

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

13786 S Tyree Rd., Pearce, Cochise County, Arizona ~ 240 Acres with Custom Home



Custom Home ~ Front View

Offered for sale exclusively by:

Sandy Ruppel

Headquarters West, Ltd.

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Location

Pearce is a small, rural town in the Sulfur Springs Valley of southeastern Arizona and is often linked to the adjoining town of Sunsites. At just under 4,400' in elevation, the climate is considered favorable for farming and the area is vital to the developing vineyard/winery industry in Arizona. The vineyards in the region are active and draw tourists for wine tasting tours and festivals throughout the year. Pearce found its place in history with the discovery of gold and the development of the Commonwealth Mine in 1896. The mine continued producing gold and silver until it closed in the 1940's. After the mine shut down, the residents moved on and Pearce became considered almost a ghost town. Several of the original buildings, including the General Store and Our Lady of Victory Catholic Church, have been added to the National Register of Historic Places. There are several businesses in the Pearce-Sunsites area – including a clinic; small, local grocery store; a hardware; and mechanic shops – and general shopping and medical services are available in Willcox and Benson, AZ, approximately 27 and 36 miles away. Tucson, AZ, the second largest city in AZ, lies about 70 miles to the northwest. Tucson offers major medical services, shopping and entertainment, the University of Arizona, and Tucson International Airport.

Southeastern Arizona is a region 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; to the well-documented travels of Father Kino as he made his way across the southwest. The area is rich with natural wonders including Cochise Stronghold; Texas Canyon; San Pedro River National Conservation Area; numerous mountain ranges; and Kartchner Caverns.

With a mild climate, the area offers year round opportunities for a variety of outdoor activities including horseback riding, hiking, bicycle riding, motorcycle touring, and more. The average high temperature in Pearce 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 warms in the afternoons to the 50's and low 60's. Average rainfall ranges from 12 to 15 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 and evening storms.



*Sunset over the
'Tree Farm'*

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Property Description

This 3700+ s.f. , 3 bedroom, 3 ½ bath, home has a soul and a story. The Sellers had a vision to design and personally build a home together which was unique, fun, comfortable, and complemented the peace they felt the first night they camped on the land.

Designed in the manor of an Australian Ranch house, the home has deep, covered, wrap-around porches that offer shady places to relax on sunny days, and there's always a protected spot to sit outside and enjoy the beautiful sunsets and impressive monsoon storms. The upper deck faces east and affords a shaded spot to enjoy the evening views across the Sulfur Springs Valley to the Chiricahua Mountains.

Inside, the open floorplan allows room to spread out while still being together. Entering the central 1,400 s.f. great room, there's room to relax by the fireplace; sit and read in the warmth of the wood stove; gather and visit around the custom mesquite coffee table; or, belly-up to the oversized kitchen island to share a drink and conversation with the cook. A raised breakfast nook offers a comfortable spot to sit at the table and enjoy some morning coffee. A large pantry to the side of the kitchen conveniently doubles as the laundry room. The master suite lies along one end of the house while the two guest bedrooms, each with a private bathroom, are off the other side of the great room.

Up the spiral staircase, the wrap around balcony provides an additional 850+ s.f. of interior living space. Windows offer views on all sides and a door opens to the 12'x30' deck.

Many of the touches that make this house a home have stories of their own. From the white swirl maple and clear alder flooring in the great room that was crafted from one hundred Ethan Allen dressers purchased at an ASU auction, to the porch planking made from recycled water bed supports, the Sellers enjoyed the hunt for unique building materials and saw the intrinsic value of repurposing, especially wood, whenever possible.



Rear View of House with 2nd Floor Deck

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Exterior Features

Shop and Outbuildings

Measuring approximately 73'x114', the combination shop building includes a 2300+ s.f. shop filled with wood, welding, and maintenance tools; a separate 1460 s.f. room with power and water, connected to a 12' porch; and an additional 3650 s.f. of covered storage for tools, supplies, and equipment. Included under the covered storage is a 40' secured metal container for storing items protected from the elements and nosy critters.

Other outbuildings house the well and pressure pump; a horse stall; and several buildings originally used to house chickens and other farm animals.



