

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Rancho Puerta Blance - Sonora, Mexico



Offered for sale exclusively by:

Walter Lane

Headquarters West, Ltd.
PO BOX 37018
Tucson, AZ 85740
Phone (520) 792-2652
info@headquarterswest.com
www.headquarterswest.com

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General Description

The Rancho La Puerta Blanca is located in northeastern Sonora, Mexico. Access is via Mexican Federal Highway 2 and the property is approximately 23 miles east of Douglas, Arizona. Highway 2 provides paved access through the entire northern end of the ranch and to within a mile of the Ranch headquarters.

The Ranch lies at the southern extremity of the Peloncillo Mountains of southeastern Arizona. The northern boundary of the property is the US-Mexican Border. The topography is hilly to mountainous and the Ranch is bisected by several large canyons with lush riparian vegetation. Guadalupe Canyon, which flows into the northern area of the Ranch from Arizona, has many large Sycamore trees and is the location of the Ranch headquarters.

Land Tenure & Carrying Capacity

The Ranch consists of approximately 13,699 acres (5,544 Hectares) of private land. The approximate cattle carrying capacity is 200 head annually depending on rainfall.

Climate, Elevation and Vegetation

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 4,000 to 6,000 feet above sea level. The majority of the Ranch is desert grassland consisting of sideoats and black grama, tabosa, threeawns, lovegrasses and several annual grass species. The Ranch is bisected by Guadalupe Canyon on the north and Cajon Bonito Canyon on the south, both of which flow seasonally and are dominated by Sycamore and Cottonwood trees.

Water

The Ranch is watered by four wells and there are opportunities to increase water distribution with pipelines and storage tanks.

Headquarters Improvements

There are two houses at the headquarters. The original house has been remodeled and includes four bedrooms and two bathrooms. The second house has two bedrooms and one bathroom. There is also a large corral and barn.

Utilities

The Ranch electric is provided by solar and propane powered 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 Rancho La Puerta Blanca is a beautiful property that has a diversity of geography. There are interesting mountains and lovely valleys. Access is very convenient from Highway 2 and the headquarters improvements are located adjacent to the border. This is a very unique property that would be an ideal cattle ranch/hunting property combination.

Price

\$2,050,000 (\$150/acre)

