

**“The Horse Ranch”
Cochise County, Arizona**



Offered for sale exclusively by:

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Description

This ranch is located in the historic "Cochise Stronghold" where the famed Chiricahua Apache Chief "Cochise" launched attacks on the surrounding communities of the time. The stronghold's rugged granite structure provided the perfect hiding place for the famous leader. As the story goes, Cochise, who was one of very few Chiefs who was able to retire peacefully, is said to be buried somewhere in the stronghold he fought in for over a decade.

The original house which was built in the early 1900's burned down and was rebuilt by the present owner using the original stonework throughout. The home was expanded to approximately 2,500+/- square feet and offers all of the upgraded amenities you would expect to find in a custom home while maintaining the historic feeling of the original ranch home setting.

Equestrian facilities found here are state of the art and well thought out. From the Custom Barn, Corrals, Paddocks to the two separate full size Arenas, everything you need for a full service equestrian operation is in place. Set in an "old ranch style" with adobe walls and windmills this ranch is a horse owner's paradise.

In addition to the "Main Ranch Home", is a 1,000+/- square foot Guest Home, a 250+/- square foot "Ranch Hand Quarters" and a 1,800+/- square foot "Trainer's Home" located on the second level of the Custom Barn. All of which have stunning views of the Dragon Mountains, Cochise Stronghold and the Sulper Springs Valley below.

There are three (3) private wells that service the ranch including two (2) functional windmills.

The ranch is fenced including pastures and there are two (2) additional 40 acre parcels that may be purchased separately which would bring the potential acreage to 160 acres.

Easy access off of I-10 or through the beautiful town of Saint David, this ranch offers privacy and seclusion while being only minutes away from shopping, schools, restaurants, etc. It offers a highly desirable year round climate with much cooler summer temperatures and mild winters allowing you to enjoy the endless riding, hiking and exploring opportunities that the ranch and surrounding National Forest offers.

The famous "Town too tough to die", Tombstone AZ. where the historic battle between the Earp brothers and the McLowery and Clanton gang took place in the "OK Corral" is only a short drive from the ranch as well as the famous mining town and home of the "Lavender Pit", once one of the world's largest Copper Pit Mines, Bisbee, AZ.

Tucson, Tucson Intl. Airport and much of the major city attractions are approximately an hour to hour and a half drive from the ranch. Benson which furnishes most of the surrounding area as far as grocery, banking, etc. is approximately 20 minutes West of the property. The town of Saint David is a short 15 minute drive and offers the basic necessities such as milk, gas, etc.

Access to the Ranch is secure with both entrances having gates requiring owner codes for access which eliminates, for the most part, unwanted traffic in the area. The roads are well maintained dirt. Large trailers, R.V.'s, etc. have easy access to the ranch.

Please contact me to set up an appointment to see this historic ranch for yourself. The breathtaking mountain and valley views, climate, and quality amenities this property offers can only be truly appreciated once you see it in person.

Don't miss the opportunity to own a true piece of southern Arizona's rich history!

Property Features:

80 Acre Parcel (May include Agricultural Status for Tax Purposes)

- * Main Home: 2500+/- Sq. Ft. 4 bdr. / 3 bth.
 - o Great Room w/ Stone Fireplace
 - o Master Suite w/ Fireplace
 - o Guest Room/Upper Level Office
 - o Arizona Room 12' x 18'
 - o Workshop/Tool/Storage
 - o Fenced yard w/ 3 Vehicle Carport (Unattached 35' x 25' Pole Type Construction)
- * Guest House: 1,000+/- Sq. Ft. 2 bdr. / 1 bth. Covered Patios Fenced Yard Manicured Landscaping
- * Bunk House: 250 +/- Sq. Ft. 1 bdr. / 1 bth. (Intended as housing for employee(s); may be used as guest quarters.)
- * Guest/Trainer's House: 1,800+/- Sq. Ft. 2 bdr. / 1 bth. Covered Balcony. Full amenities
- * Custom Barn: 55' x 75'
 - o Tack Room

- o Workshop area
- o Bathroom
- o Hay Storage
- * Adobe Construction Workshop: 450+/- Sq. Ft.
- * (1) 30' x 100' Custom Pole Barn(Includes (2) 12' x 30' concrete slabs for hay storage, etc.)
- * (2) Full 300' x 105' Arenas
- * (1) 30' x 105' Catch Pen
- * (1) 105' x120' Holding Pen
- * (1) 165' Dia. Round Pen (Wood Construction)
- * (1) 145' Dia. Round Pen (Panel Construction)
- * Customized Pool (Metal water tank converted into swimming pool including decking)
- * (3) Private Wells(Includes (2) functional windmills)
- * Basketball CourtVolley Ball Court
- * Adobe Wall Landscaping throughout the property
- * There are several custom equestrian improvements including corrals, covered paddocks, stud pens, stables, etc.

Price
\$1,950,000



Aerial and location maps of the parcel

