

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Little Oaks 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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## Little Oaks Ranch - Cochise County, Arizona

### General Description

The Little Oaks Ranch is located approximately 190 miles southeast of Tucson, Arizona and approximately the same distance southwest of Las Cruces, New Mexico. Access is via Price Canyon Road, a county maintained dirt road, off of US Highway 80.

The Ranch lies in the spectacular San Bernardino Valley at the mouth of Price Canyon. Price Canyon opens on the south side of the Chiricahua Mountains, a beautiful mountain range with a large diversity of vegetation and wildlife. The adjacent San Bernardino Valley consists of large cattle ranches, many of which have been protected by conservation easement which will preserve the open nature of the area.

### Land Tenure

The Little Oaks Ranch consists of approximately 787 acres of private land. The Ranch is bounded by State Trust land on the east and large cattle ranches on the other sides.

### Improvements

The Ranch has an approximately 1,670 square foot masonry home with two bedrooms, two baths and an enclosed garage that is set in a beautiful grove of Oak trees. There is a small livestock corral and the property is cross-fenced into three pastures for ease of use with livestock.

### Climate and Elevation

The Little Oaks Ranch has a mild climate with summer highs in the mid 90's and winter lows in the mid 30's. Precipitation averages 15 inches per year. The elevation is approximately 5,000 feet above sea level.

### Vegetation

The Ranch lies in the Madrean Oak grassland that is characteristic of this area. There are several different types of Oak trees and a diversity of native grass species on the property. The vegetation should support 40 cattle or horses.

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## Utilities

The Ranch is serviced by electric and telephone. Water is provided by a private well with submersible pump on the property. Sewer is by septic tank. Propane is provided by local suppliers.

## Real Estate Taxes

2013 Real Estate Tax \$803.74

## Remarks

The Little Oaks Ranch is an ideal property to escape the pressures of modern life and enjoy a unique natural setting. The nearby Chiricahua Mountains provide miles of hiking and riding trails with elevations up to 9,000 feet. This property can provide a rural lifestyle that is rare to find today.

## Price

\$850,000

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## Photographs



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## Photographs (continued)



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## Photographs (continued)



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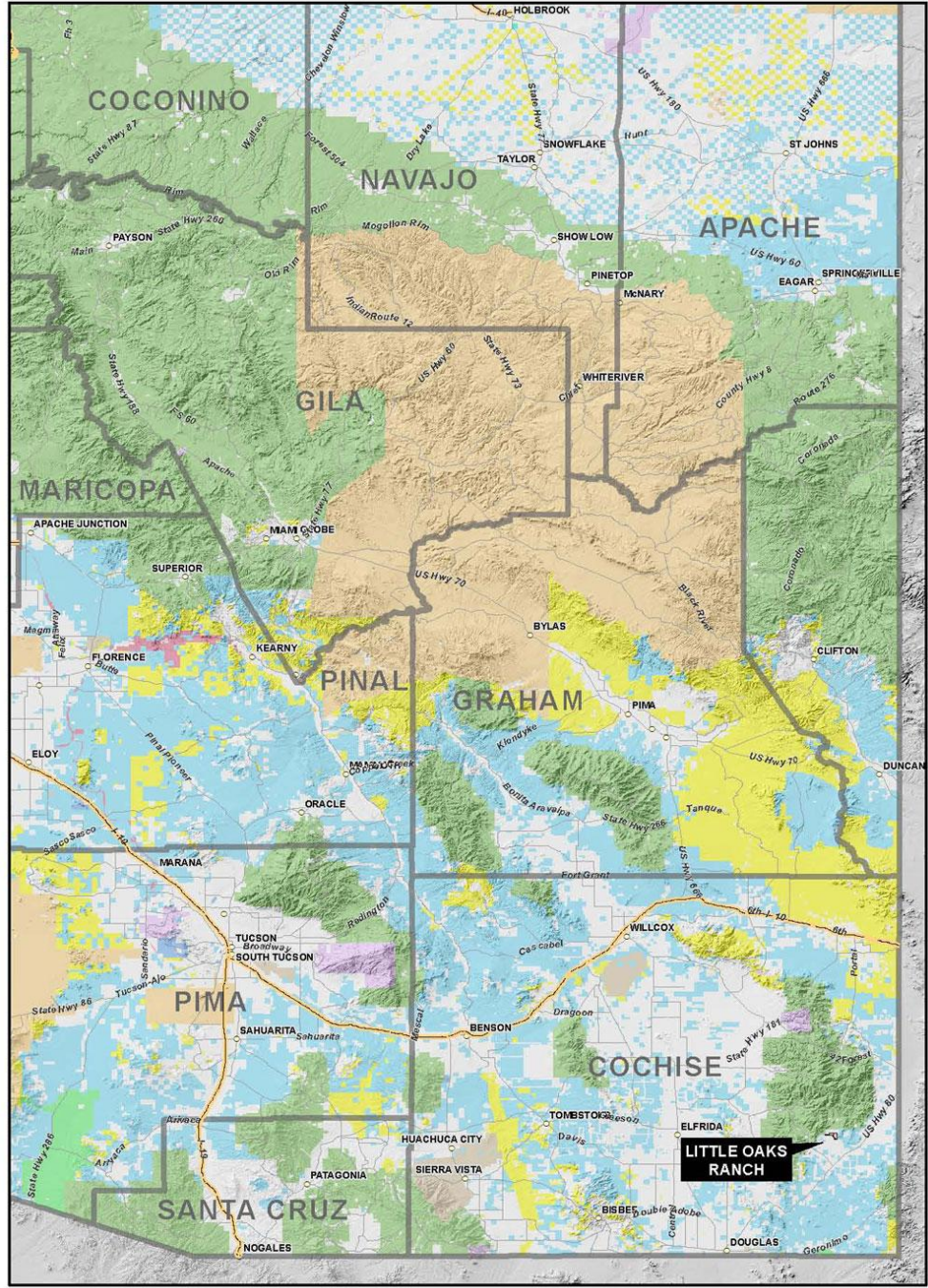
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## Location Map

