

# 17-Acre Horse Property

Douglas, Arizona



Exclusively for Sale

By

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**Location** This property is located in Cochise County in southeastern Arizona near Douglas. Douglas is approximately twenty-five miles east of Bisbee the County Seat. Douglas is approximately 240 miles southeast of Phoenix the State Capital and 120 miles southeast of Tucson, the largest city in southern Arizona. The property is on the eastern side of the Sulphur Springs Valley and on the southwestern side of the Chiricahua Mountains.

**Property Description** The Ranch is a 17-acre residential compound/horse property. The buildings include a large main dwelling, a guesthouse, a hay barn, tack room, a well house and a mare motel. The grounds are beautifully landscaped with large grass areas, numerous trees and plants with automatic irrigation system. There is a large fenced pool with spa and water feature. The entire property is fenced and divided into three large horse paddocks and two pastures. The entrance to the ranch is framed with a gated decorative block wall. There is also an extensive automatic underground water system throughout the property providing water to the paddocks pastures, and pens as well as numerous hose bibs throughout the property. There are also underground electric lines providing extensive outdoor lighting and electrical service to the improvements.

**Climate** This area has a mild year-round climate. Rainfall averages over fourteen inches annually. The average temperature from mid-June until early September is in the high 70's and low 80's, varying from the low 60's at daybreak to the low to mid 90's in the afternoon. Temperatures do reach 100° during some mid-summer days but typically cool down in the evenings. Winter temperatures range from the 20's to 30's at night to the low to mid 60's in the afternoon.



*Picnic Area*

**Improvements**

The building improvements on the property include the main residence, a guest house, a well house, a tack room, a hay barn and a mare motel. They are described as follows:

***Main Residence:***

Beautifully designed Santa Fe style house built in 1998 with approximately 3,400 sq. ft. It has a large great room, a large kitchen with breakfast nook, a formal dining room an office, 3 bedrooms and 3 baths. It has ceramic tile floors in the main living areas and carpet in remaining portions. The kitchen has hickory cabinets, corrian type counter tops, dual ovens, built-in microwave, smooth top cook top, built-in refrigerator with hickory panels, large work island and eat in bar. The great room has a built in entertainment center, a gas fireplace, Anderson French doors, and 14' ceilings. The master bedroom and bath are very spacious there are built in hickory cabinets, a snail shower, a separate soaking tub, huge walk in closet and raised sinks. The second bedroom is another smaller maser suite with a built in desk a walk in closet a private bathroom with a snail shower, and a raised sink area. The garage is a large two car with built in cabinets. Also included with the home is a complete entertainment system, including the big screen television, with multi zone listening stations throughout the house and patio area. There is also a complete alarm system, dual air conditioning units, dual evap coolers and ceiling fans throughout. The house is block construction with a smooth stucco finish.



***Main Residence***

The covered patio area is approximately 12' x 50' plus extensive decking and open patio bbq area. The pool area is fenced separately; it has a large heated pool with a separate spa and a rock waterfall. The pool and spa features can be operated from a control panel in the house. Adjacent to the pool area is a large grass area surrounded by trees and plants. There is also another large grass area behind the guesthouse. The entire backyard is enclosed with a low block wall stuccoed to match the main house and guesthouse.



**Covered Porch/Seating Area**



**Swimming Pool**

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**Guest House:**

The guesthouse is approximately 725 sq. ft. and is designed to match the main house. It has one bedroom, one bathroom a full kitchen and a living room. It has tile and carpet floors, hickory cabinets and Anderson windows. The kitchen has a smooth top range a hickory-paneled refrigerator, and a built-in microwave. The bathroom has a snail shower and raised sink. This house also has a large two car garage with room for storage and a large covered front porch. It has an air conditioner/heat pump and an alarm system.



**Guest House**

**Mare Motel:**

Space for eight pens, currently has six pens and two spaces utilized for storage and feed. Four pens have water, two automatic drinkers and two with troughs with bibs. Two of the pens have access to large runs. All pipe panel fencing with metal pole construction and metal roof.

**Tack Room:**

A large storage container is currently used for the tack room.

**Hay Barn:**

Approximately 24' x 24' with 14' to 18' tall roof. It is metal pole and is enclosed with aluminum siding on three sides and the roof.

**Well House:**

Design to match the main house is approximately 12' x 12'. It houses the well and is used for storage. It is wood frame construction with stucco to match the house.



**Well House**



**Hay Barn and Hot Walker**

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**Mare Motel**

<b>Water</b>	<b>Domestic water for the Ranch is provided by a well with a submersible pump. This well also provides water for the underground irrigation system in place on the property.</b>
<b>Schools</b>	<b>Elementary and high schools are located in Douglas. School bus service is provided along Glenn Road.</b>
<b>Utilities</b>	<b>Electricity is provided by Arizona Public Service and telephone service is provided by Qwest. There is also a large propane tank on the property and a gasoline storage tank.</b>
<b>Price</b>	<b>\$459,000</b>
<b>Terms</b>	<b>Cash, submit term offers.</b>
<b>Comments</b>	<b>This property is an attractive residential compound and horse property. Nearly all of the improvements are approximately 5 years old and in very good condition. The houses were beautifully designed and top of the line amenities. The scenic location offers privacy as well as access to some of Arizona's spectacular wilderness areas such as Chiricahua Mountains while still being relatively close to shopping and schools.</b>
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*Entrance and Main House*



*Horse Paddocks*

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