

# VAUGHN CANYON RANCH

Sonoita, Arizona

Listed For Sale Exclusively By:

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**HEADQUARTERS WEST, LTD.**

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**LOCATION** The Vaughn Canyon Ranch is located 7¼ miles southeast of Sonoita, Arizona. There are three ways to reach the ranch by established roads. From Sonoita to the ranch gate using the west side of the Vaughn Loop Road it is a distance of 11 miles. From Sonoita to the ranch gate using the Parker Canyon Highway (State Highway 83) and the eastern end of the Vaughn Loop Road it is 12 miles. And from Sonoita to the northern boundary of the ranch via Fairview Drive, it is a distance of 9.2 miles.

**GENERAL DESCRIPTION** The Vaughn Canyon Ranch is a three hundred twenty acre parcel of prime Southeastern Arizona grazing land one-half mile wide by one mile long that has remained intact since it was homesteaded. Its mile-long southern border at the base of the Canelo Hills shares boundary with the Coronado National Forest for a distance of one-half mile. The ranch is made up of gently rolling grassland traversed by Vaughn Canyon, a seasonal riparian area. Vaughn Canyon is a tributary to the Babacomari River and, eventually, to the San Pedro River.

**CLIMATE, ELEVATION AND PRECIPITATION** The general elevation of the ranch is 5,090 feet above sea level. Its climate is exceptional for year-round living, ranching, and recreation. Summers and winters are relatively mild, and annual rainfall usually ranges between 14 and 16 inches. Summer daytime temperatures seldom reach 100° F, and generally run in the upper 80's and lower 90's. Summer nights are cool. Winter days are pleasant, with afternoon temperatures usually in the 60's and, occasionally, in the 70's and even the lower 80's. From November through March, nights frequently bring temperatures below freezing in the early hours of the morning. Occasionally, there is a little snow.

**FORAGE AND VEGETATION** Predominantly rolling grassland, there is a strong variety of grasses, forbs, shrubs and trees on the Vaughn Canyon Ranch. Outstanding perennial grasses include blue grama, sideoats grama, hairy grama, sprucetop grama, plains lovegrass, green sprangletop, vine mesquite, Texas timothy, curly mesquite, and cane beardgrass, as well as others. A few annuals are also present. Shrubby species include cliff rose, manzanita, mountain mahogany, ceanothus, and mountain laurel. Alligator juniper trees, cottonwood trees and black walnut trees are found along Vaughn Canyon.

## IMPROVEMENTS

**The Living Quarters and Barn:** Constructed in 2006, the living quarters and barn are contained in a 2,525 square foot building. The barn facilities comprise approximately 1,520 square feet of the structure, and the apartment occupies about 1005 square feet. The apartment was originally designed to be occupied while the owners established the ranch pastures and horse improvements, and built their permanent residence.

**The Apartment:** The living quarters consist of two bedrooms; a full bathroom; a living area that includes kitchen facilities and built-in bookcases; two bedroom closets; a linen closet; a coat closet; and a 6' X 8' laundry/utility room. Floors are 3' square terra cotta colored concrete. Ceilings are 10' high; interior doors (with the exception of closet doors) are 8' high. Windows are double glazed and vinyl sashed- they never need paint. Each bedroom is equipped with a ceiling fan, each has its own closet, and the southwest bedroom has its own built-in book case. The apartment is cooled by air conditioning, heated by a propane-fired forced air gas furnace, and water is heated using propane gas, as well. Internet access is provided by Hughes, and TV service is provided by satellite dish. The apartment enjoys spectacular and intimate views, is nicely finished, and its quality of construction is high.

A covered entry porch on the east side of the building shelters access to the apartment, and to a storage room on its south side. A "dog enclosure" is defined by solar-powered electro-braid fencing adjacent to the apartment on its east side.

**The Barn:** The barn facilities are divided by a central walkway into a west side and an east side. The west side includes two 12' X16' horse stalls with heated auto-waterers and Dutch doors that open to the outside. Both stalls share an outdoor, fenced-in turn-out area. To the north of the turn-out area is a 7' X 15' storage room that is accessed from outside the barn. Inside, high quality stall hardware by Innovative Equine is made of plastic-coated steel. On the east side of the central walkway are a heated one-half bath room, a generously large tack room, and a feed room. The tack room is graced by a Majestic wood stove.

The barn is entered from the south through double 12' sliding doors. Opening these doors grants access to the central walkway. The north end of the central walkway contains a well-drained 9' X 14' horse shower supplied with hot and cold running water. The central walkway is floored with three-quarter inch rubber flooring. The barn facilities are properly vented, interior doors are



steel-clad, and interior stall lights are “horse proof.” The barn facilities have been thoughtfully and caringly constructed and are of excellent quality.

