

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

Coyote Hill, Benson, Cochise County, Arizona



Front Entry

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.

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Location

Coyote Hill is located in Benson, Cochise County, AZ. With private and public schools, shopping, restaurants, a hospital, a satellite campus of Cochise College, and a local airport, Benson offers the necessities while still maintaining its small-town feel. Benson lies approximately 35 miles east of the city of Tucson, AZ. Tucson is the second largest city in Arizona and offers easy access to major medical services, the University of Arizona, Tucson International Airport, museums, Davis-Monthan Airbase, shopping, and a variety of entertainment and restaurant options. Coyote Hill is also situated just a short distance from Hwy 90 which allows a straight shot of about 30 miles to Sierra Vista and Fort Huachuca.

Southeastern Arizona is an area 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, which flowed into the surrounding mountain ranges. The area is also rich with natural wonders, including Cochise Stronghold; Texas Canyon; multiple mountain ranges; and Kartchner Caverns, a spectacular living cave. With a mild climate, the area offers year round opportunities for a variety of outdoor activities including horseback, golf, hiking, bicycle riding, motorcycling, and more. The average high temperature in Benson 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 the afternoons warm to the 50's and low 60's. The average rainfall in the area is around 11.5 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/evening storms.



Views across the San Pedro Valley

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Property Description

Built in 1991, Coyote Hill is a three bedroom, two bath, 2469 s.f. custom built home with horse facilities situated on approximately 23.59 acres. The unique, curved design highlights the beautiful views over the San Pedro Valley.

Constructed with exposed, stabilized adobe block and large wooden beams, the home exudes the warmth and comfort of nature. Ceramic tile and stained, solid wood doors add to relaxing feel of this southwestern home. The open living area features a corner fireplace for the cool winter nights and large windows for enjoying the views. A covered and partially enclosed porch stretches along the length of the house, offering plenty of room for an outside eating area, a comfortable seating arrangement, and more. With two workstations, two refrigerators, and two pantries, the kitchen is well equipped for entertaining. The Master Suite features a large, walk-in closet incorporated into the on-suite bathroom and French doors exiting to the covered porch. This all electric home features Pella windows, Butler doors, a jetted tub in the guest bath, an oversized carport, and two water heaters.



Front House View

Property Features and Horse Facilities:

Constructed using the same stabilized adobe blocks as the house, the property also features a shop/tack room and a two stall open barn with runs. There are two additional covered stalls with runs.

This 23.59 acre property is divided into two parcels: 8.09 acres with the house, stalls, and shop/storage building; and, 15.5 acres of open land with an RV hookup site - including power, water and septic - set for optimal views and privacy.

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Utilities:

The home is all electric, served by a private septic, and is connected to both a private well and city water. Additional parcel has water and electric on property, with septic appropriate for an RV.

Zoning

The Cochise County zoning for the property is RU-4.

Taxes

Real Estate Taxes 2014: 8.09 acre parcel with structures - \$2627; 15.5 acre parcel - \$1248.

Price

\$475,000 cash

Contact

For more information, or to schedule a time to visit the property, contact:

Sandy Ruppel, 520-444-1745
Associate Broker, AZ & NM
Headquarters West, Ltd.



View from the Back Porch

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Front View



Front Entry



Entry to Kitchen



Kitchen



Kitchen



Kitchen

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View from Kitchen Window



Second Kitchen Workspace



Living and Dining Rooms



Living Room with Fireplace



Deep Windowsills



Wall of Windows in LR

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Dining Room



Master Bedroom



Master Bedroom



Master Bathroom



2nd Bedroom



3rd Bedroom

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Jetted Tub in Guest Bathroom



Covered Back Porch



Back Porch



Tack Room/Shop Building



Front Yard



Two Stall Barn – Open to Runs

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