

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Potrero de San Luis - Sonora, Mexico



Offered for sale exclusively by:

## **Walter Lane**

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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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## Potrero de San Luis - Sonora, Mexico

### General Description

The Potrero de San Luis is located in northeastern Sonora, Mexico. Access is via Mexican Federal Highway 2 and the property is approximately 43 miles east of Douglas, Arizona. Highway 2 provides paved access through the entire northern end of the ranch.

The Ranch lies at the southern extremity of the Animas Mountains of southwestern New Mexico. The northern boundary of the property is the US-Mexican Border. Adjacent to the Ranch on the north is the Diamond A Ranch, a 321,000 acre property that is owned by the Animas Foundation. The Diamond A has been protected by conservation easement and is nationally recognized for its innovative research and conservation efforts in this unique area of the southwest.

### Land Tenure & Carrying Capacity

The Ranch consists of approximately 5,316 acres (2,151 Hectares) of private land. The approximate cattle carrying capacity is 120 head annually depending on rainfall.

### Climate and Elevation

The 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 ranges from 5,000 to 8,000 feet above sea level in the mountains.

### Vegetation

The lower elevations are short grass prairie that lays in the valley bottom with its deep soils. Grass species consist of grama grasses, bluestem, plains lovegrass and threeawn. Upper elevations consist of evergreen woodland with Emory Oak, Mexican Blue Oak, Juniper and Manzanita as the main species.

### Utilities

The Ranch electric is provided by solar or generator. Some areas of the Ranch have cell service. Propane is provided by local suppliers and sewage disposal is provided by septic tank.

### Remarks

The Potrero de San Luis is a breathtakingly beautiful property with sweeping views in every direction. There are very few valleys with such lush grasslands that have such a tremendous amount of biological diversity. Given the proximity to the Diamond A Ranch, there may be opportunities in the future to participate in conservation improvements on the property.

### Price

\$700,000 (\$132/acre)