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Photographs



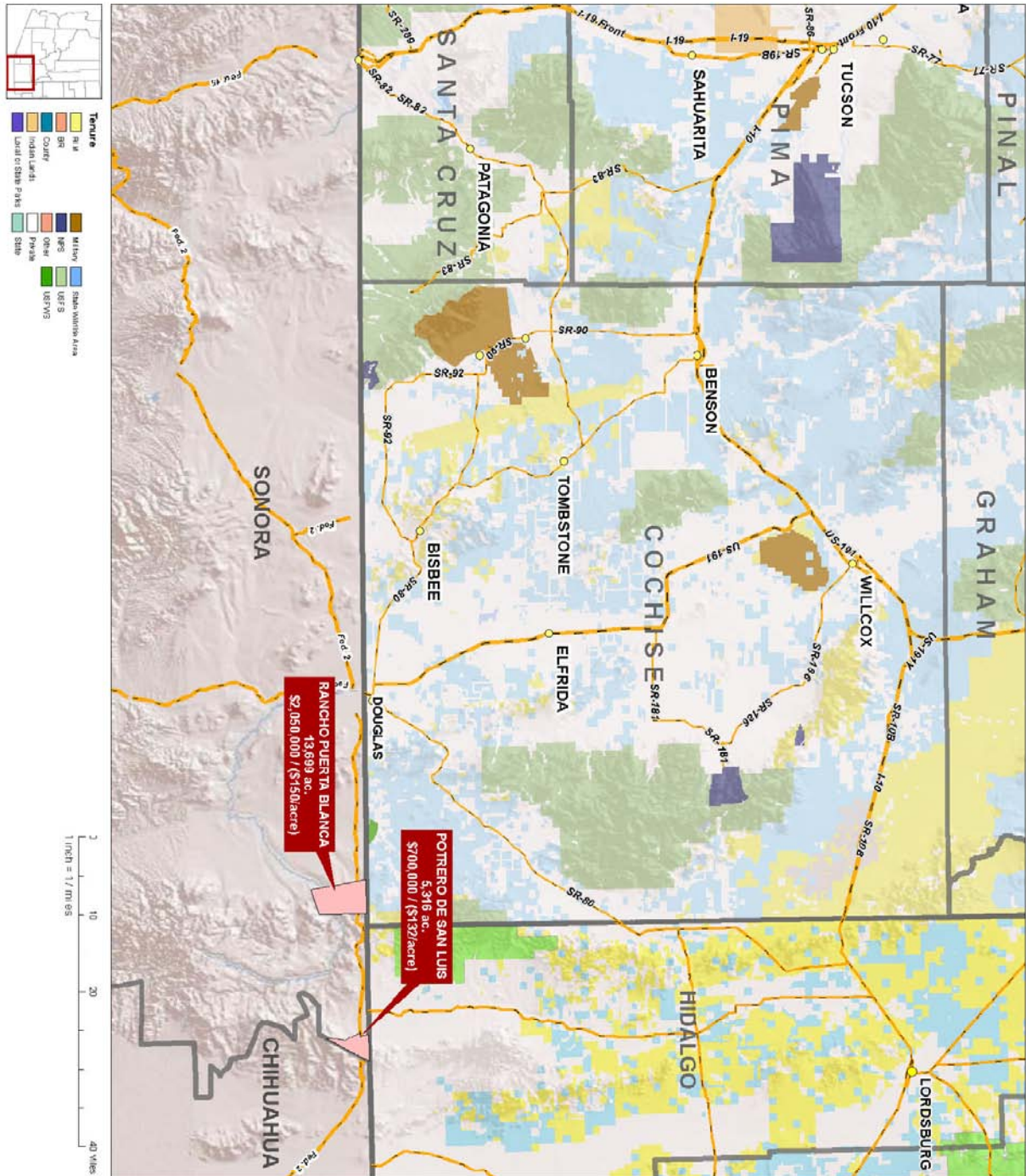
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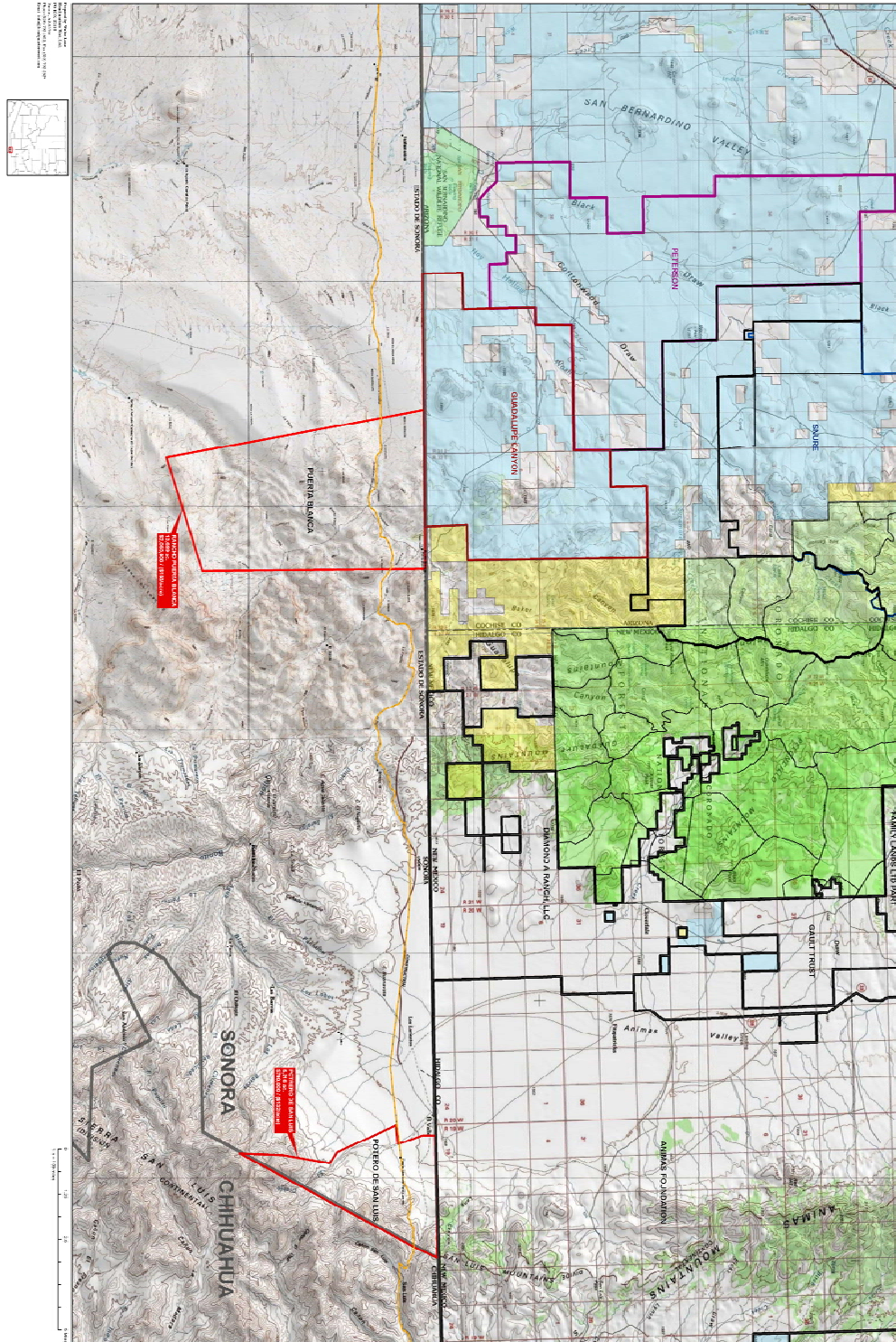
Rancho Puerta Blance - Sonora, Mexico

