

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Flying H Ranch - Cochise County, Arizona



Offered for sale exclusively by:

Walter Lane

Headquarters West, Ltd.
PO BOX 37018
Tucson, AZ 85740
(520) 444-1240 (cell) or (520) 792-2652 (office)
www.headquarterswest.com
info@headquarterswest.com

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Flying H Ranch - Cochise County, Arizona

2

Location

Approximately 30 miles southeast of Sierra Vista and 10 miles southwest of Bisbee, Arizona. The property is bisected by State Highway 92.

Description

The Flying H Ranch lies along the east side of the scenic San Pedro Valley in southeast Arizona. Portions of the property have high ridges with very dramatic views and the remaining areas are fairly level with Highway frontage. State Highway 92 provides excellent access and the neighboring towns of Bisbee and Sierra Vista are within easy driving distance.

The area surrounding the property has experienced rapid growth in the last few years. The property is adjacent to existing subdivisions and is clearly in the path of future development. This area of Arizona is popular due to its mild climate and quality of life. This property would provide an excellent investment opportunity for immediate development or long term appreciation.

Acreage

Tenure	Size (acres) ±
Deeded	1,912
State	687
Total	2,599

Zoning

Cochise County RU-4. Minimum lot size of 4 acres.

Utilities

- Electric- Adjacent to and in portions of Section 33 (Township 23 South, Range 23 East) and Sections 4 & 5 (Township 24 South, Range 23 East).
- Telephone- Same as electric above.
- Water- There is one well in Section 4 north of Highway 92 and one well in Section 5 south of Highway 92.
- Sewage- Provided by septic tank.

Price

\$950,000 (\$496/acre)

Terms

Cash

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



Pictures (continued)



HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Flying H Ranch - Cochise County, Arizona