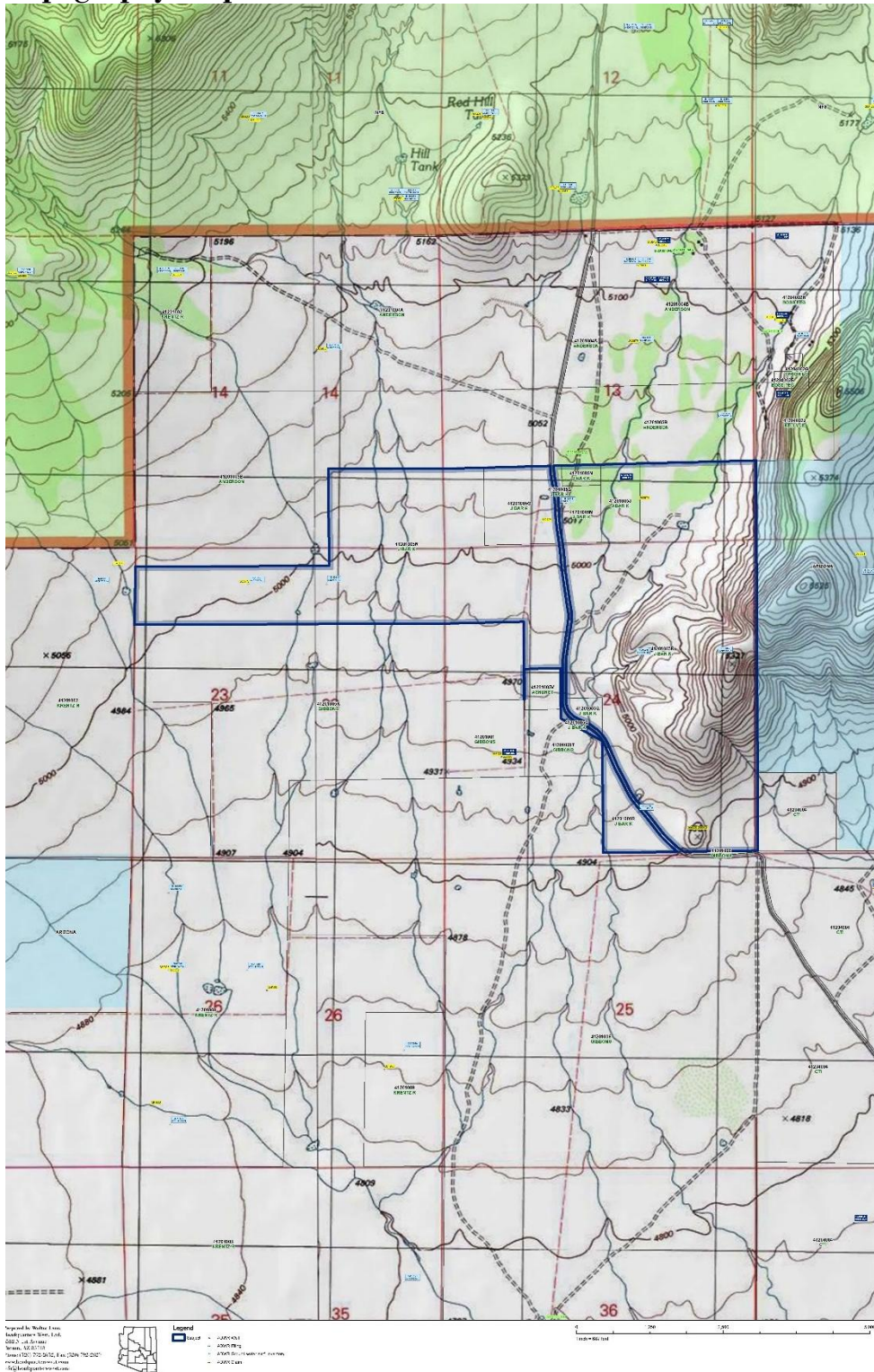


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### Topography Map



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