

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Harris Farm - Cochise County, Arizona



Offered for sale exclusively by:

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## Harris Farm - Cochise County, Arizona

### Location

Pearce is a small, rural town in the Sulfur Springs Valley of southeastern Arizona and is often linked to the adjoining town of Sunsites. At just under 4,400' in elevation, the climate is considered favorable for farming and the area is vital to the developing vineyard/winery industry in Arizona. The vineyards in the region are active and draw tourists for wine tasting tours and festivals throughout the year. Pearce found its place in history with the discovery of gold and the development of the Commonwealth Mine in 1896. The mine continued producing gold and silver until it closed in the 1940's. After the mine shut down, the residents moved on and Pearce became considered almost a ghost town. Several of the original buildings, including the General Store and Our Lady of Victory Catholic Church, have been added to the National Register of Historic Places. There are several businesses in the Pearce-Sunsites area – including a clinic; small, local grocery store; a hardware; and mechanic shops – and general shopping and medical services are available in Willcox and Benson, AZ, approximately 27 and 36 miles away. Tucson, AZ, the second largest city in AZ, lies about 70 miles to the northwest. Tucson offers major medical services, shopping and entertainment, the University of Arizona, and Tucson International Airport.

Southeastern Arizona is a region steeped in history and western lore – from the famous shootout between the Earps and Cowboys at the OK Corral in Tombstone; to the conflicts with the Apaches, including Cochise and Geronimo; to the well-documented travels of Father Kino as he made his way across the southwest. The area is rich with natural wonders including Cochise Stronghold; Texas Canyon; San Pedro River National Conservation Area; numerous mountain ranges; and Kartchner Caverns.

With a mild climate, the area offers year-round opportunities for a variety of outdoor activities including horseback riding, hiking, bicycle riding, motorcycle touring, and more. The average high temperature in Pearce reaches the mid 90's in June, with mornings in the 60's. The average low temperature drops to the low 30's in January but warms in the afternoons to the 50's and low 60's. Average rainfall ranges from 12 to 15 inches, with most of the moisture coming during the monsoon season, typically lasting from early July to mid-September. Morning clouds build to beautiful afternoon and evening storms.

### Property

219.9 acre parcel with 3 wells - 2 irrigation and 1 domestic well. Beautiful mountain views! 50 acres are under pivot with 3 other fenced native grass pastures. Current owner has developed a sturdy 280 bunkspace pipe pens/feedlot. Property also includes a newer shop building with covered hay storage and an old homesite. Existing home

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has a portion which was the original adobe homestead, but would require a complete rebuild, the add-on portion is likely beyond being remodeled. Parcel includes an approximate one acre pond with trees and fish.

### **Comments**

This property has been used as a horse ranch, cattle ranch, and flood irrigated crops. Peace, quiet, beautiful views! Come and develop into your own dream!

