

# San Antonio Ranch

## Santa Cruz County, Arizona

### Location

The San Antonio Ranch is approximately 85 miles south of Tucson in the scenic San Raphael Valley. The Ranch may be accessed via several different routes that originate in Sonoita, Patagonia or Nogales. Each route passes through beautiful mountainous country and are all about the same distance from Sonoita, Patagonia or Nogales.

### General Description

The San Antonio Ranch lies on the west side of the San Rafael Valley. This valley holds the headwaters of the Santa Cruz River and is one of the last remaining areas of the Southwestern short grass prairie. The Ranch occupies the transition zone between open grasslands and oak woodlands. This transition creates a landscape of unparalleled beauty and charm.

The San Rafael Valley has a long, colorful history. The earliest Spanish explorers of the North American continent, Fray Marcos de Niza and Francisco Vasquez de Coronado, both crossed this valley in their explorations. The valley floor is a former Mexican land grant, San Rafael de la Zanja, authorized in 1825. Some of the earliest Anglo mineral exploration in Arizona also occurred in the valley. For the last century the area has been the site of a stable range livestock industry.

Recent land transactions in the valley ensure preservation of this unique and ecologically significant area for future generations. The Nature Conservancy acquired the former land grant, the San Rafael Ranch, in 1998 and have protected this property with a conservation easement while allowing continued livestock ranching. The San Antonio Ranch, which adjoins the San Rafael Ranch to the west, has also been acquired by the Nature Conservancy. This one-of-a-kind property is now for sale to a buyer who appreciates these conservation goals and will place a conservation easement upon the property to ensure it's continued preservation.

### Land Tenure

The San Antonio Ranch consists of the following:

TENURE	ACRES
approximate deeded acres	1,745
approximate Forest Allotment acres	8,500
Total	10,245

The Ranch has a combined deeded and forest allotment cattle carrying capacity of 250 head annually.

### Climate, Elevation, and Vegetation

The San Antonio Ranch has a mild climate with summer highs in the mid 90's and winter lows in the mid 20's. Rainfall is approximately 17" annually with the majority occurring July-September. The elevation of the Ranch varies between 4,750' and 5,460'. The lower elevations consist of Southwestern short grass prairie with the upper elevations evergreen woodlands. Native plant species consist of grama grasses, bluestem, plains lovegrass, Emory oak, Mexican blue oak, juniper and manzanita.

### Improvements

The San Antonio Ranch is well improved and maintained. Headquarters facilities include:

- 2,344 square foot main residence (3 bedroom and 3 bath) built in the 1930's
- Two guest houses, originally built in the 1880's Bunk house
- Barn
- Shop
- Equipment shed
- Storage shed

- Corrals

The Ranch is cross-fenced into 14 separate pastures for ease of management.

### **Water**

The Ranch is well watered through a combination of wells and dirt stock tanks. The main well has a submersible pump while the outlying wells employ windmills.

### **Utilities**

Electricity and telephone are available to the Headquarters. Sewage disposal is provided by septic tank. Propane is available from local suppliers.

### **Taxes & Fees**

1999 Real Estate Taxes	\$3,038.68
2001 Forest Grazing Fees	\$3,288.60
Total	\$6,327.28

### **Wildlife**

The San Antonio Ranch contains many forms of wildlife. Mammals include black bear, mountain lion, bobcat, blacktail and whitetail deer, javelina, and pronghorn antelope. Bird species include Mearns' quail, scale quail, mourning dove, white-winged dove, hawks and eagles.

### **Conservation Easement**

The Nature Conservancy desires to protect this unique property with a conservation easement while fostering a traditional rural lifestyle. The primary objectives of the conservation easement are to prevent subdivision of the property, to prevent the introduction of exotic species or the radical changing of the current natural habitat. The buyer of the San Antonio Ranch may receive a very favorable tax deduction through the creation and placement of the conservation easement. A draft conservation easement is available for review.

