

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

202 Ranch - Cochise County, Arizona



Offered for sale exclusively by:

Walter Lane

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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.

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General Description

The 202 Ranch is located in southeastern Arizona approximately 100 miles east of Tucson. The property is approximately 8 miles southeast of Willcox and is accessed via State Highway 186 to Kansas Settlement Road. The Ranch has paved all weather access on Kansas Settlement Road.

The Ranch lies on the eastern side of the Sulphur Springs Valley. This valley is known for its exceptional agricultural production and climate. The rich grasslands produce excellent livestock and there is a sale barn in nearby Willcox. There are many crops grown in the area including: hay, corn, pecans, pistachios and wine grapes.

Land Tenure & Carrying Capacity

The 202 Ranch consists of approximately 1,802 acres of private land. It is very rare to find one hundred percent deeded land ranches in southeastern Arizona without state or federal grazing leases. The approximate cattle carrying capacity is 30 head annually depending on rainfall.

Climate, Elevation and Vegetation

The Ranch has a mild climate with Summer highs in the mid 90's and Winter lows in the mid 30's. Precipitation averages 12 inches per year. The elevation ranges from 4,100 to 4,200 feet above sea level. The topography of the Ranch is very gently sloping to the west. The majority of the ranch is open grassland consisting of black grama, tabosa, salt grass, alkali sacaton, lovegrasses and many annual grass species.

Water

The Ranch is watered by one well that is approximately 70 feet deep with a water level of approximately 40 feet. The well is powered by solar panels with a 25,000 gallon steel storage tank.

Improvements

The Ranch is divided by barbed wire fence into two pastures and a trap. There is a set of corrals and a 12' x 40' hay barn at the well.

Soils

(Go) Gothard Fine Sandy Loam – 58.1%
(Mk) McAllister Loam, Alkali – 14.1%
(Pm) Pima Loam – 8.7%
(Ef) Elfrida Silty Clay Loam – 6.5%

Utilities

The Ranch has electric to the boundary provided by Sulphur Springs Valley Electric Cooperative. Telephone and internet service to the boundary is provided by Valley Telecom. Propane is provided by local suppliers and sewage disposal may be provided by septic tank.

Zoning

The property is zoned Cochise County RU-4. This zoning provides for agricultural, livestock, residential and small commercial uses. Residential lots must have a minimum lot size of four acres.

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Real Estate Taxes

2015 Real Estate Taxes were \$325.21

Remarks

The 202 Ranch is a large block of private land located along a major transportation route. The property also has very shallow water and the opportunity to develop very productive irrigation wells. This property has excellent agricultural potential along with tremendous investment potential due to its location and groundwater.

