

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Las Guijas Ranch - Pima County, Arizona



Offered for sale exclusively by:

Walter Lane

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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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General Description

The Las Guijas Ranch is located in southeastern Arizona approximately 65 miles south of Tucson. The property is approximately 1 mile northwest of Arivaca and is accessed via the Old Ruggles Road.

The Ranch lies on the south end of the Las Guijas Mountains. The property overlooks the scenic Arivaca valley and is surrounded by Bureau of Land Management and Arizona State Trust lands. The area to the west is encompassed by the Buenos Aires National Wildlife Refuge. This Refuge is known for its bird watching opportunities and wide open spaces.

Land Tenure

The Las Guijas Ranch consists of approximately 234 acres of private land.

Climate, Elevation and Vegetation

The Ranch has a mild climate with Summer highs in the mid 90's and Winter lows in the mid 30's. Precipitation averages 12 inches per year. The elevation ranges from 3,600 to 4,100 feet above sea level. The topography of the Ranch is mountainous with a large valley bisecting the property from north to south. The majority of the ranch is open grassland consisting of black grama, lovegrasses and many annual grass species.

Utilities

The Ranch electric could be via solar or extending nearby overhead electric power. Telephone service is provided by cell phone. Water may be obtained by drilling a well. Propane is provided by local suppliers and sewage disposal may be provided by septic tank.

Zoning

The property is zoned Pima County RH (Rural Homestead). This zoning provides for low density residential and agricultural uses. Residential lots must have a minimum lot size of four acres.

Real Estate Taxes

2015 Real Estate Taxes were \$7,346.31

Remarks

The Las Guijas Ranch is a one of the largest blocks of private land in the Arivaca area. The topography creates many wonderful building sites with expansive views in many directions. The canyon bisecting the property yields a very private area within the parcel. This is a very unique property that is within an easy commute to Tucson.

