

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Canelo Springs Ranch, Sonoita - Santa Cruz County, Arizona



Offered for sale exclusively by:

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Location

The Canelo Springs Ranch is easy accessible and conveniently located 17 miles south of Sonoita Az. via state Hwy 83., and 15 minutes west of Sierra Vista AZ In the beautiful foot hills known as the Canelo hills. Tucson Az is a little over an hour's drive to the north.



Size

Acres	Tenure
160	Deeded
4,812	Coronado NF Grazing Allotment #00339 (Sawtelle) - 85 AU yearlong
4,972	Total acres

Canelo springs Ranch is one of the finest agricultural properties that the Southwestern U. S. has to offer. The Ranch is bisected by turkey creek, a creek that runs intermittently year-round, through the valley floor, feeding four ponds, stocked with fish, numerous springs are found throughout the properties Cienega bottom (sub irrigated), which runs through the ranch from south to north providing a great riparian area for, cattle, horses, and wildlife. This offering provides an excellent investment opportunity, no other property like this exists in southern Arizona.

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Improvements include

A beautiful owner's home approximately 5000 sqft in size, built in the late 70's and remodeled in 1994, with serious attention payed to detail, 2 guest courters, 2 car garage, and pool.



A manager's home built in 1994 is 2400 sqft with 3 bedrooms and 2 baths and sits on the northern boundary of the property.



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A 60x100 Horse barn/shop with an apartment and office -



A 36x48 hay barn adjacent to the north -



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Located on the southern end of the deeded property is a Commodity barn 48x70 with three 16x30 bays with concrete floors, with 40 feet of hay storage in the back, with small feed yard. Used in conjunction with the Grazing allotment.



Water

5 wells with electrical submersibles service the Ranch, with 2 located on the deeded property and 3 on the Forest allotment. Numerous dirt tanks and springs service the forest allotment. Turkey creek with its sub irrigated Cienega provides water for livestock on deeded land.

Taxes and Fees

- \$8,414.14 2017 real estate taxes
- \$1.87 per AUM CNF Grazing Fee

Climate and elevation

The Canelo Spring Ranch has a mild climate with summer highs in the upper 90's to winter lows in the 30's. Elevations range from 4,500 feet above sea level to 5,700 feet on the southern end of the ranch in the Canelo Hills. Precipitation averages 18 inches falling mostly during the summer monsoon season July-September.

Comments

Canelo Springs Ranch is one of the finest properties that southern Arizona has to offer. It is a highly improved working cattle ranch, with over 2.5 mile of pipe fencing, 10 pastures, and feed yard. Riparian areas are extremely hard to find in the Arid southwest with approximately 90 percent of the deeded land sub irrigated this lends to the opportunities. Rarely does a property that is as beautiful, and private as the Canelo Spring Ranch come on the market, if you're wanting a country lifestyle this is the opportunity of a lifetime.

Priced At

\$3,500,000.00 Cash

Shown by appointment only to qualified Buyers

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Photographs



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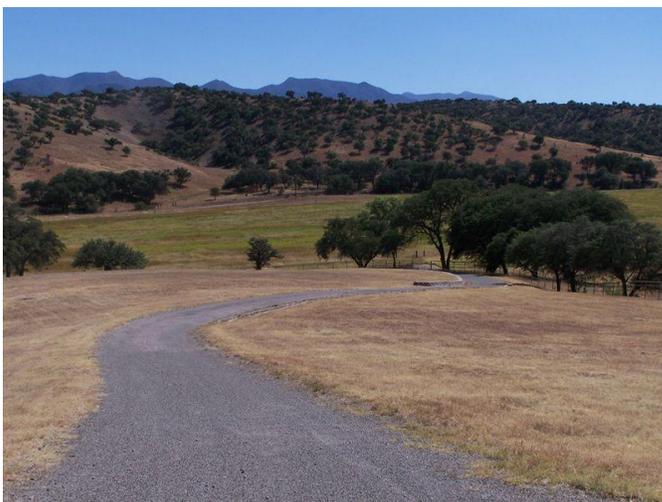