**The Wood Ranch House:** The original ranch house on the Vaughn Canyon Ranch was destroyed by fire around 1950 or 1951. Reconstructed of burnt adobe in 1951, it has not been renovated since. The three-bedroom, two-bathroom house is currently used as a rental property.

**Other Improvements:** Livestock working facilities include a new 60' steel round pen, a new steel arena, and a horse and cattle sorting and handling alley. Three miles of newly installed smooth wire fences define three major horse pastures of about 100 acres each. The old, original garage/shop is still in use; it is a tin-sided building with a corrugated tin roof that is in good condition.

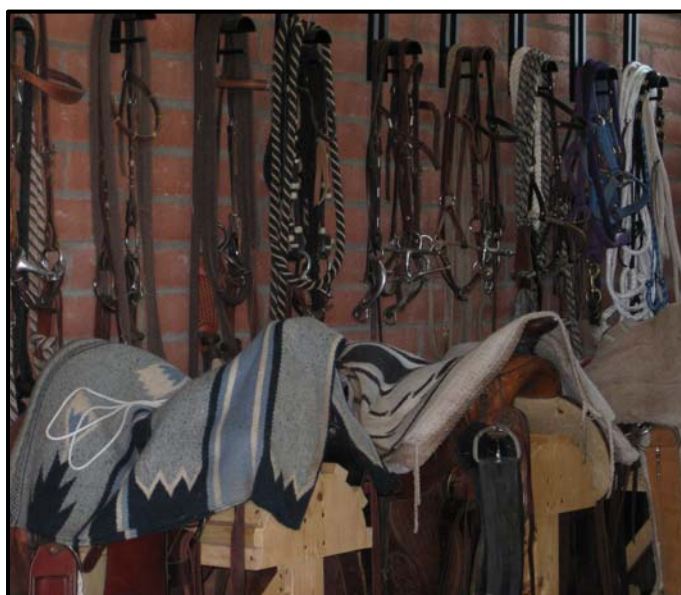
**WATER** Water is provided by a private well on the property. The well is about 200' feet deep, and the static level of the water in the well has been measured at around 39' feet. Productivity of the well has been rated at nine gallons per minute. The well is equipped with a solar powered submersible pump that delivers water to a 1,700 gallon underground water storage tank. Another submersible pump, located in the storage tank, pressurizes all of the domestic and livestock water used on the ranch. A second, smaller, above-ground storage tank is also part of the system.

**UTILITIES** Electrical power is supplied by Sulphur Springs Valley Electric Co-op. Telephone service is provided by Qwest. Sewage treatment and disposal is accomplished by septic tanks and leaching fields.

**SCHOOLS** Elementary and Middle School grades K through 8 are available at the Elgin School. High school grades 9 through 12 are offered at Patagonia Union High School. High school students also have the option of attending Cienega High School or Empire High School in the Vail School District, or Buena High School in Sierra Vista.

**ZONING AND PROPERTY TAXES** Vaughn Canyon Ranch is zoned GR (General Rural) by Santa Cruz County. Property Taxes for 2007 were \$2,201.66.

**ABOUT THE AREA:** The ranch is close to the vineyards and wineries of the Sonoita-Elgin area, the Las Cienegas National Conservation Area, Patagonia Lake State Park, Kartchner Cavern State Park, the Nature Conservancy's Patagonia-Sonoita Creek Sanctuary for birds and other wildlife, the historic

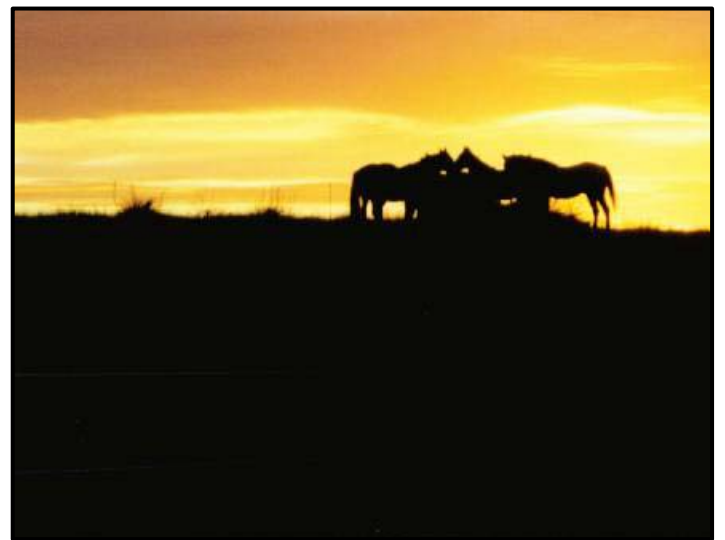


ghost towns of the Patagonia area, and the communities of Sonoita, Canelo, Elgin, Patagonia, Sierra Vista and Nogales, Arizona.