Price

\$325,000.00

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Photographs



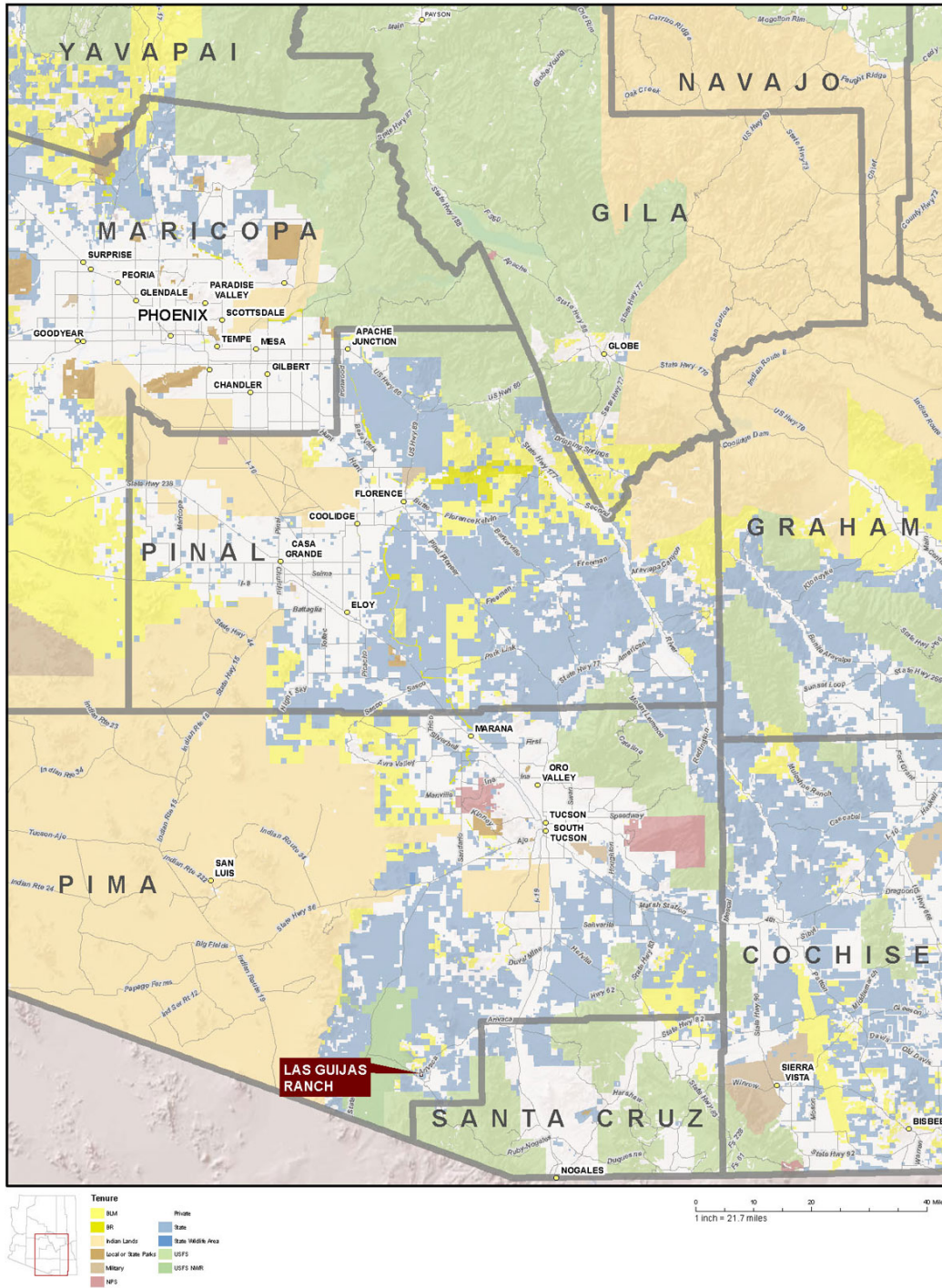
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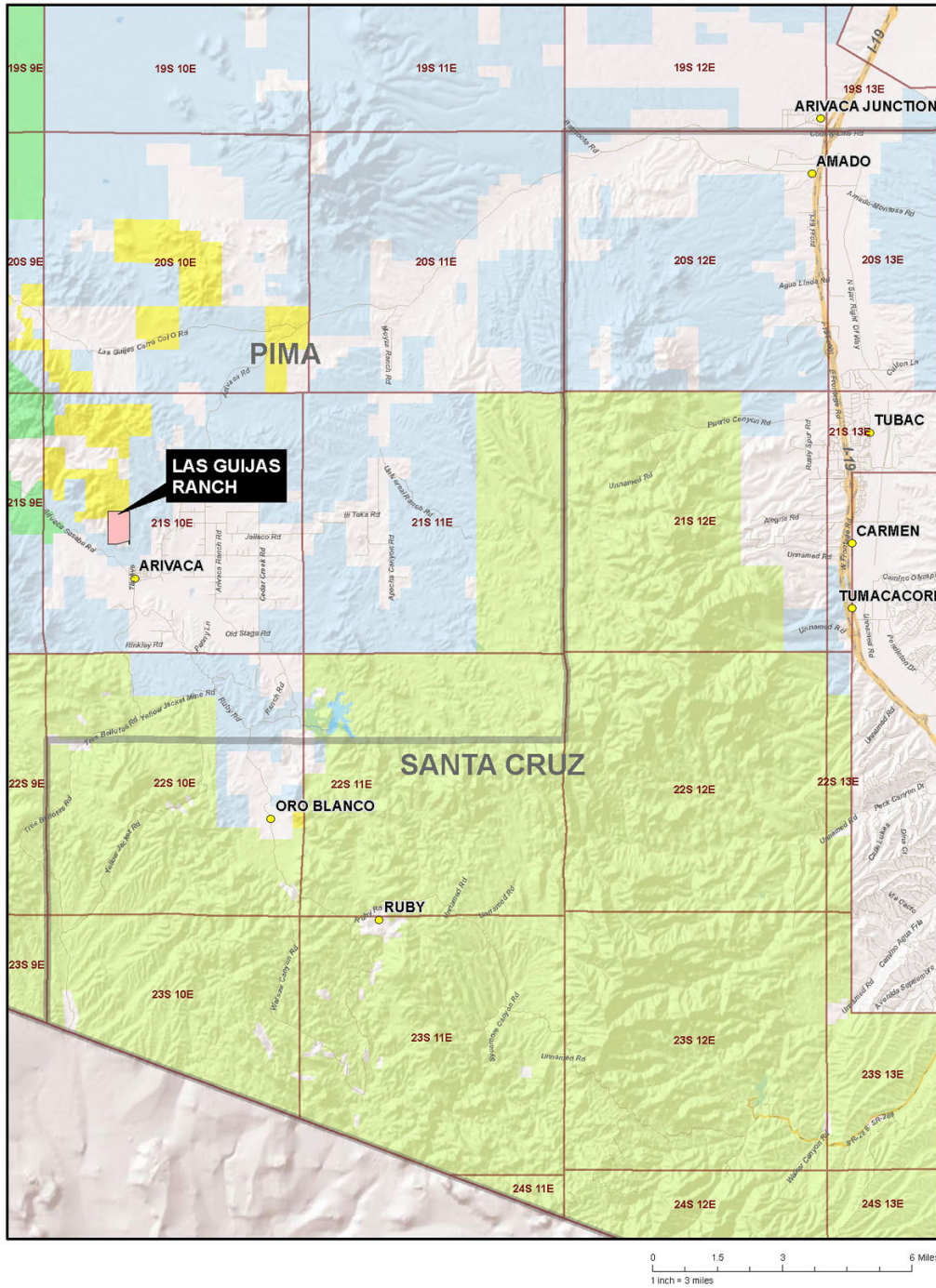
Location Map