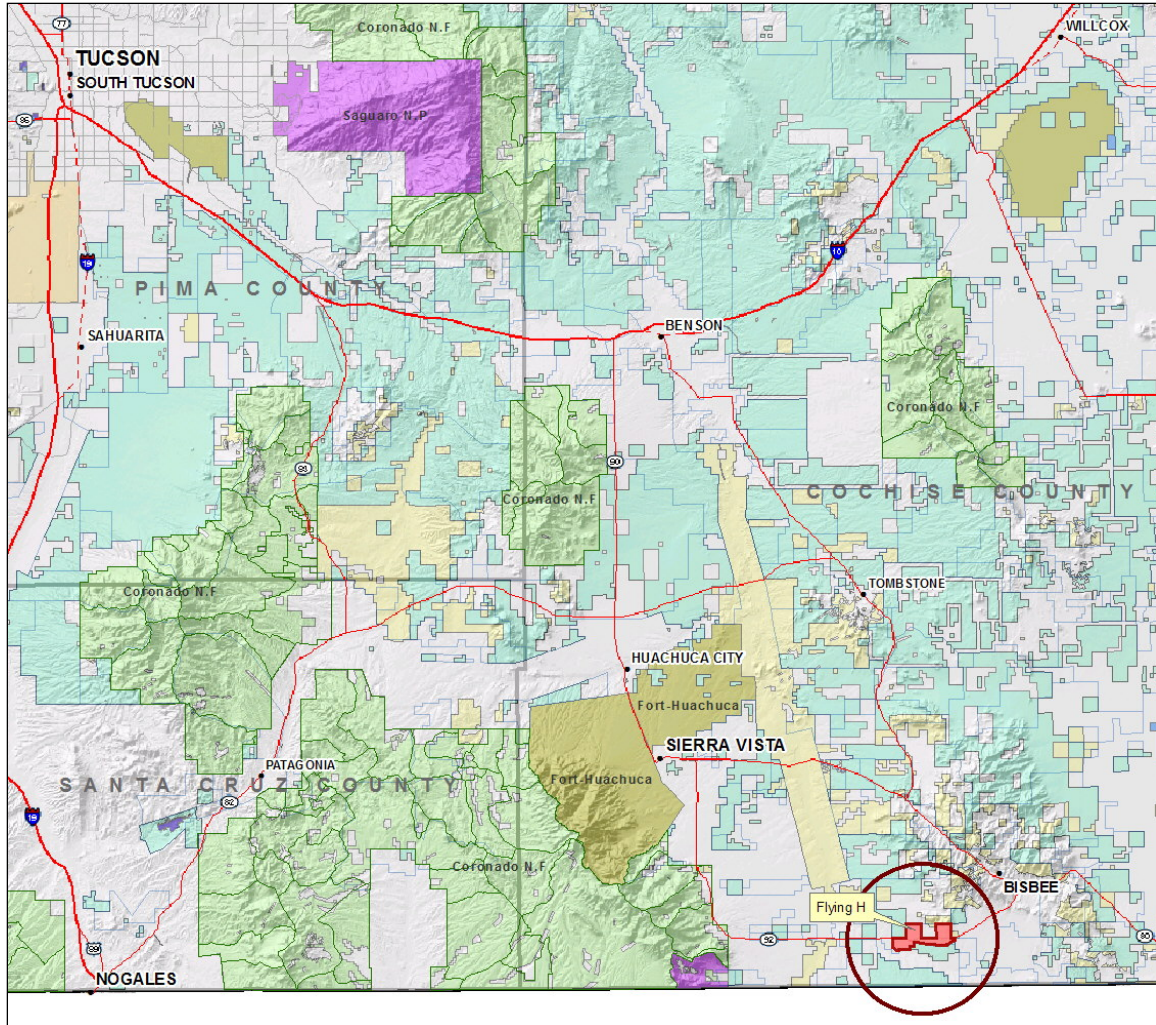
5

Pictures (continued)



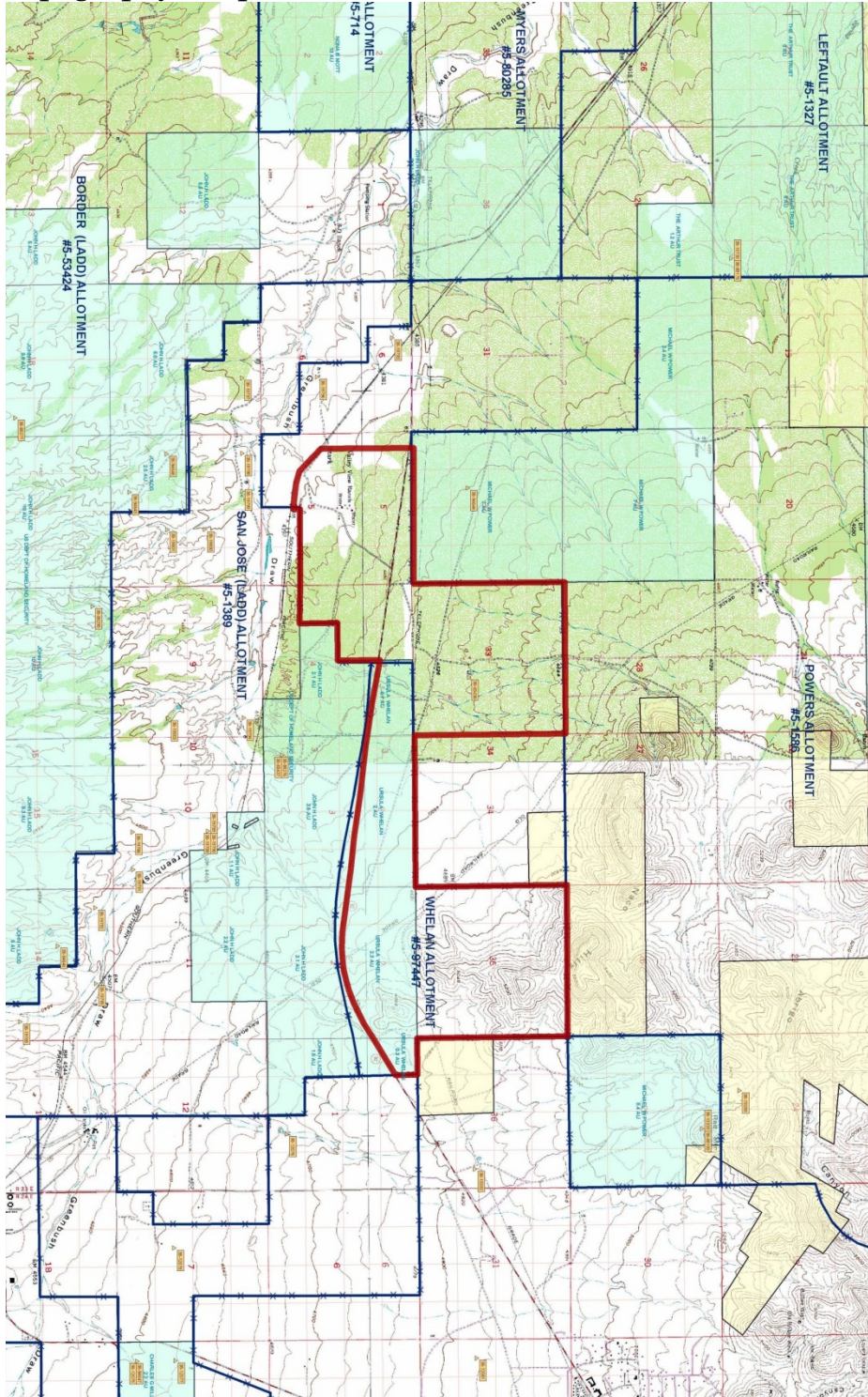
Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Location Map