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## Photographs



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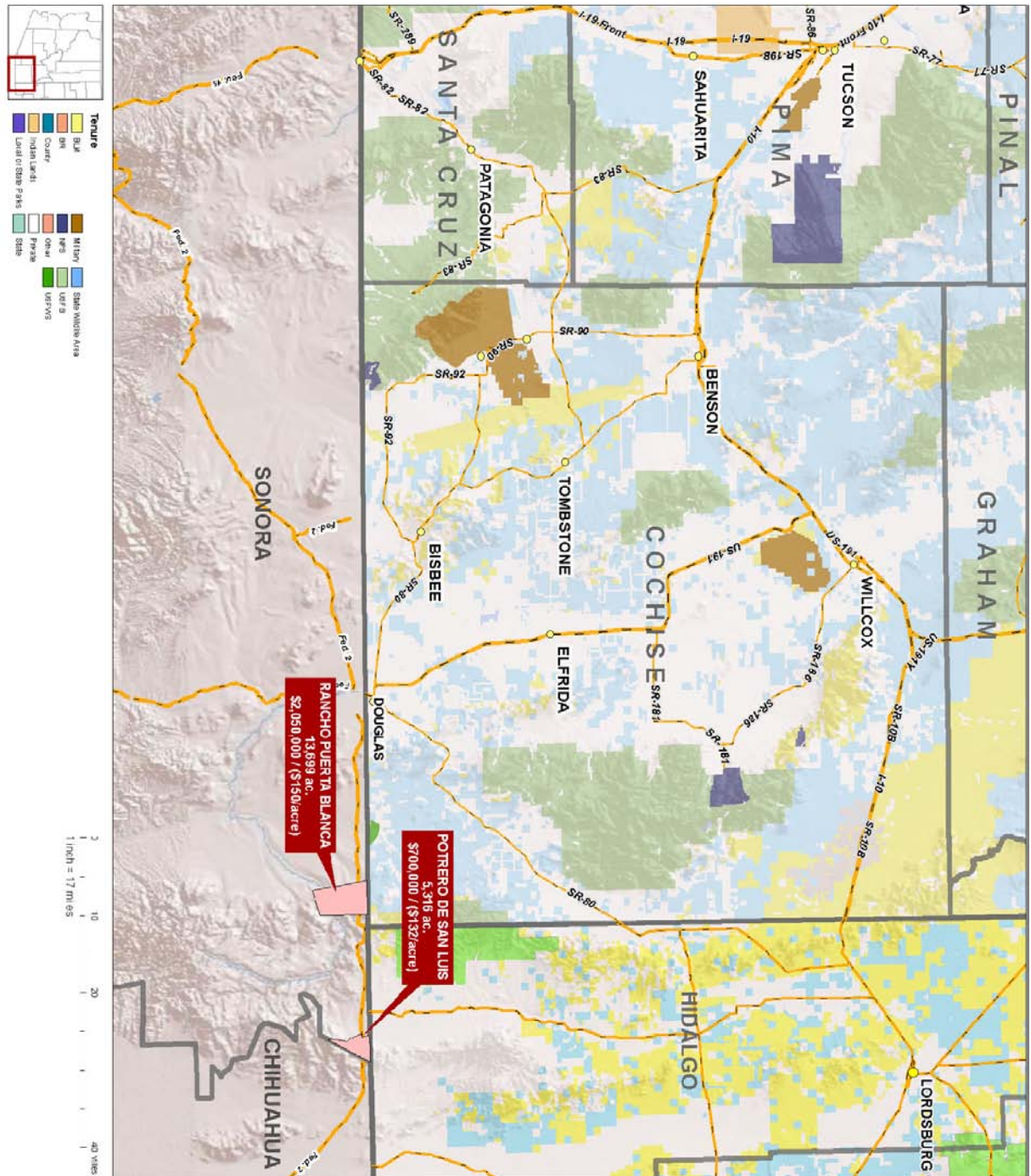
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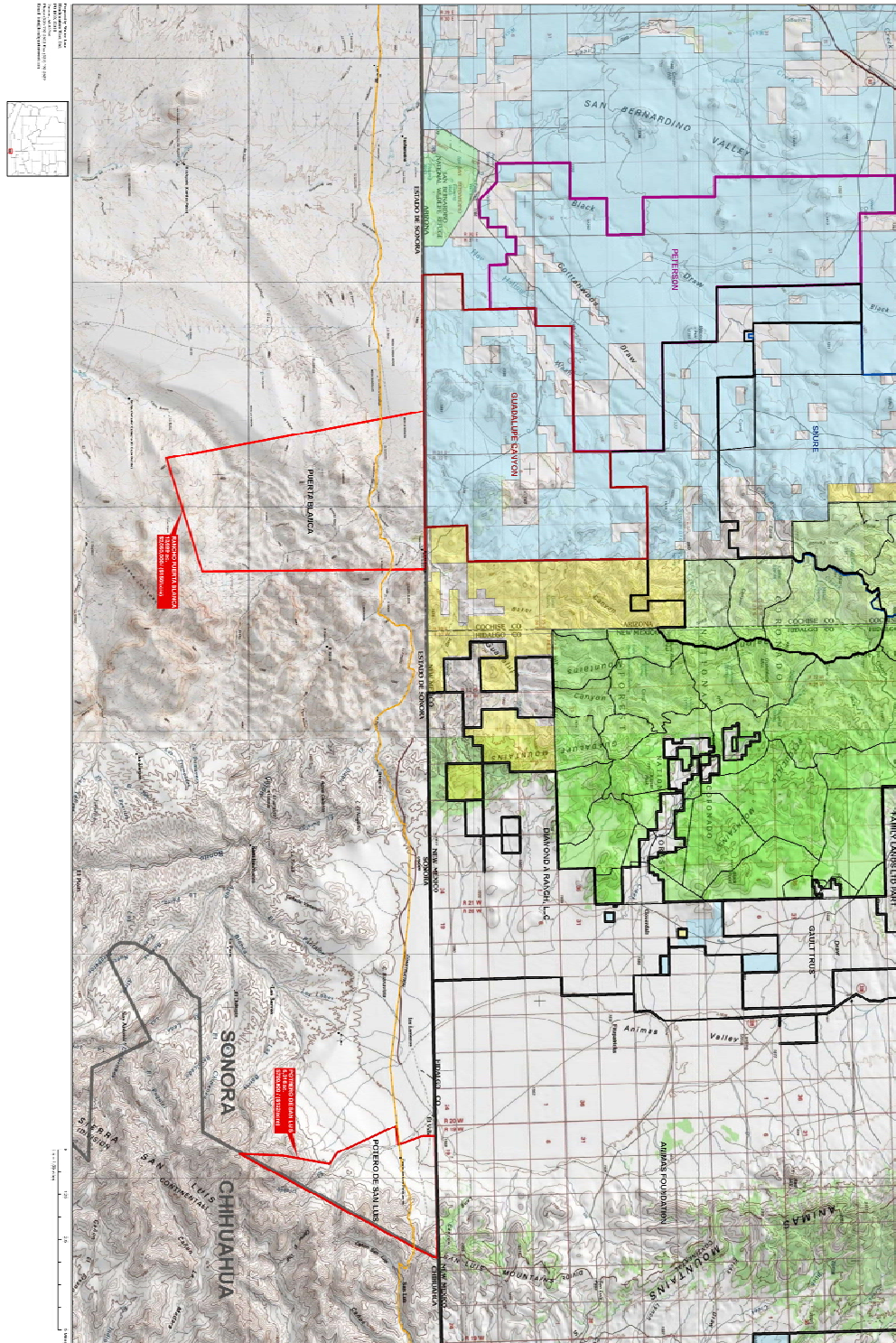
## Location Map