73' x 114' Combination Shop Building

Exterior Features

Always open to new and unique opportunities, the Sellers purchased all the trees from a local tree farm that was closing. They moved them to the main compound and initially set them up on drip systems. There are now hundreds of trees growing on-site that are acclimated to the climate without the need for additional water. From time to time, these trees have been relocated around the house, or sold and transplanted to other properties in the surrounding valley.

Acreage

The property is comprised of 6-40 acre adjacent parcels totaling approximately 240 acres. One parcel to the north of the Main House originally included a smaller home along Lydy Rd. which has been removed, but the well, septic, and electric drop are still present; the

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others are vacant land parcels currently being grazed by local cattle. Fence posts are already in to add a perimeter fence to the complete property, if so desired.

Additional Parcel and Private Property Included with Sale

8 Acre Parcel

Included with this sale is an additional 8-acre parcel along Hwy 181, zoned commercial industrial; with a large equipment storage shed which is currently being used for equipment and materials storage; and a buy/sell/consignment business locally known as the 'S Curves'.



8 Acre Parcel known as the 'S Curve'

Private Property Included with Sale

Other than a few personal items and a couple of paintings, the main property is being sold with all furnishings, appliances, equipment, tools, and materials. This is truly a turn-key property filled with antiques and items of interest. From the authentic covered wagons; the eclectic mixture of antiques that decorate the porch and home; the full shop with tools; excess materials to continue building; to the backhoe - it all stays with the property.

Utilities

The utilities include electric from SSVEC, propane, a private well, and private septic. The living areas are heated by central heat and a free-standing wood stove. For cooling, the Sellers use a system of ceiling fans and opening doors and windows in the evenings to pull the cooling winds through the house, then closing up during the day to retain the cooler air from the night before. The home is equipped with efficient on-demand gas water heaters.

Comments

This beautiful home was designed and built with a dream and a lot of love and hard work. It exudes a feeling of relaxed peace mixed with fun and adventure. This is a unique home, looking for that unique Buyer to embrace and continue building on the dream, but in the direction of their own vision - possibly to plant a vineyard and convert the shop into winery

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with tasting room; create a custom horse training facility; expand the tree farm business; or, even sell some of the extra parcels to downsize and help finance your own dream!

Price - \$1,700,000.00

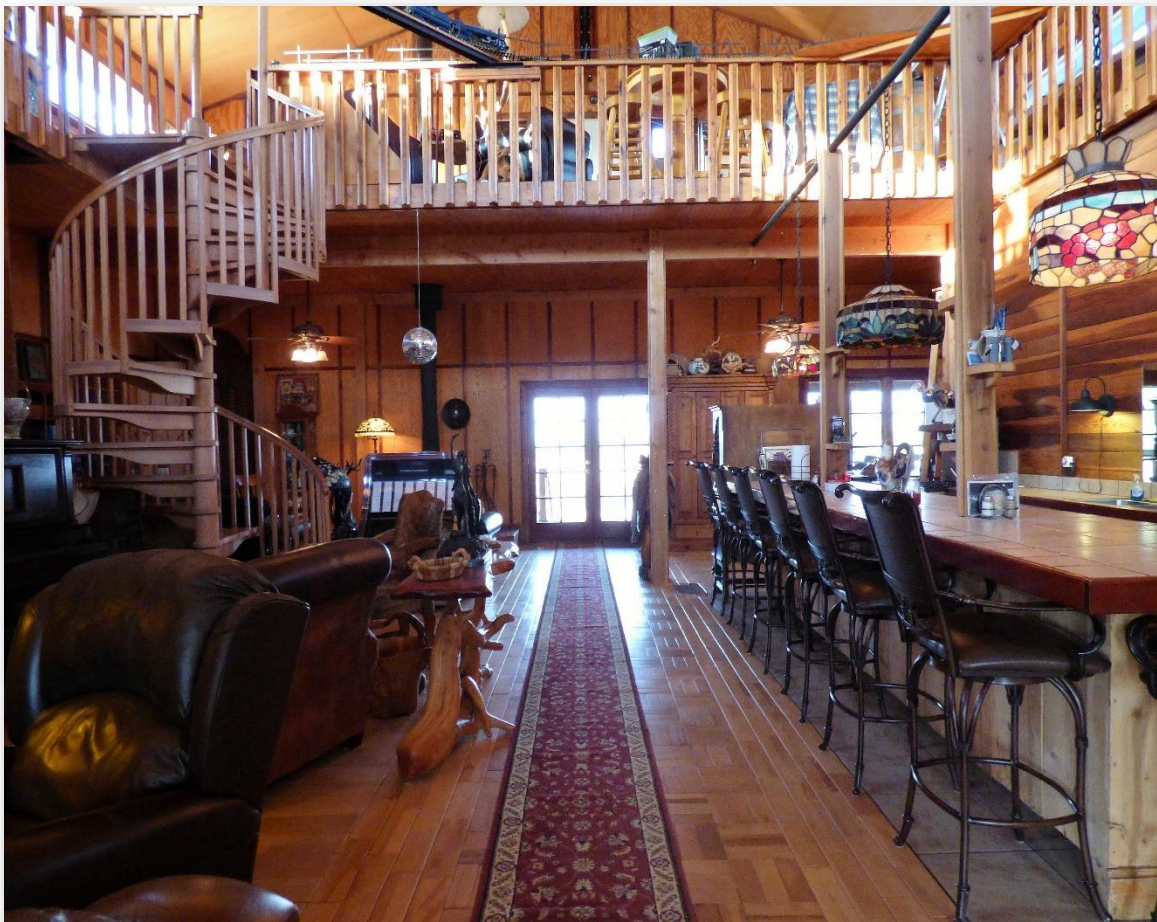
Contact – Shown by appointment only. For more information, contact:

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Great Room and Balcony

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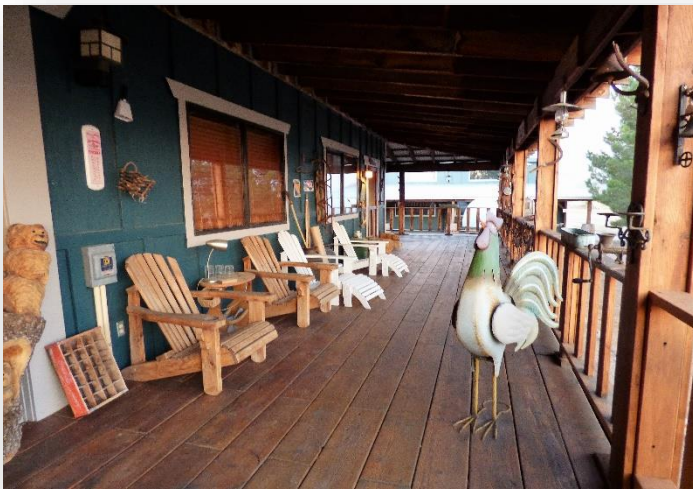
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Front Porch



Covered Porch



Porch



Porch



Great Room



Great Room

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Wood Stove



Spiral Staircase to Loft Balcony



Kitchen



Kitchen



Pantry Laundry Room



Master Suite

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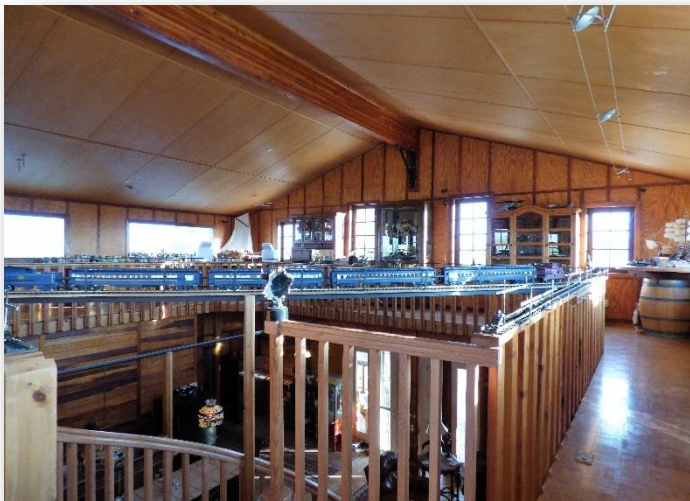
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Guest Room



