

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Kambitsch Property - Cochise County, Arizona



Pond on the property fed by Ash Creek

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

The Property is located approximately 10 miles east of Sunizona, Arizona on State Highway 181. The Property is accessed by traveling south approximately 1.5 miles on Clovis Road from Highway 181.

Land Tenure

The Property consists of approximately 570 acres of private land.

Land Use

The Property has historically been used as a combination livestock/farming operation. The Property is divided into four fenced pastures. Approximately 55 acres of the southwestern side was previously irrigated by pivot sprinkler.

Water

The Property has an irrigation well that was drilled in 1961 and is approximately 390 feet deep with a 12 inch casing. This well supplied the pivot that was previously used for irrigation. The Property is not in the Douglas Irrigation Non-Expansion Area (INA) as defined by the Arizona Department of Water Resources.

The Property has a large pond that is fed by ditch from Ash Creek. There are also a couple of dirt tanks on the southern side of the property.

Elevation & Vegetation

The elevation is approximately 4,600 - 4,700 feet and the terrain is fairly level. The Property is situated between two major drainages, Ash Creek on the north and Stanford Creek on the south. The vegetation is mostly native grasses such as sacaton, cane beardgrass, threawn, sprangletop and some gramas. There is also some mesquite and riparian trees near the drainages.

Utilities

The Property has electric and telephone service. Water is provided by the well.

Taxes

2014 Real Estate Taxes \$561.86

Zoning

The Cochise County zoning is RU-4. This is a rural designation that allows a range of agricultural and residential uses with a minimum lot size of 4 acres.

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Remarks

The Kambitsch Property is a very nice property located in a beautiful area of southeastern Arizona. There are scenic views of the Chirichaua Mountains to the east that provide many recreation opportunities. The property has a number of different potential uses and lends itself to continued agricultural production with a quiet rural lifestyle. There are opportunities to improve the vegetation and water for continued grazing or more intensive development as wine grape vineyards.