### **Price**

\$2,500,000

### **Contact**

Offered for sale exclusively by:

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*Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.*

## PICTURES



View of the San Antonio



Typical View of Deeded Land



View East from #10



View North from Headquarters



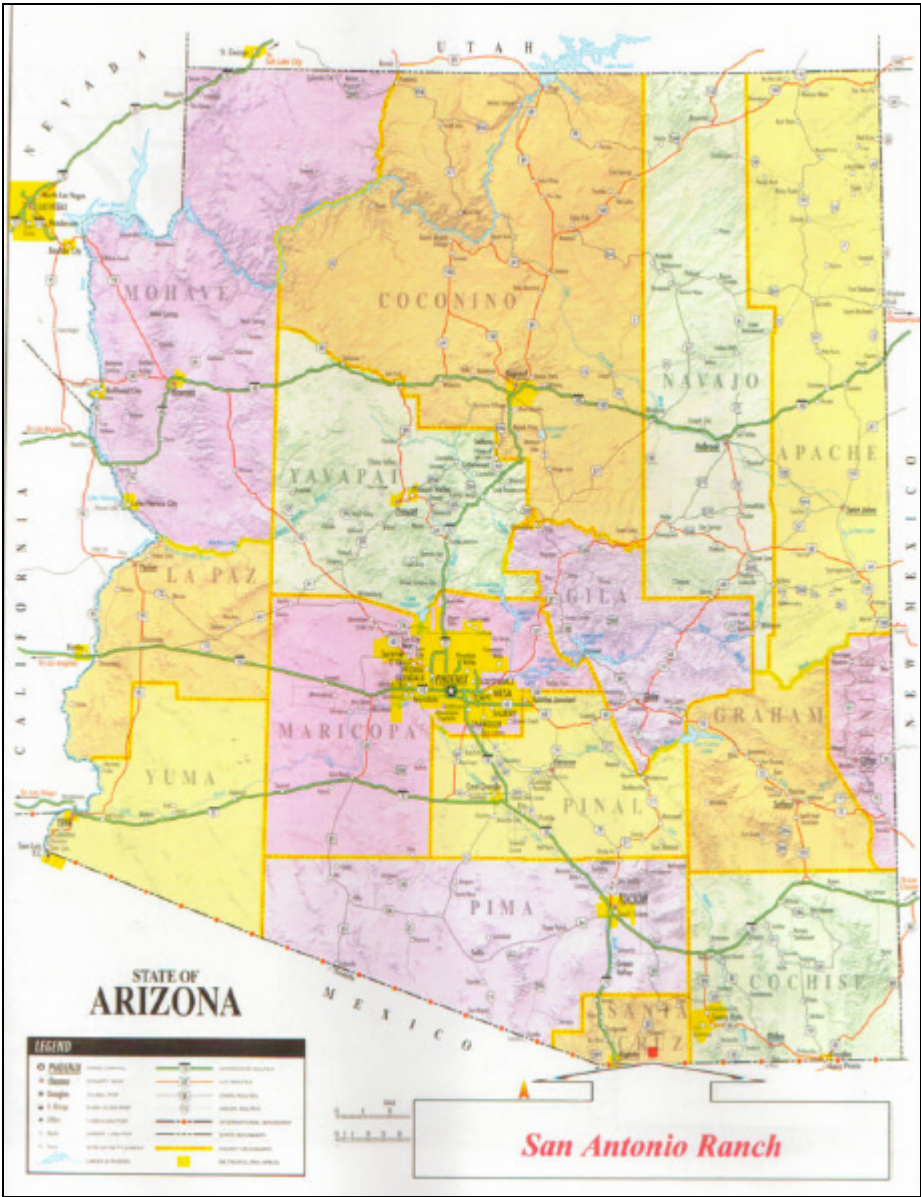
Main House



Guest Houses



LOCATION WITHIN ARIZONA





# TOPOGRAPHIC MAP