Price

Reduced to \$950,000 from \$1,100,000

The 202 Ranch is only shown by prior appointment

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Photographs



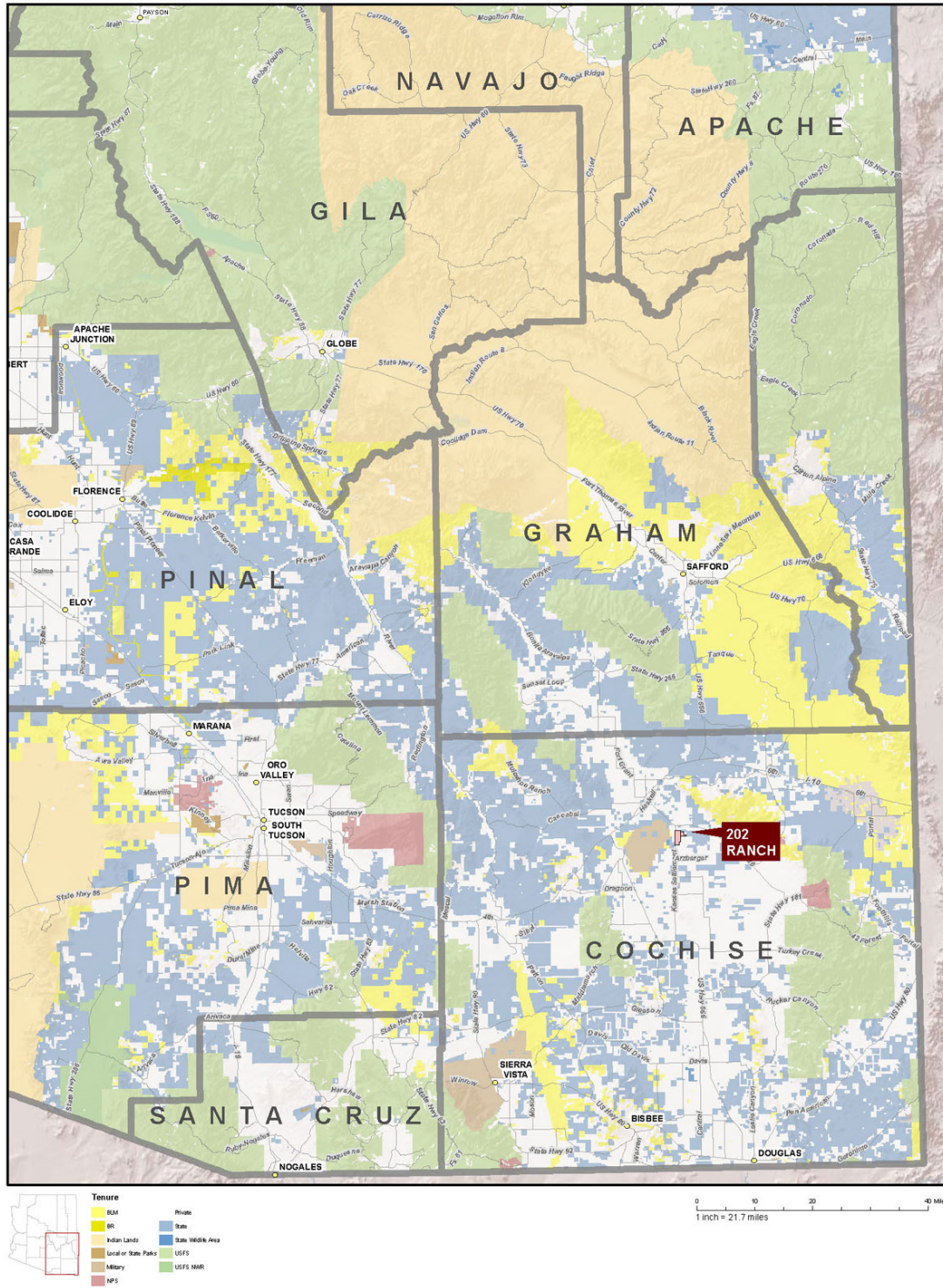
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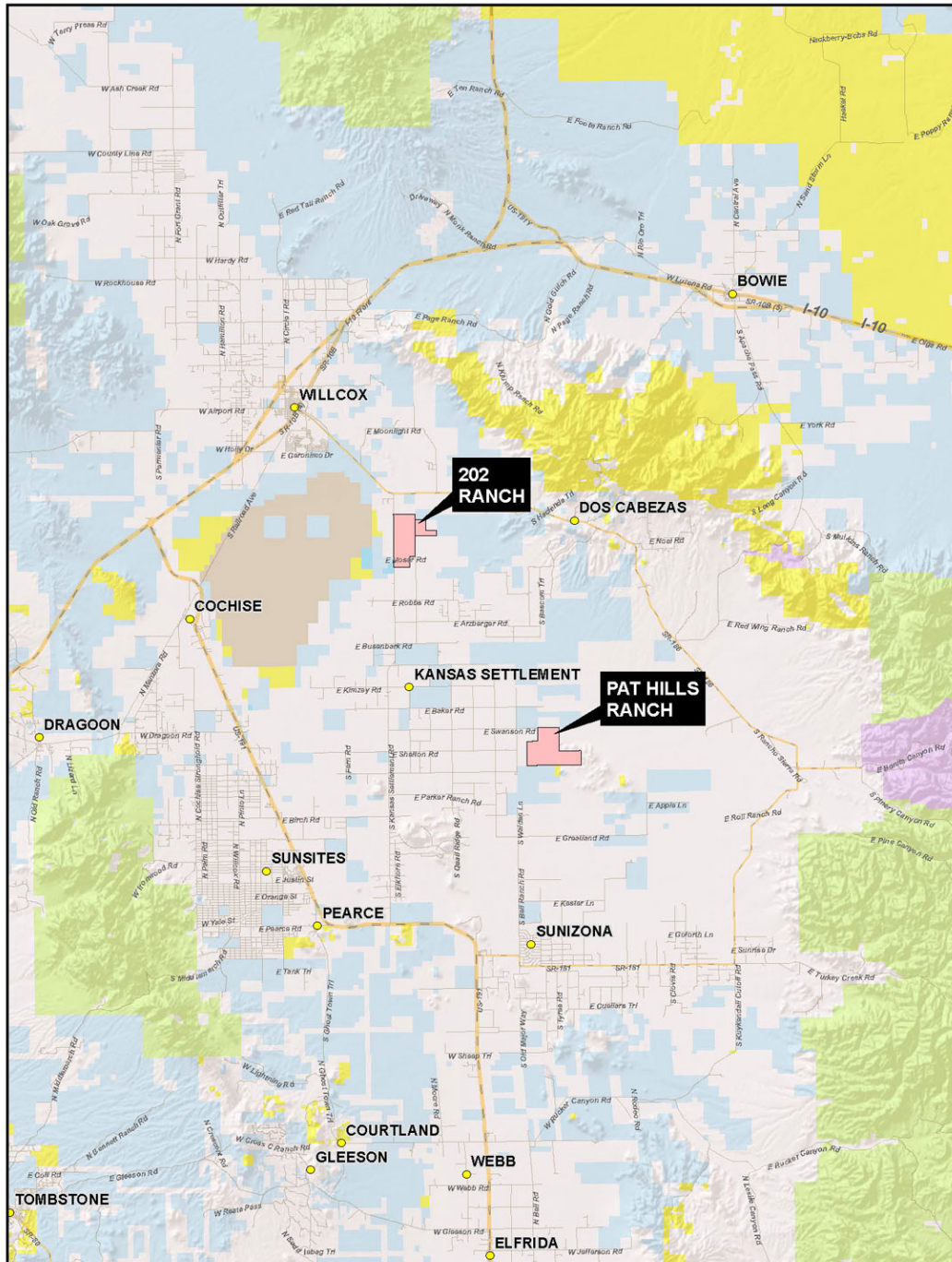
Location Map