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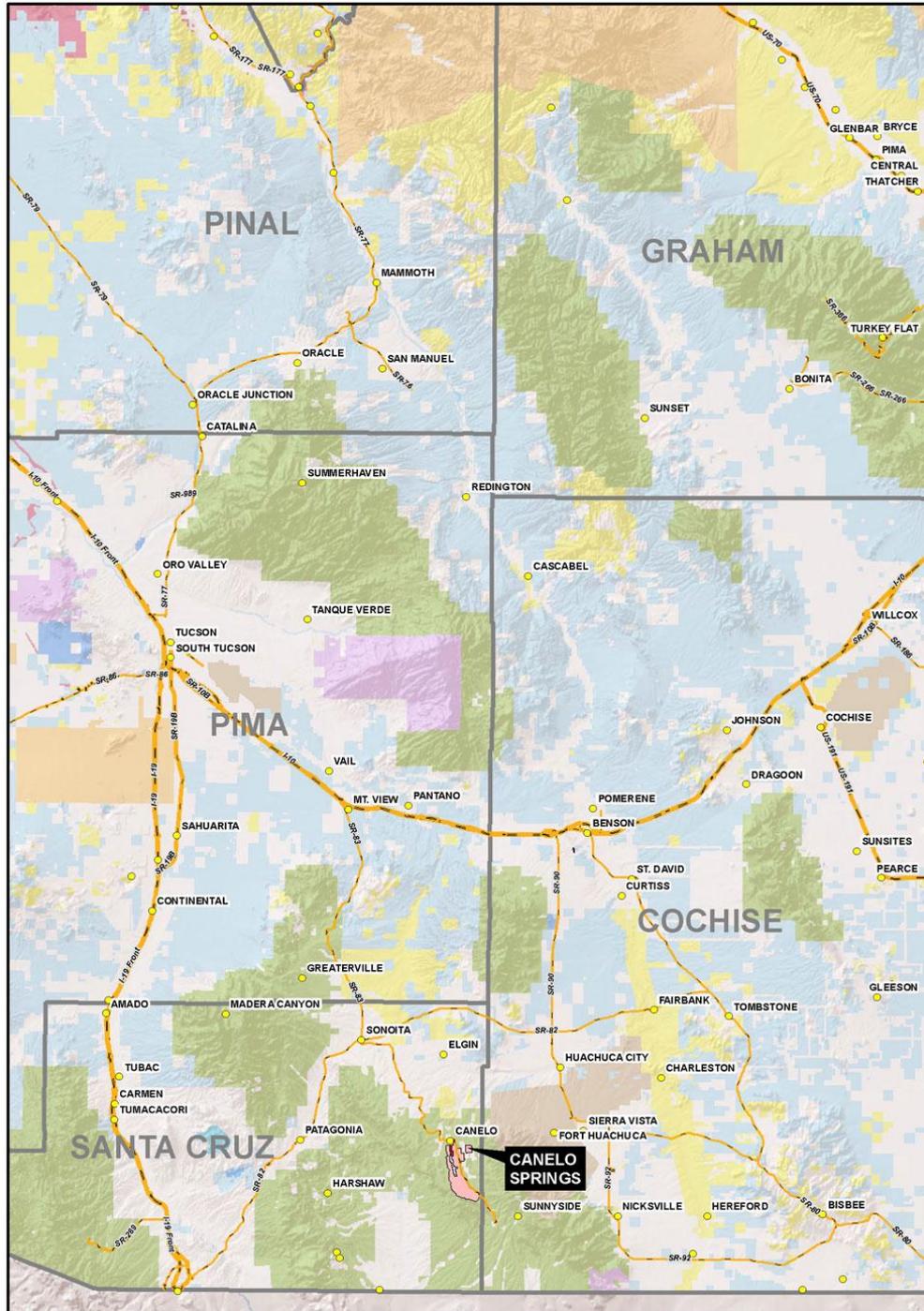
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Location Map