### **Price**

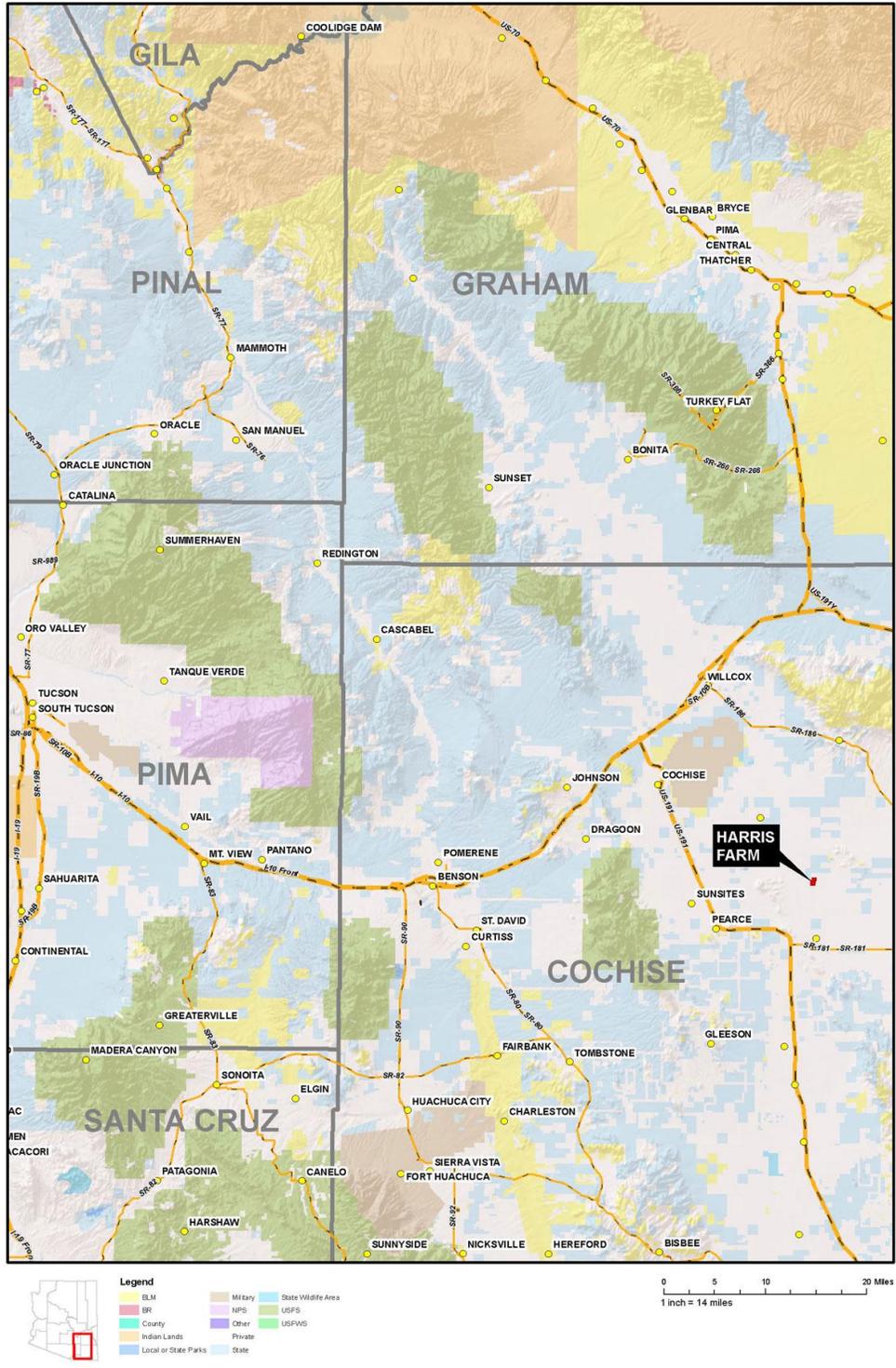
\$425,000

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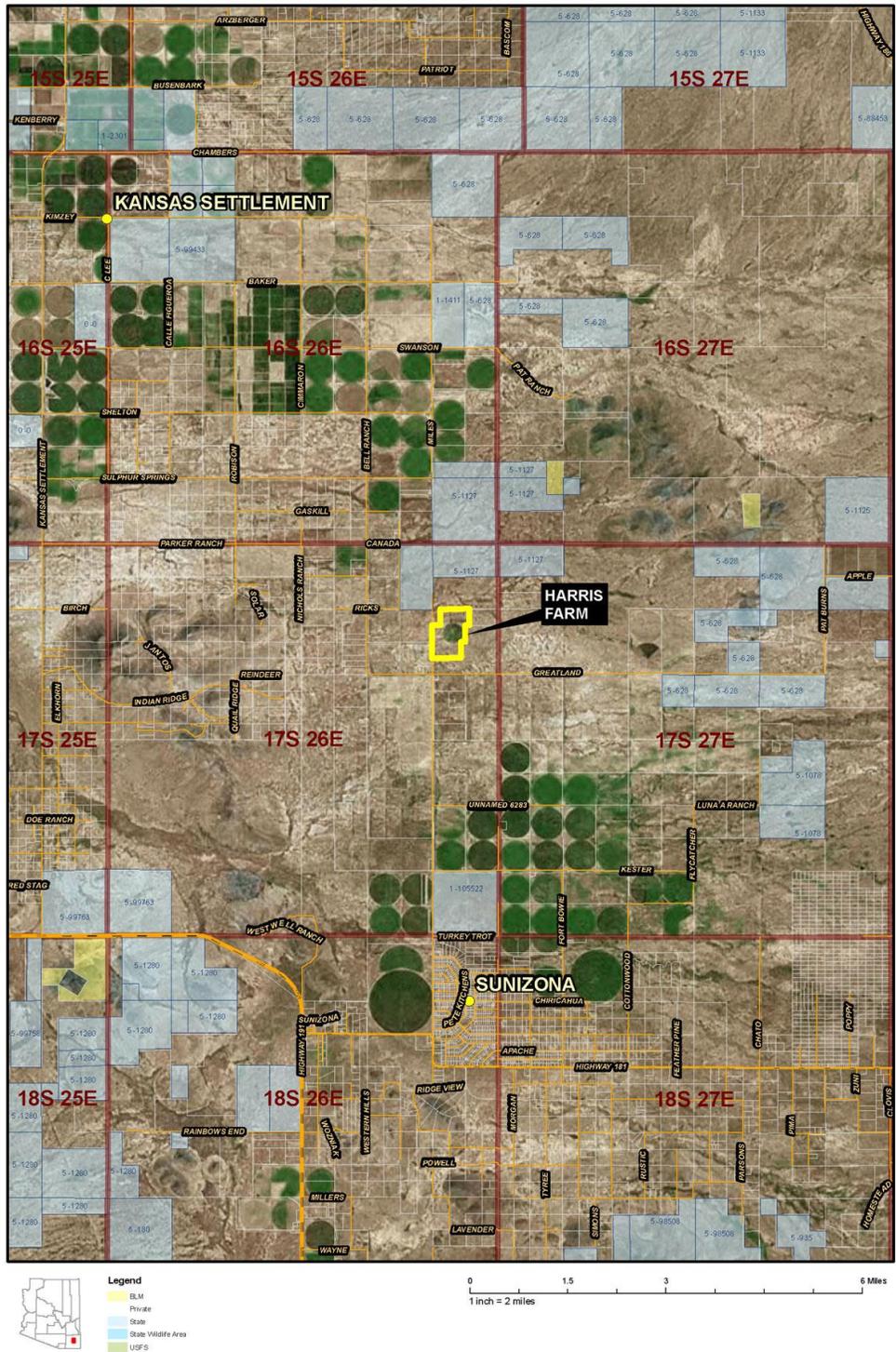
## Location Map