**PRICE, TERMS, AND CONDITIONS** Vaughn Canyon Ranch is offered for sale at \$2,700,000, cash or present terms offer.

**REMARKS** Pieces of land as beautiful as the Vaughn Canyon Ranch seldom become available in this part of Arizona. Essentially, the Vaughn Canyon Ranch has had only two owners since it was homesteaded early in the 20th century. Like the careful (and preferred) choice of so many homesteaders, this property is blessed with a lot of rich, high-volume forage-producing soil. It is the type of country that once made this area famous for its cattle ranches, and is now making it famous for its vineyards. The outstanding grass production found on the Vaughn Canyon Ranch is hard to match anywhere in the Sonoita-Elgin-Canelo area- or, for that matter, anywhere else in Southern Arizona.

The Vaughn Canyon Ranch affords its next owner a tremendous range of possibilities. It could be kept intact and held as an investment; or it could simply be used as a personal residence. It could be further developed as a horse ranch, or it could be subdivided or developed. Other possibilities are numerous. The ranch is situated in a real estate market that has been historically and consistently strong, and this property rests at the edge of the Coronado National Forest on the interface between development and open space; between settled and unsettled land; between the present and the past. The future is here.



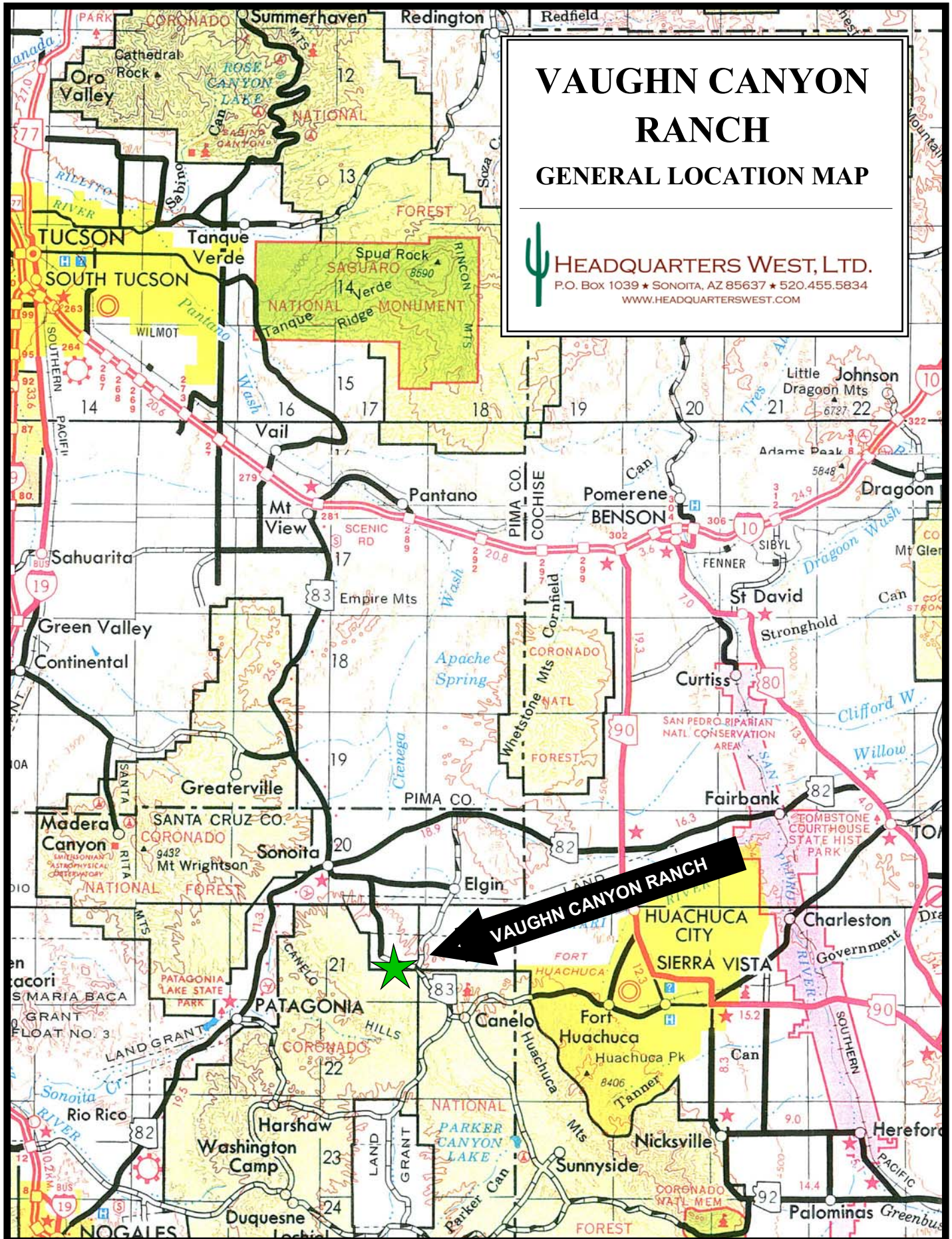
# VAUGHN CANYON RANCH

## GENERAL LOCATION MAP



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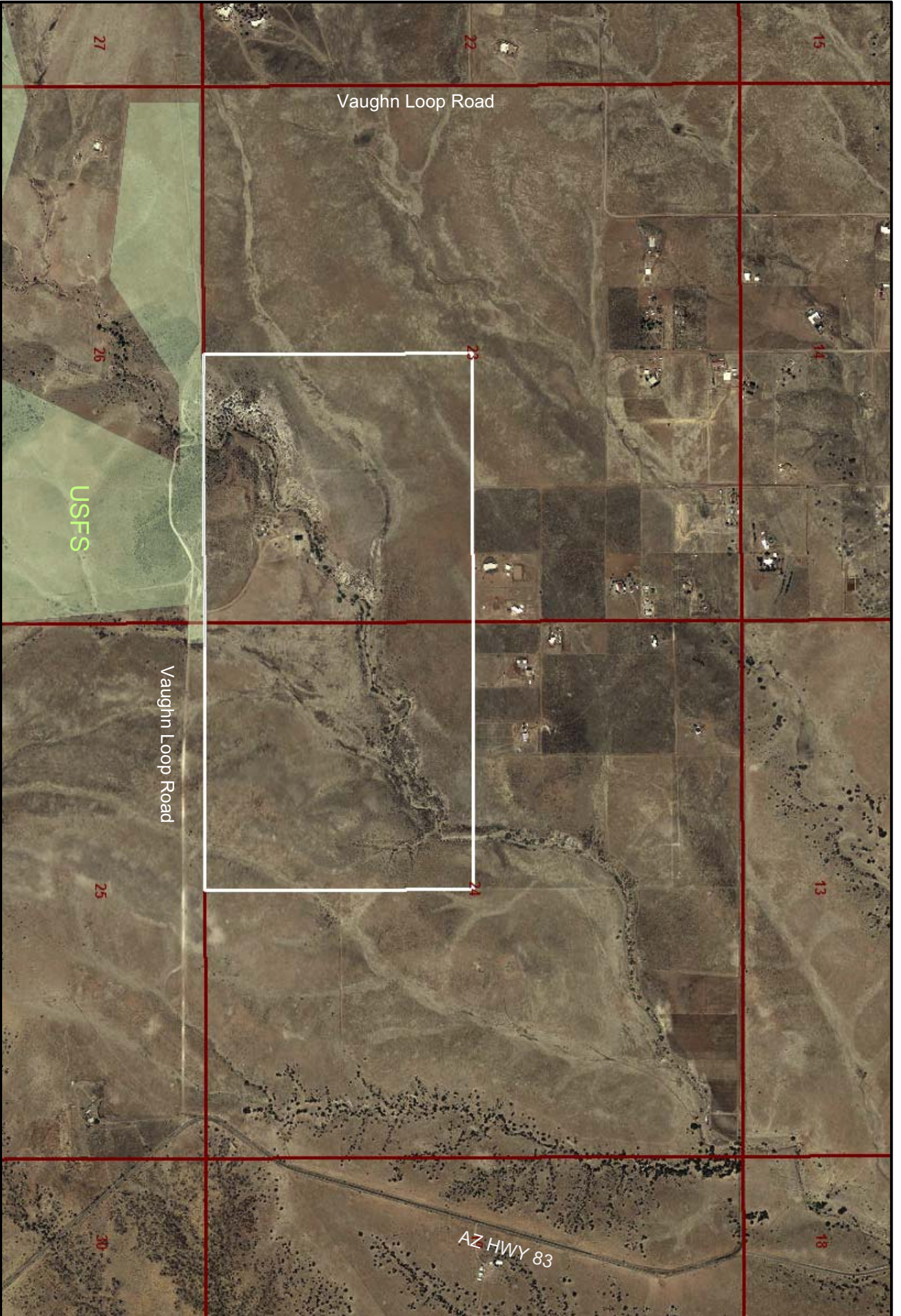
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