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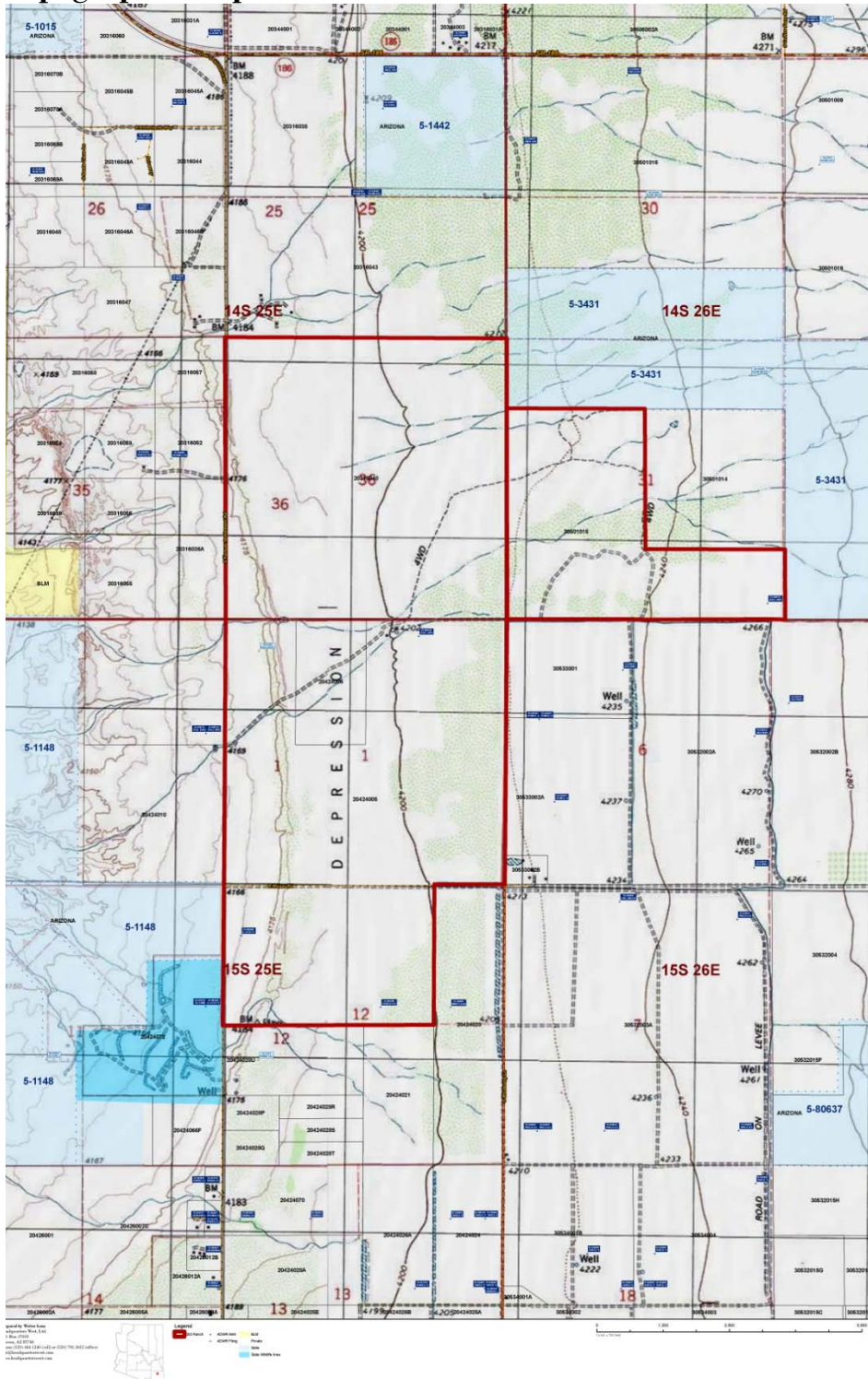
Neighborhood Map