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Neighborhood/Tenure Map



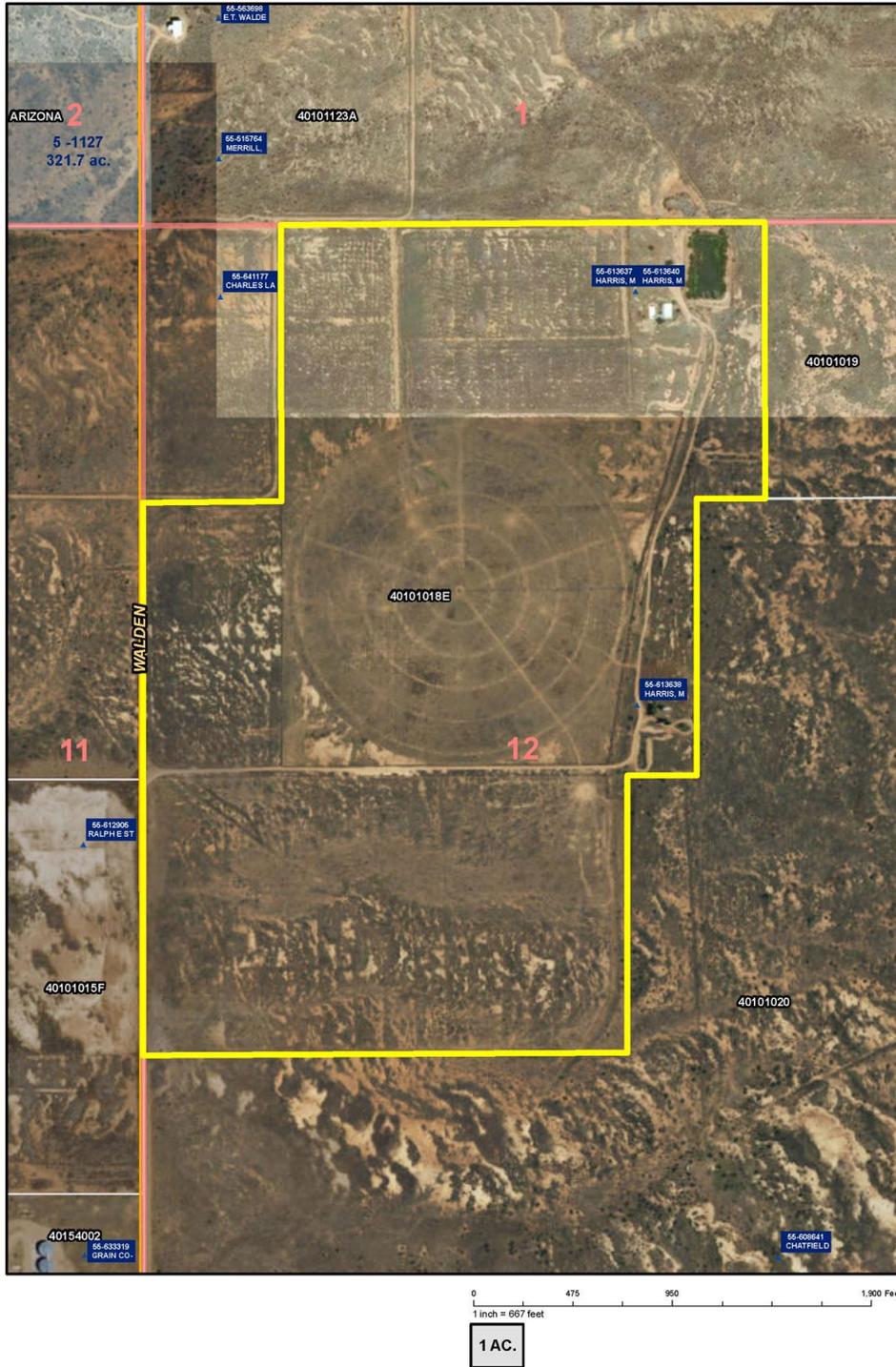
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## Aerial Map

