Temporal Canyon
Santa Cruz County, Arizona

Photo [3] – A view of Patagonia from the property

*Listed for sale exclusively by:*

**Sam Hubbell**

Headquarters West Ltd.
PO BOX 1039
Sonoita, AZ 85637
Phone: (520) 455-5834 - Mobile: (520) 609-2546 - Fax: (520) 455-5018
info@headquarterswest.com
http://www.headquarterswest.com/tc
Lot sizes and prices

<table>
<thead>
<tr>
<th>Lot</th>
<th>Size</th>
<th>Price</th>
<th>Status</th>
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<tbody>
<tr>
<td>1</td>
<td>14.0221</td>
<td>159,000</td>
<td>SOLD - Reduced from $189,000</td>
</tr>
<tr>
<td>2</td>
<td>24.0219</td>
<td>199,000</td>
<td>SOLD - Reduced from $229,000</td>
</tr>
<tr>
<td>3</td>
<td>26.2798</td>
<td>219,000</td>
<td>SOLD - Reduced from $249,000</td>
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<tr>
<td>4</td>
<td>24.1638</td>
<td>249,000</td>
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<td>5</td>
<td>20.6217</td>
<td>220,000</td>
<td>SOLD</td>
</tr>
</tbody>
</table>

Location
The property is located one mile north of the picturesque town of Patagonia along Temporal Canyon Road. The property is nestled in the beautiful foothills of the Santa Rita Mountains and is near the Coronado National Forest. (Please see the location map below)

Weather
Summers and winters are comparatively mild; temperatures vary from a daily maximum mean of approximately 58 degrees during the month of January to a daily maximum mean of approximately 88 degrees during the month of July. Annual rainfall averages about 17 inches.

Wildlife
Wildlife includes mule deer, white tail deer, bobcat, mountain lion, javelina, coyote, fox, badger, and squirrels. Quail and a wide variety of birds and other small game reside here. The Sonoita-Patagonia area is widely recognized in Arizona for its natural beauty and world-renowned bird watching.

Comments
The Town of Patagonia located just south of the property offers public schools with education from kindergarten through high school. Nogales international airport is about fifteen minutes from the property, and Tucson International Airport is a little under an hours drive.

Contact
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Pictures

[1] View of Patagonia

[2]

[4]

[5]

[6]

[7]

[8]
Survey Map

LOT 3

14.0221 ACRES
$159,000
SOLD

LOT 2

24.0219 ACRES
$199,000
SOLD

LOT 1

26.2798 ACRES
$219,000
SOLD

POINT OF BEGINNING

16

FND GLO BCSM
W 1/4 COR SEC 31

60' EXISTING
COUNTY ROAD

LAZY RR RANCH ESTATES
BE 2, PG 479 RTS

SCALE: 1 INCH = 500' FEET

20' UTILITY EASEMENT

50' EXISTING DIRT ROAD

S 1/4 COR, SEC 31

PARCEL EXHIBIT
PORTIONS OF SECTIONS 6 & 31
TOWNSHIP 22 SOUTH, RANGE 16 EAST
TOWNSHIP 21 SOUTH, RANGE 16 EAST
SANTA CRUZ COUNTY, ARIZONA

PUTT LAND SURVEYING, INC.
830 W. CRACROFT RD., SUITE 171, TUCSON, AZ 85711
TELEPHONE: (520) 746-8373, FAX (520) 513-8373

DRAWN: PDC
CHECKED: DLP
DATE: 07/06/05
MID-117
SHEET 2 of 2