

Hereford Horse Property



Offered for sale exclusively by:

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APN: 104-51-003C

Address: 10849 E. Highway 92 Hereford, Arizona 85615

Property Description:

4.95 AC Custom equestrian property including "Main Home" and separate Guest/Trainer Home, (6) Six horse, raised Center isle barn w/ turn outs, (4) detached, custom enclosed stalls w/ individual turn outs all with direct access to pastures, Large, Hay Barn w/ Custom enclosed storage/tack/tool unit, Separate "Pump House", Round Pen and large working arena. Direct access to the San Pedro River (approximately 300 yards) and only minutes from Sierra Vista.

This unique equestrian property is very well thought out and is in an ideal location for boarding, training or just plain enjoying your own horses. Only a short ride to the San Pedro River opens up miles and miles of riding opportunities along the river's famous banks with it's huge mature trees, seclusion and privacy. Drop down into the river and ride through the sand and trickling water and pools scattered throughout the twists and turns and enjoy the peace and quiet while you exercise your horses.

The property itself has just about everything you could ask for if you own horses or are looking to start up a boarding or training facility. Set up to minimize your workload, everything on the property flows, making it much easier to spend your time enjoying the property and views and less time spent doing the "Chores"...

Only minutes away from Sierra Vista, this truly is a unique opportunity to own equestrian property in Cochise County without having to sacrifice the proximity to city amenities!

Property Features:

Main Home:

Approximately 2400 sq. ft. under roof including enclosed/extended (2) truck garage

Set up as (2) bedroom and (1) office

(1) Full bath

(1) 1 3/4 bath

(1) 1/2 bath

Kitchen, Family Room, Living Room, Dining Room, Central Air, Pass through fireplace

Guest/Trainer Home:

Approximately 800 sq.ft.

(1) bedroom

(1) full bath

Living room, Kitchen, Dining area

Separate septic

Custom Raised Center Isle Barn:

(6) enclosed stalls

Mister system (in stalls)

Lighting throughout

Wash rack

(2) Tack rooms

(2) Stud Pens

Foaling Stall

Loading Ramp

60' Round Pen

Approximately 210' x 105' working arena with custom fencing

Hay Barn w/ enclosed storage building

(4) separate and enclosed stalls with turn outs and direct access to pasture(s)

Watering systems, feed and security lighting

Separate building for "Pump House" and "Craft/Hobby Room"

Water:

(1) Domestic Well

(1) Irrigation Well

Well information available upon request. (Owners will provide current well report/inspection upon acceptance of Purchase Contract.)

(2) Fenced/cross-fenced pastures

Large mature trees

Please don't hesitate to give me a call if you have any questions or would like to set an appointment to come take a look!

Pictures

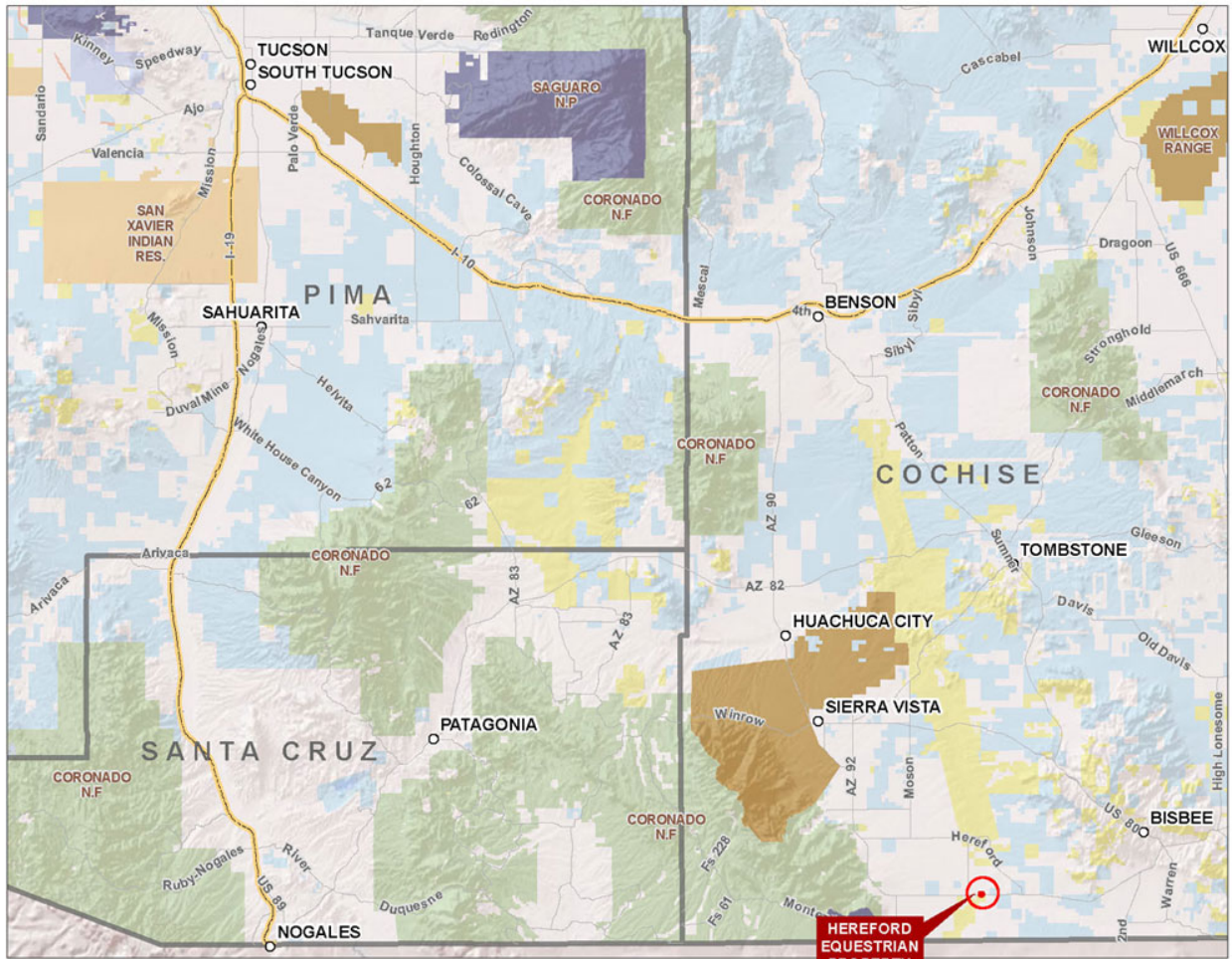








Location Map



Tenure	
BLM	Military
BR	NPS
County	Other
Indian Lands	Private
Local or State Parks	State
State Wildlife Area	USFS
	USFWS

HEREFORD EQUESTRIAN PROPERTY

Aerial Map