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Neighborhood Map



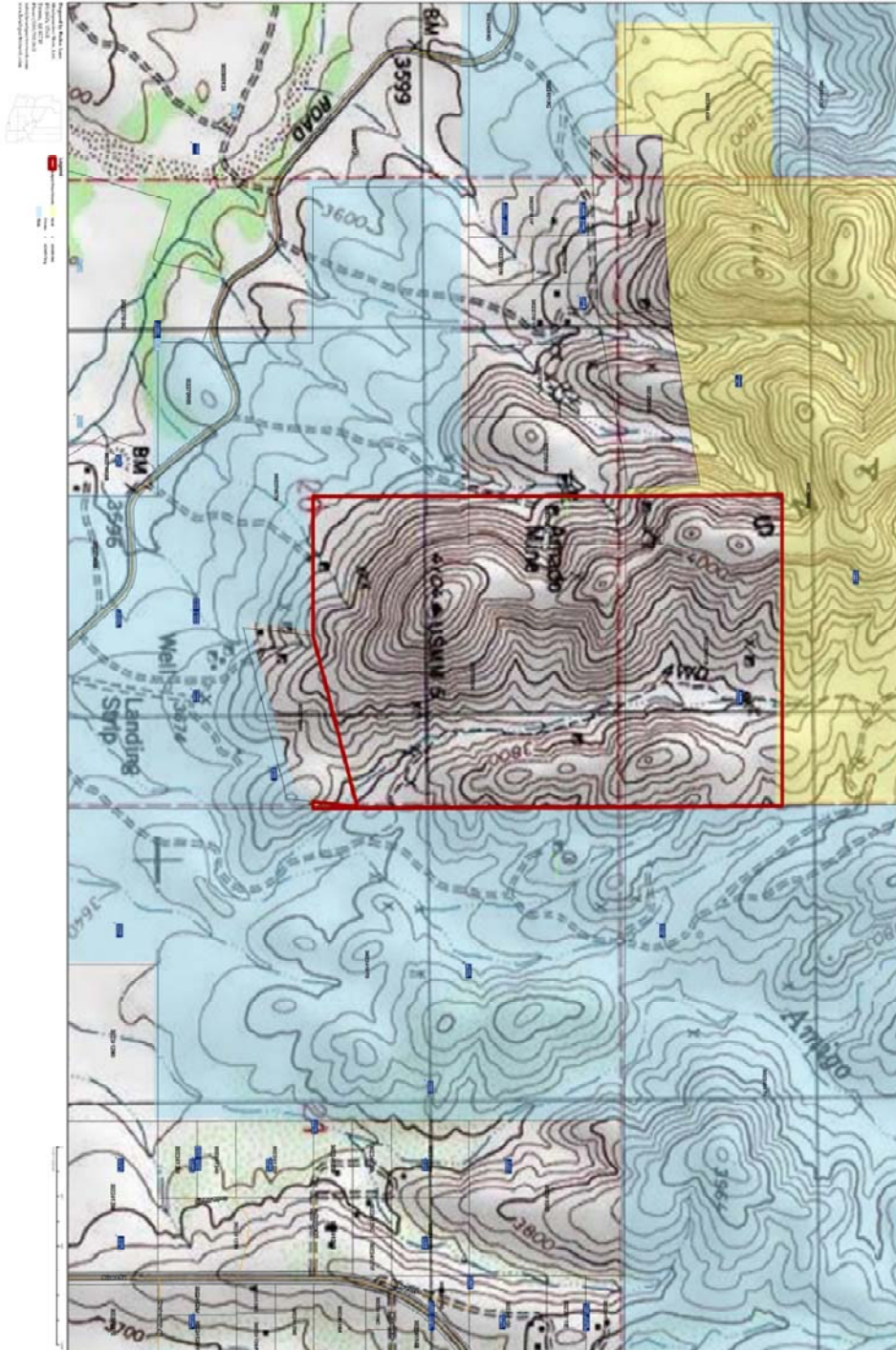
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