Price

\$400,000

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Photographs



North end



South End

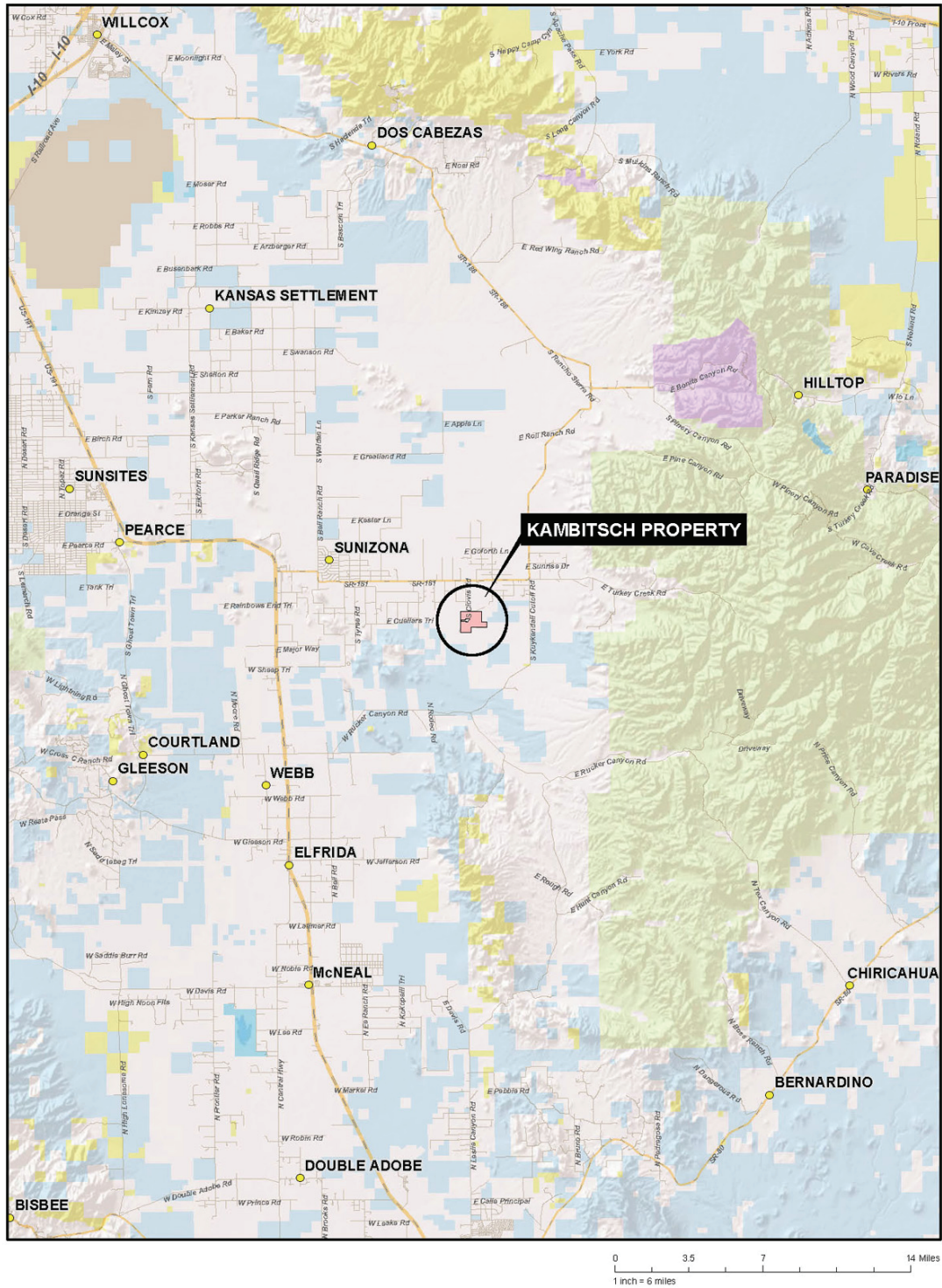
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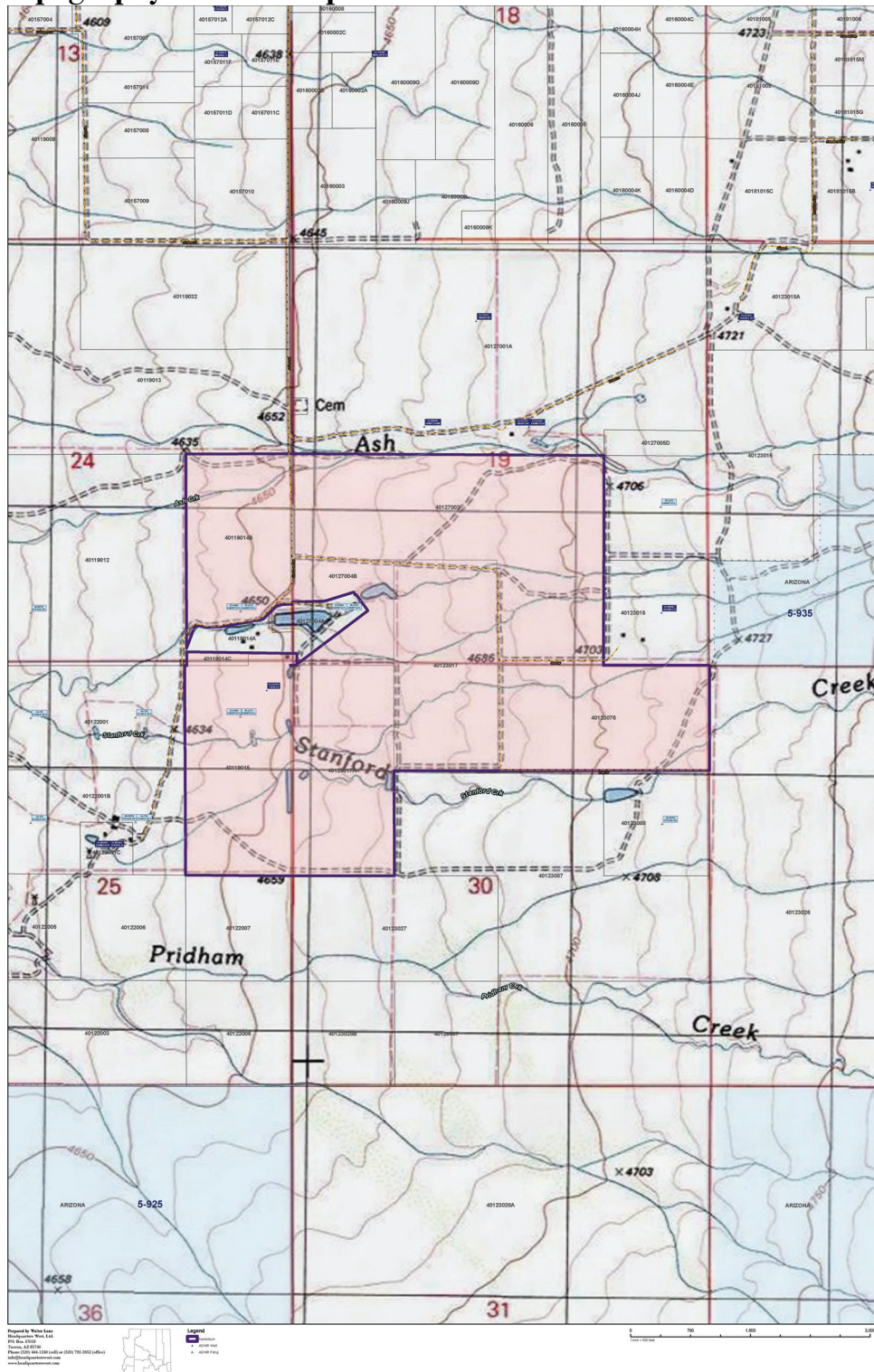
Location Map