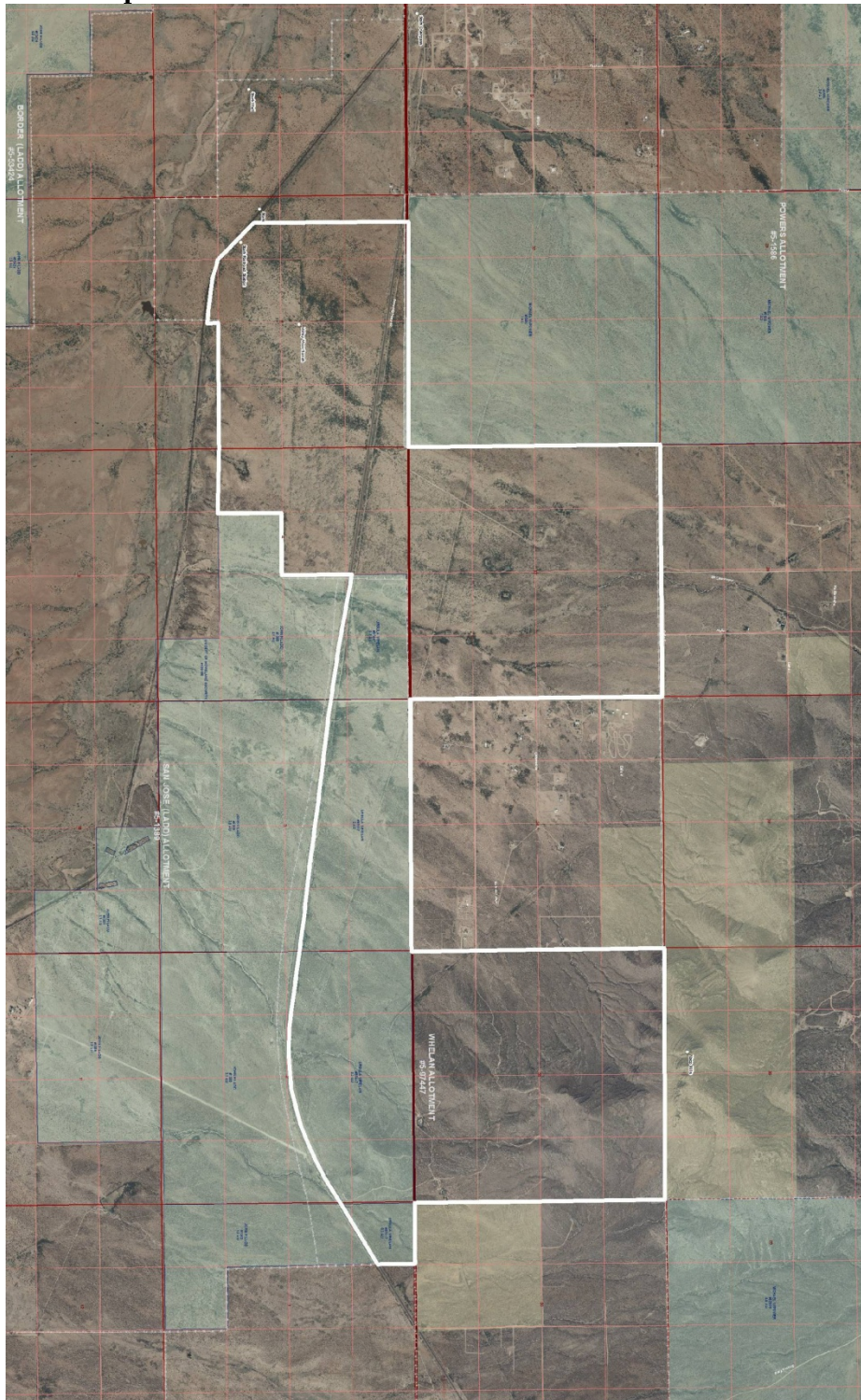
Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Topography Map



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.

Aerial Map



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.