Guest Room



Loft Balcony



View from Deck



Evening on the Porch



Repurposed Alder Flooring

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Authentic Covered Wagons and Covered Porch on Shop



Combination Shop Building



Shop Interior



Additional Room on Shop



Covered Equipment Storage



Outbuilding

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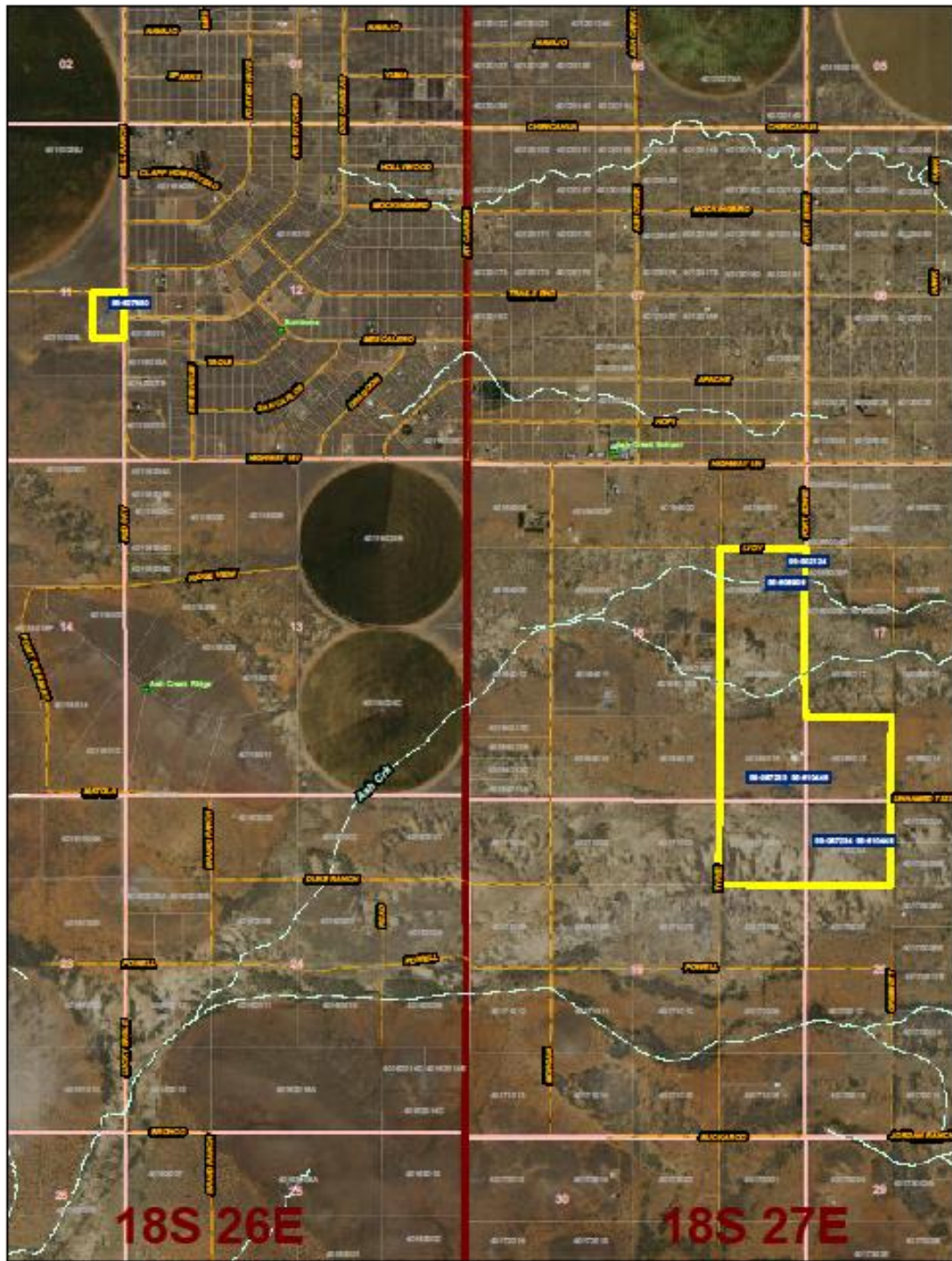
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Aerial Map