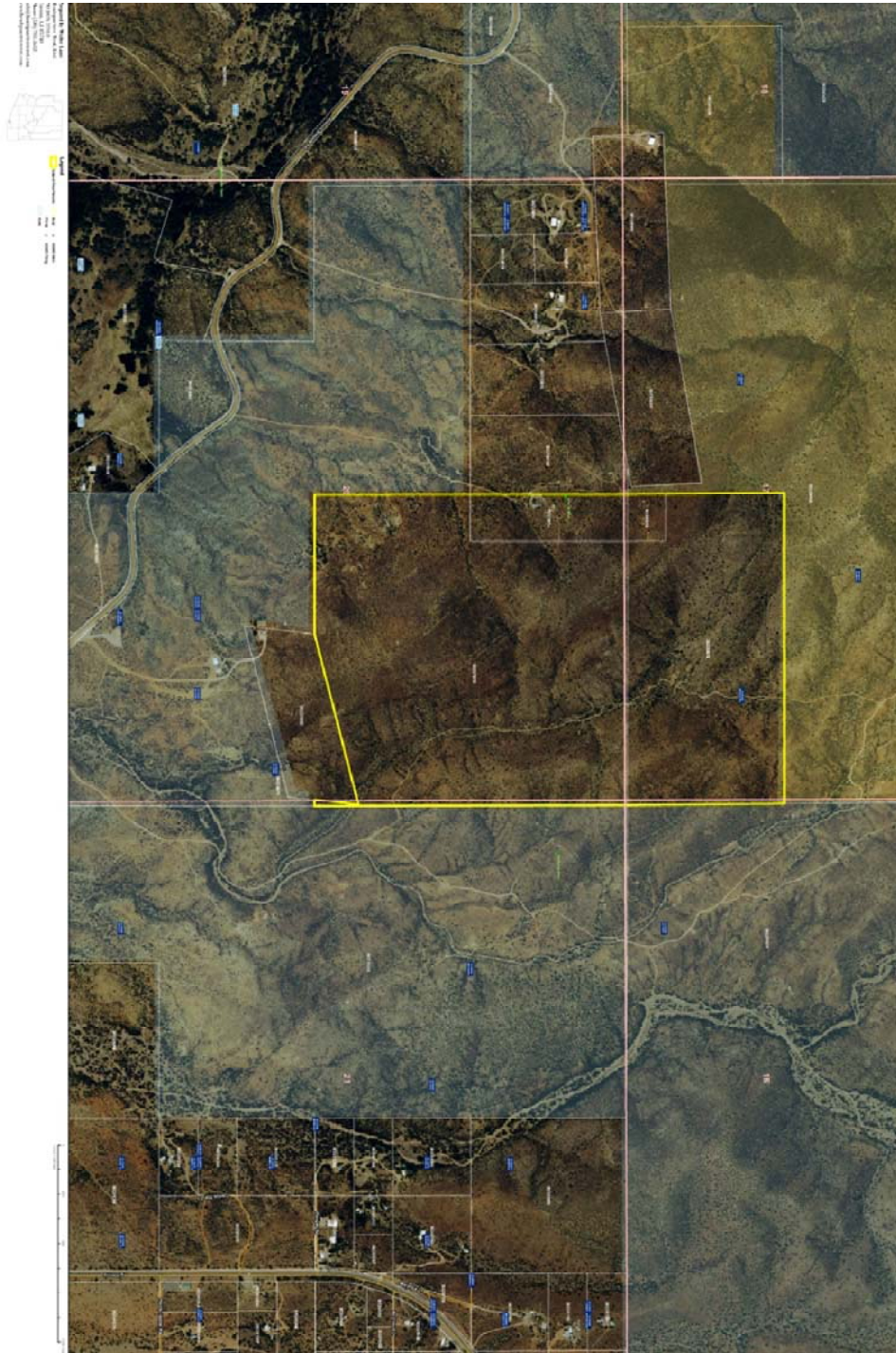
Topographic Map



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Aerial Map



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