Legend

- Decided
- Saved USFS Grazing Allotment
- ELM
- ERI
- County
- Indian Lands
- Local or State Parks
- Military
- NPS
- Other
- Private
- State
- State Wildlife Area
- USFS
- USFWS

0 5 10 20 Miles
1 inch = 14 miles

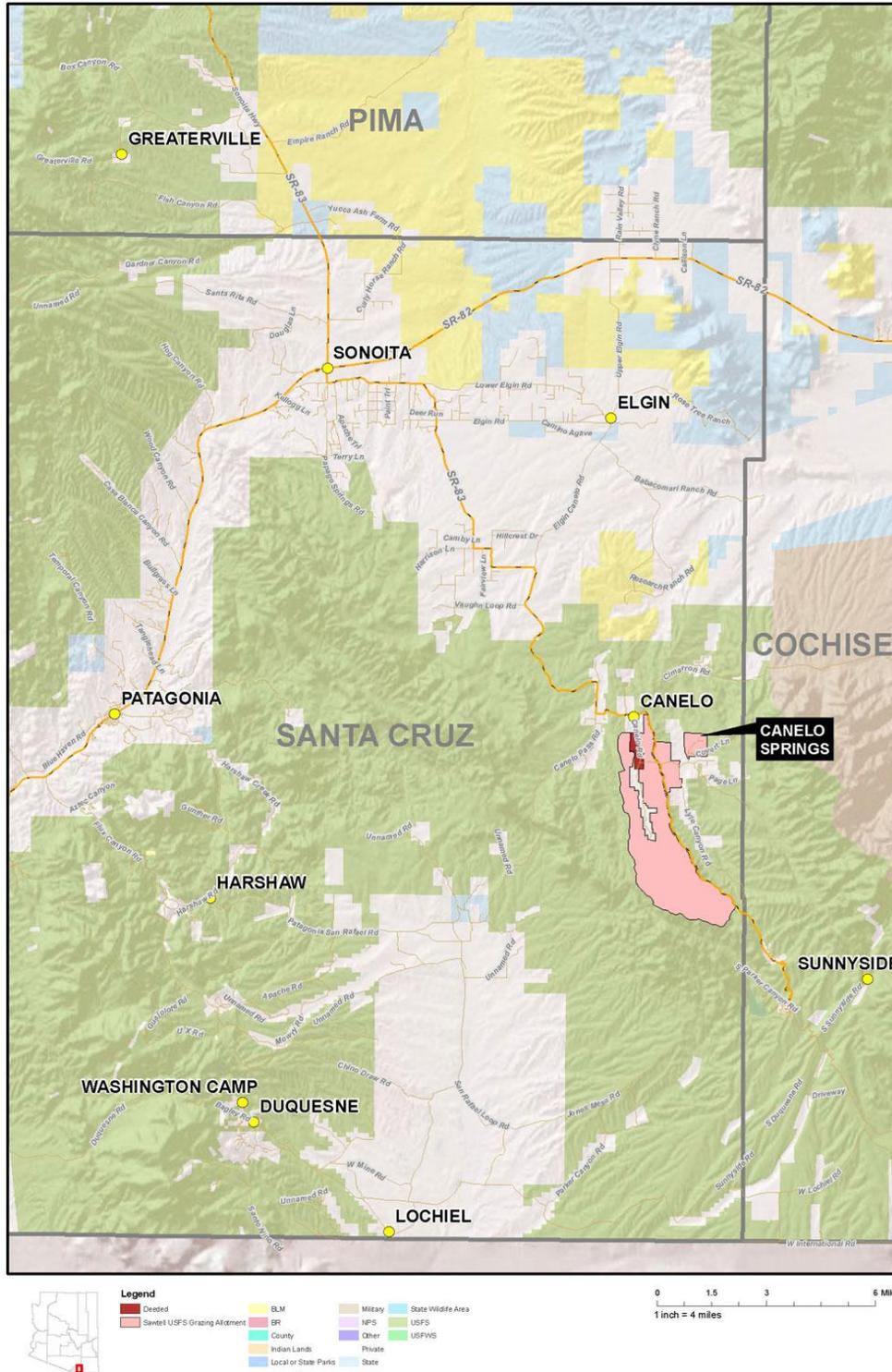
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Neighborhood Map



