



"SUNDOWN"

Offered For Sale Exclusively By:

Fred S. Baker

HEADQUARTERS WEST, LTD.

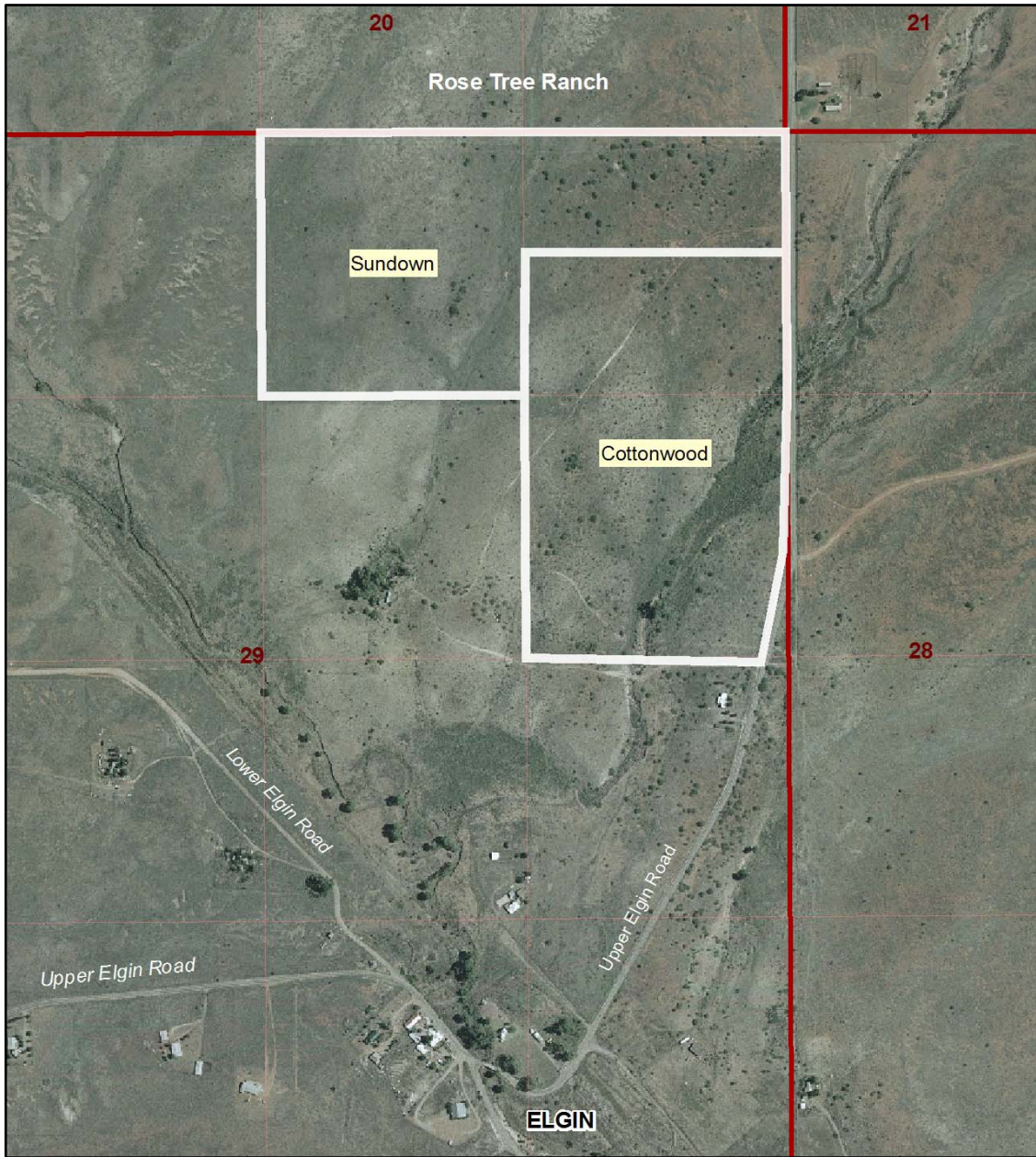
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All information contained herein was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

“SUNDOWN” IS...

- Approximately 60 acres in size. Sundown is spread gently over rolling grasslands near the base of the Mustang Mountains, in the heart of Santa Cruz County's Sonoita-Elgin wine, horse, and cattle country. At an average elevation of 4,775 feet, its climate is exceptional for year-round living, ranching, and recreation.
- Fifty-nine highway miles from downtown Tucson (intersection of Congress Street and Interstate 10), ten miles southeast of Sonoita, Arizona, and three quarters of a mile north of Elgin, Arizona. “SUNDOWN” is less than an hour's drive from Tucson International Airport.
- Close to the Las Cienegas National Conservation Area, the vineyards and wineries of the Sonoita-Elgin area, Parker Canyon Lake, the Coronado National Forest, Fort Huachuca, Patagonia Lake State Park, Kartchner Cavern State Park, the Nature Conservancy's Patagonia-Sonoita Creek Sanctuary for birds and other wildlife, historic ghost towns of the Patagonia area, and the communities of Elgin, Sonoita, Canelo, Patagonia, Sierra Vista, and Nogales, Arizona.
- Located in a real estate market that has been historically and consistently strong. This parcel of land will appeal as much to the person searching for a place to create a wonderful lifestyle as it will to someone who wants to develop the property, or to simply hold it for further appreciation.
- “SUNDOWN” includes a new- and successfully drilled- water well.
- The entire east side of “SUNDOWN” lies along the Upper Elgin Road, a paved route from Elgin north to State Highway 82, or south and west to Elgin and State Highway 83. Access to “SUNDOWN” is convenient, and easy.
- Sundown may be split into not more than five parcels, none of which may be smaller than ten acres, and utilities must be underground.
- **“SUNDOWN” IS FOR SALE for \$675,000.00**





"SUNDOWN"

GENERAL LOCATION MAP

Santa Cruz County, Arizona

HEADQUARTERS WEST, LTD.

Sonoita, Arizona

