



# THE CUNNINGHAM

ELGIN, ARIZONA

Listed For Sale Exclusively By:

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Sonoita, Arizona

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**LOCATION:** The Cunningham is located approximately 9½ miles southeast of Sonoita, Arizona on State Highway 83. It lies in the heart of the Sonoita-Elgin wine country, about 5¾ miles southwest of Elgin, Arizona, near the site of the abandoned ranching community of Vaughn. Downtown Tucson is about 59 highway miles away (measured from the intersection of Congress Street and Interstate 10).

The Cunningham is close to the vineyards and wineries of the Sonoita-Elgin area, the Las Cienegas National Conservation Area, Parker Canyon Lake, the Coronado National Forest, Patagonia Lake State Park, Kartchner Cavern State Park, the Nature Conservancy's Patagonia-Sonoita Creek Sanctuary for birds and other wildlife, the historic ghost towns of the Patagonia area, and the communities of Elgin, Sonoita, Canelo, Patagonia, Sierra Vista, and Nogales, Arizona.

**SIZE AND LAND TENURE:** The Cunningham consists of approximately 238 acres of private land. For sale as a single parcel, the current owner would also consider splitting the property.

**ELEVATION, CLIMATE, AND PRECIPITATION:** Elevations at The Cunningham range from around 4,975 feet to 5,075 feet above sea level. The climate is exceptional for year-round living, ranching, recreation, and growing wine grapes. Temperatures are mild, with summer highs occasionally reaching the mid-nineties and winter lows reaching the mid-thirties. Annual rainfall averages approximately 15 inches.

**GENERAL DESCRIPTION:** The private land comprising The Cunningham is contained in a single parcel of approximately 238 acres that includes one-half mile of highway frontage along State Route 83. Vaughn Canyon passes through the northern portion of the property. The land is gently rolling in nature, and slopes from south to north. Views from the property are panoramic, and grand.

**FORAGE AND VEGETATION:** Most of the property is rolling grassland. Historically, the property has been used for grazing cattle. A wide variety of perennial grasses are present including several species of grama grass, Texas timothy, green sprangletop, cane beardgrass, curly mesquite, and plains lovegrass. There are a few oak trees on the eastern portions of the property, and there are some cottonwoods along Vaughn Canyon.

**WILDLIFE:** Numerous wildlife species can be found in the area. White tail deer, mule deer, javelina, coyotes,



bobcats, an occasional mountain lion, fox, and numerous species of birds all reside here.

**IMPROVEMENTS:** Originally planned as a “vineyard community,” approximately thirteen acres of wine grape vines were once planted to three different varieties: a Sirrah, a Cabernet, and a Tempranillo. The vineyard irrigation system remains in place, as do vine supports, but condition of the vines and supports is unknown. The vineyard and its improvements have not been maintained for the past couple of years.

**WATER:** Water is obtained from private wells. There are four wells on the property; two have been in service. The principal well used was last rated at about 52 gallons per minute, and had a static water level of sixteen (16) feet. Two 5,000 gallon water storage tanks remain in place, and when in use, water was delivered to the vines by a pressurized water delivery system.

**UTILITIES:** Electricity is provided by Sulphur Springs Electric Co-op. Telephone service is provided by Qwest. Propane is available for delivery from several local suppliers, and sewage is treated by private septic system.

**SCHOOLS:** Elementary and middle schooling is provided by the Elgin School in Sonoita School District No. 25. High school students attend Patagonia Union High School.

**ZONING AND PROPERTY TAXES:** Zoning is GR. Property taxes for 2009 were \$2,903.62. If classified for grazing, property taxes would be considerably less.

**PRICE, TERMS AND CONDITIONS:** The Cunningham is for sale for \$1,999,900 cash or present terms offer. An owner carry back would be considered, and the property could be split.

**REMARKS:** The Cunningham is situated in a real estate market that has been historically and consistently strong. This property is versatile. It can be developed as a large vineyard, as a small “ranch,” as a single home site, as a number of home sites, as “vineyard estates,” or as a combination of several property types. Access to the property is convenient, and easy.





# THE CUNNINGHAM GENERAL LOCATION MAP

Santa Cruz County, Arizona

**KELLER WILLIAMS  
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Sonoita, Arizona