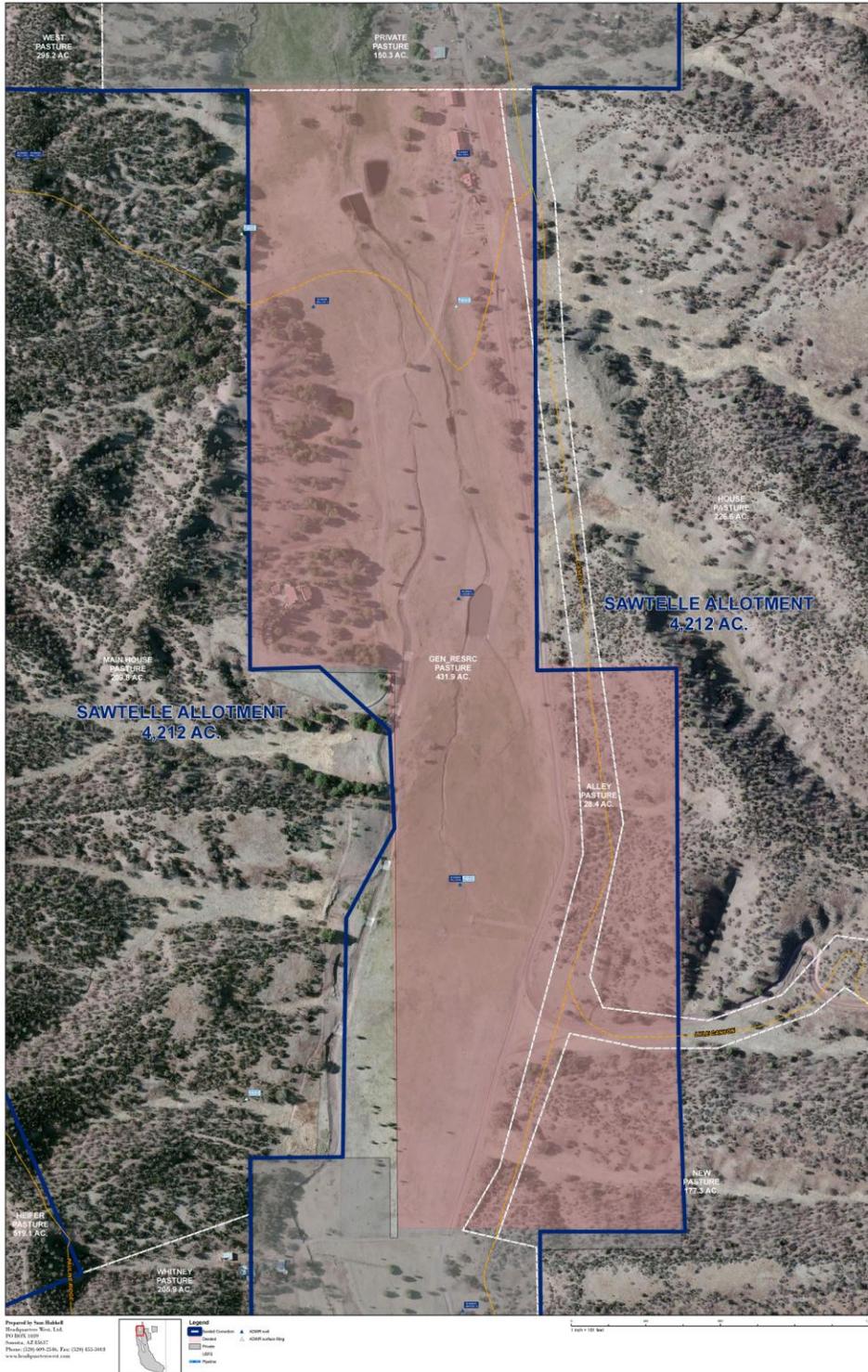
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Aerial map of Deeded



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