Location Map



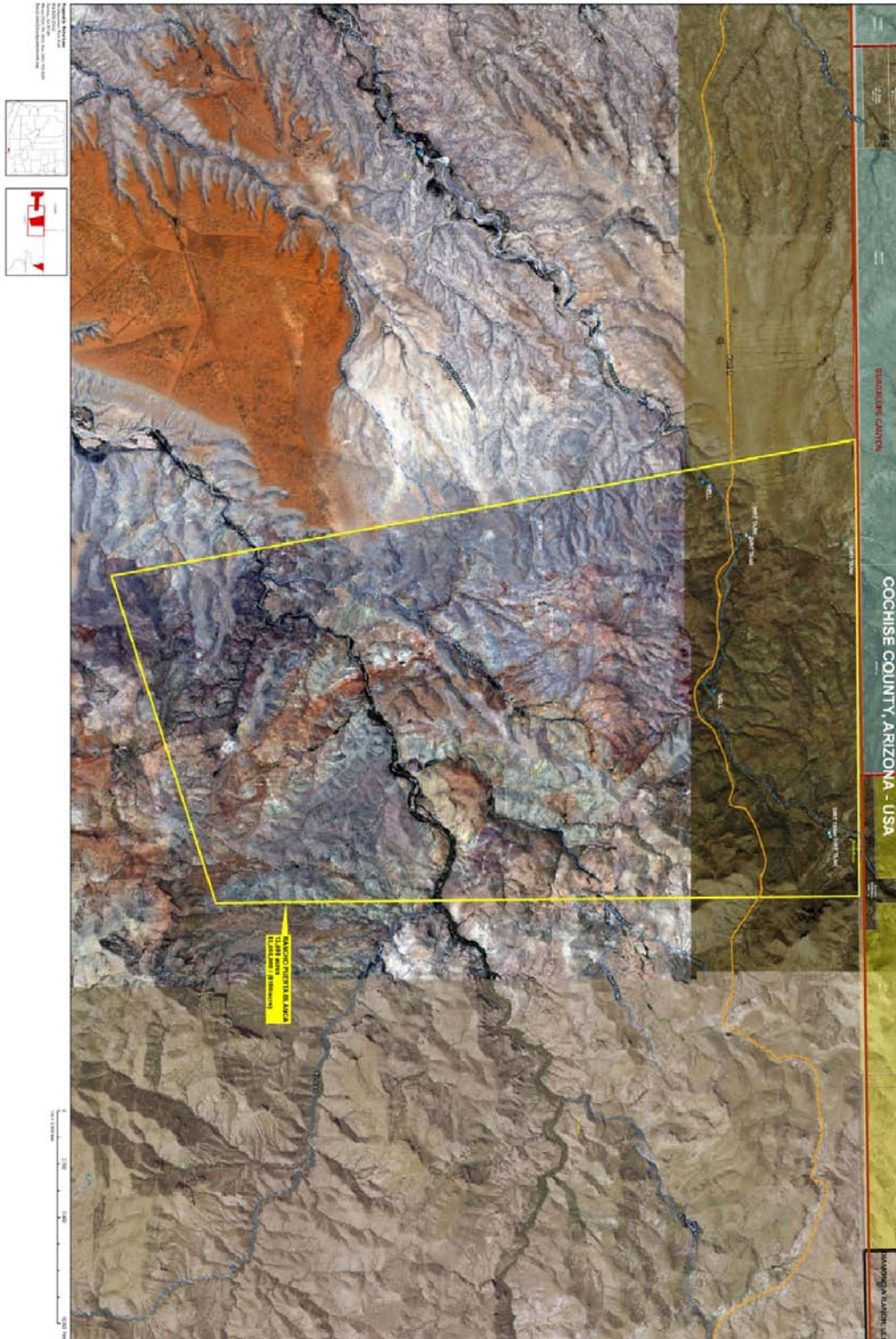
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Neighborhood Map



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Aerial Map



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