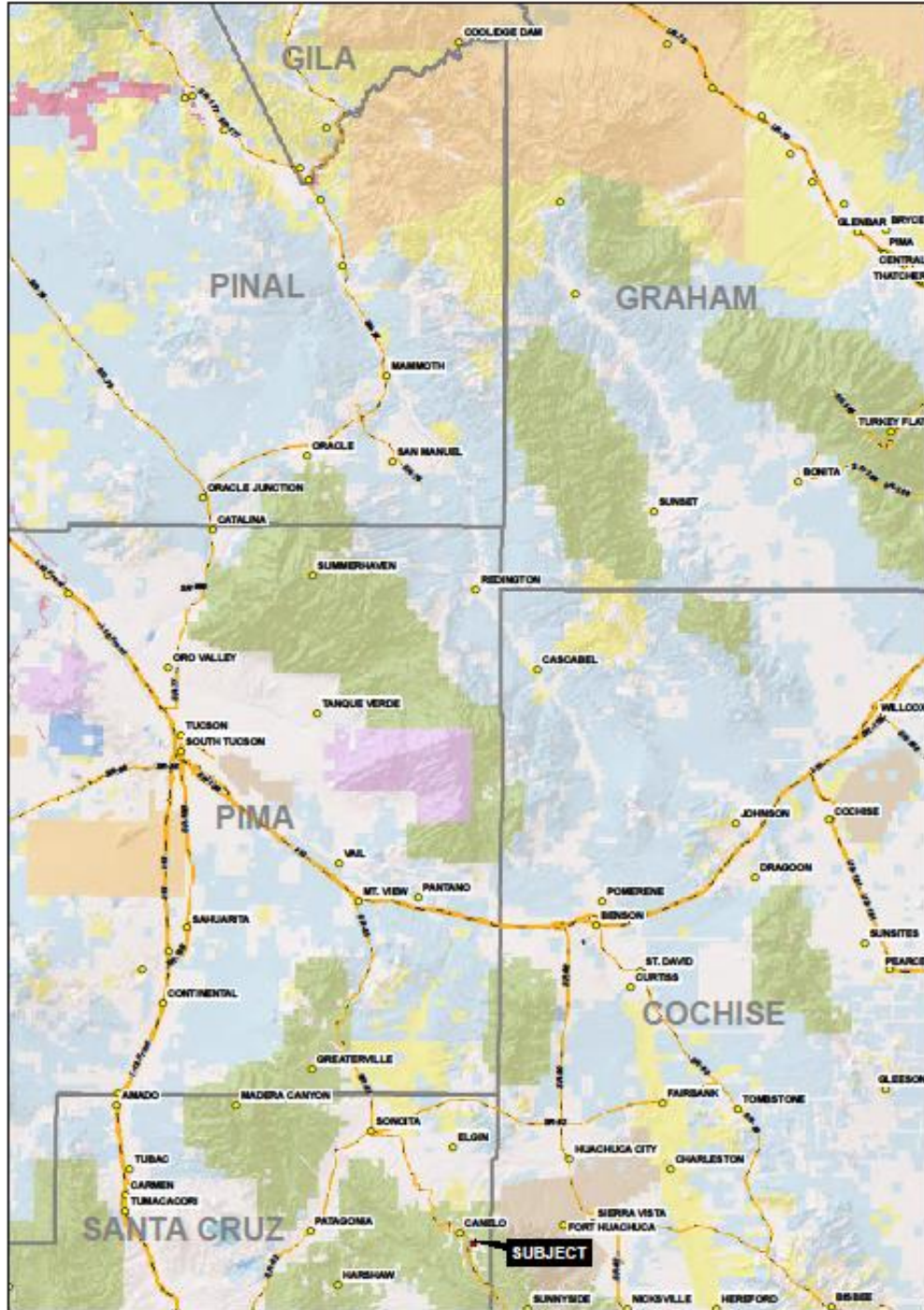
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Heartland Ranch Location Map



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