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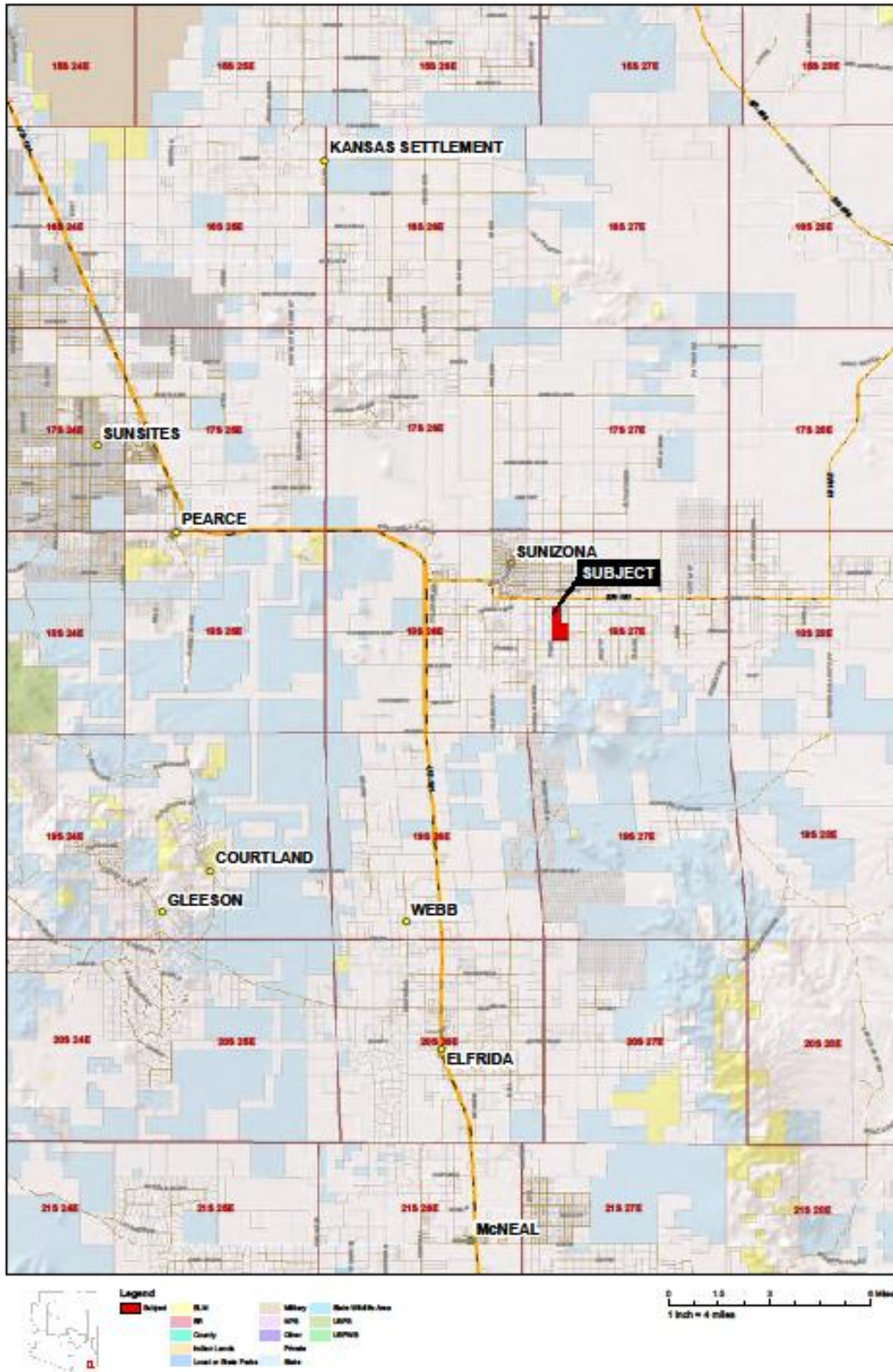
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Neighborhood Map



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Location Map



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