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Neighborhood Map



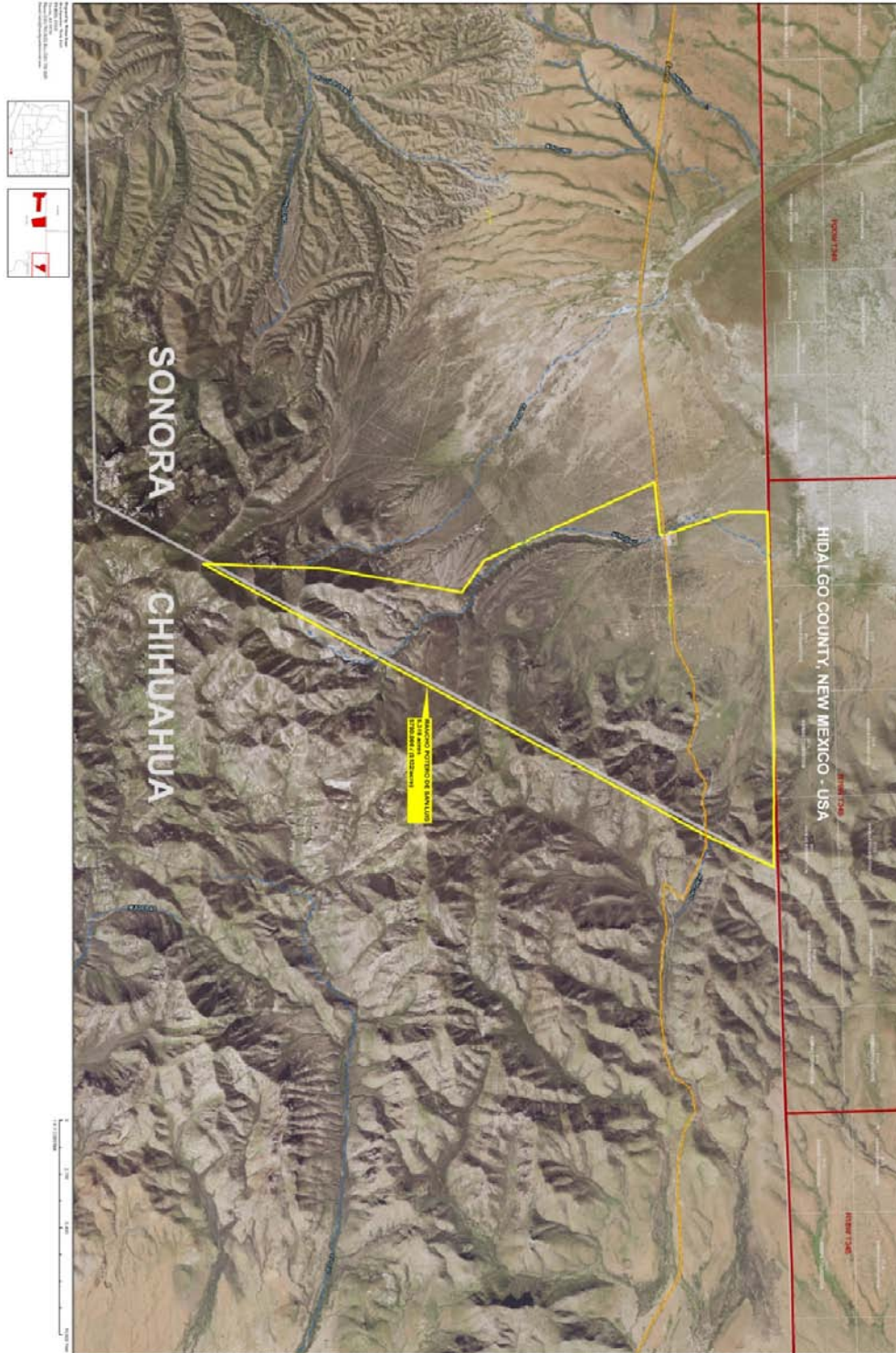
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## Aerial Map



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