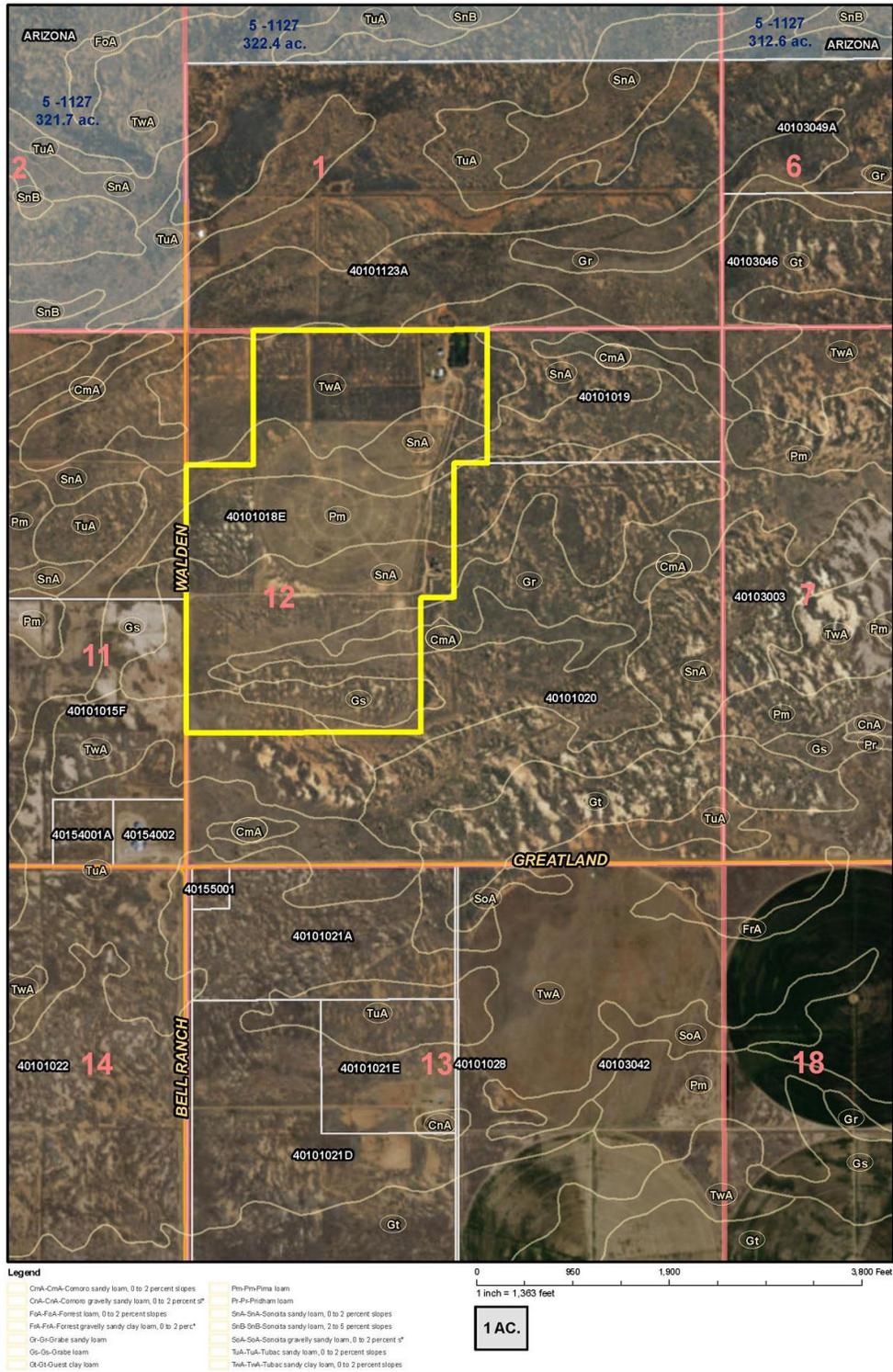


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