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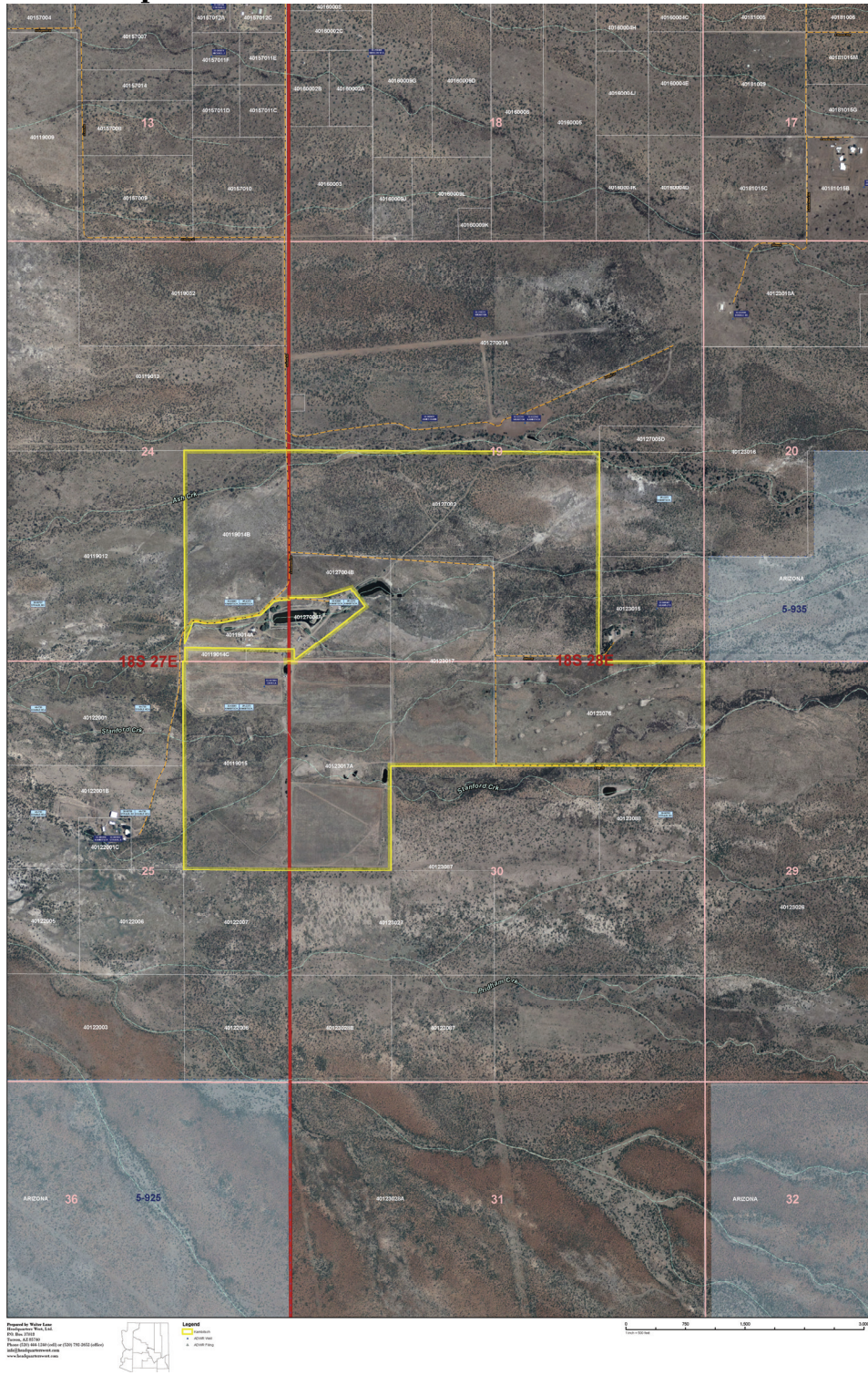
Topography/Tenure Map



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Aerial Map



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