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Topographic Map



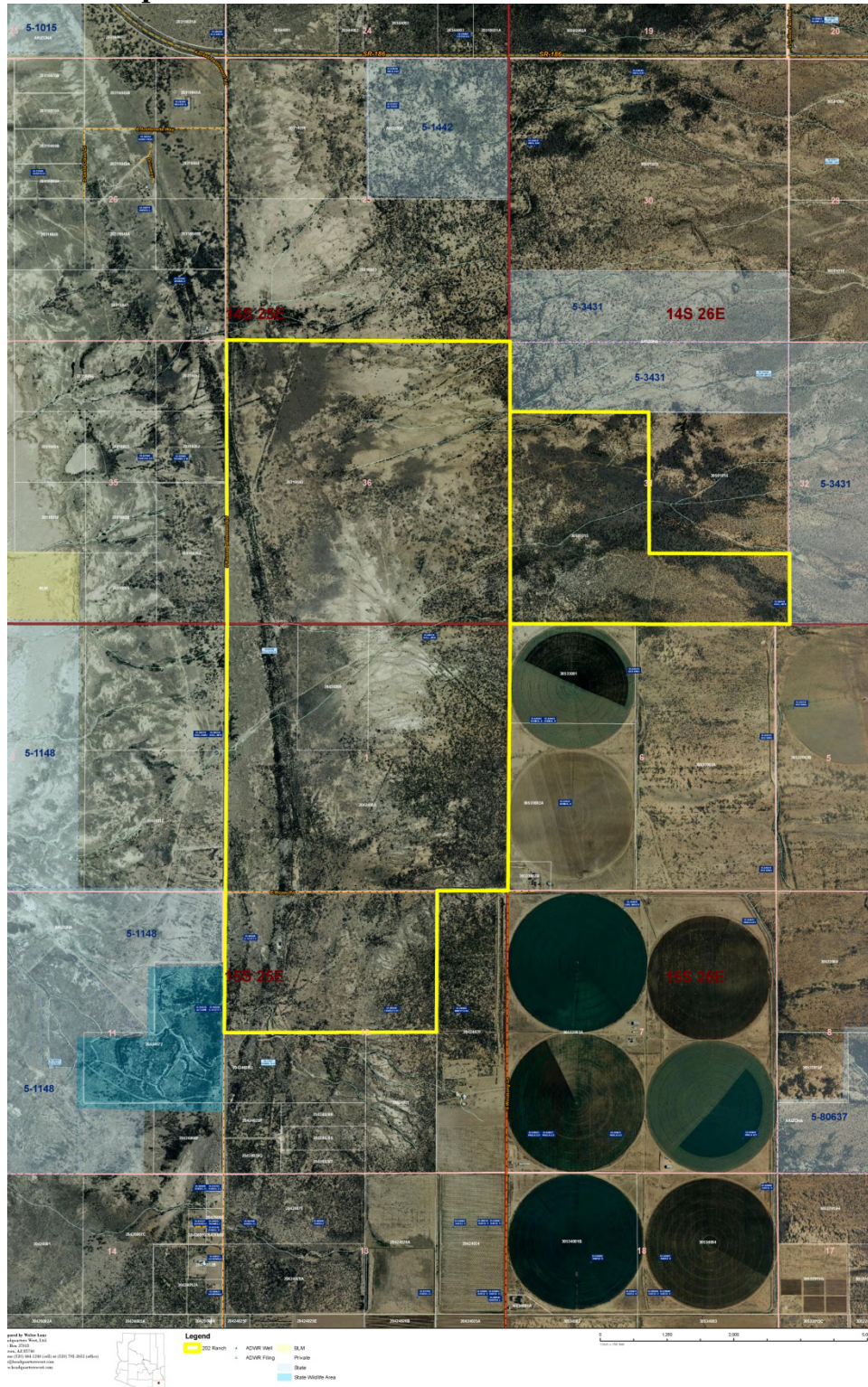
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Aerial Map



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