

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Pat Hills Ranch - Cochise County, Arizona



Offered for sale exclusively by:

Walter Lane

Headquarters West, Ltd.
PO BOX 37018
Tucson, AZ 85740
Phone (520) 792-2652
info@headquarterswest.com
www.headquarterswest.com

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 Pat Hills Ranch is located in southeastern Arizona approximately 100 miles east of Tucson. The property is approximately 25 miles southeast of Willcox and is accessed via State Highway 186 to Kansas Settlement Road. The final 7 miles are on Swanson Road, a County maintained dirt road.

The Ranch lies on the eastern side of the Sulphur Springs Valley. This valley is known for its exceptional agricultural production and climate. The rich grasslands produce excellent livestock and there is a sale barn in nearby Willcox. There are many crops grown in the area including: hay, corn, pecans, pistachios and wine grapes.

Land Tenure & Carrying Capacity

The Pat Hills Ranch consists of approximately 1,480 acres of private land. It is very rare to find one hundred percent deeded land ranches in southeastern Arizona without state or federal grazing leases. The approximate cattle carrying capacity is 30 head annually depending on rainfall.

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 4,400 to 5,000 feet above sea level. The topography of the western half of the Ranch is very gently sloping to the west with a portion of the more rugged Pat Hills on the east. The majority of the ranch is open grassland consisting of sideoats and black grama, tabosa, threeawns, lovegrasses and many annual grass species.

Water

The Ranch is watered by one well that is approximately 540 feet deep with a sixteen inch casing. The water level is approximately 260 feet. The well is powered by six solar panels with a 5,000 gallon poly storage tank and drinker.

Soils

(Pm) Pima Loam – 31.1%
(TwA) Tubac Sandy Clay Loam – 22.2%
(38) Sonoita Gravelly Sandy Loam – 9.1%
(Gt) Guest Sandy Loam – 8.7%
(TuA) Tubac Sandy Loam – 6.6%

Utilities

The Ranch has electric to the boundary provided by Sulphur Springs Valley Electric Cooperative. Telephone and internet service to the boundary is provided by Valley Telecom. Propane is provided by local suppliers and sewage disposal may be provided by septic tank.

Zoning

The property is zoned Cochise County RU-4. This zoning provides for agricultural, livestock, residential and small commercial uses. Residential lots must have a minimum lot size of four acres.

Real Estate Taxes

2015 Real Estate Taxes were \$459.04

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Remarks

The Pat Hills Ranch is a very large block of private land in a very desirable part of southeastern Arizona. This area has some of the nicest grasslands in southeastern Arizona and is ideal for livestock production. There are also opportunities for agricultural crops on the western portions of the property.

Price

Reduced to \$650,000

The Pat Ranch is only shown by prior appointment

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Photographs



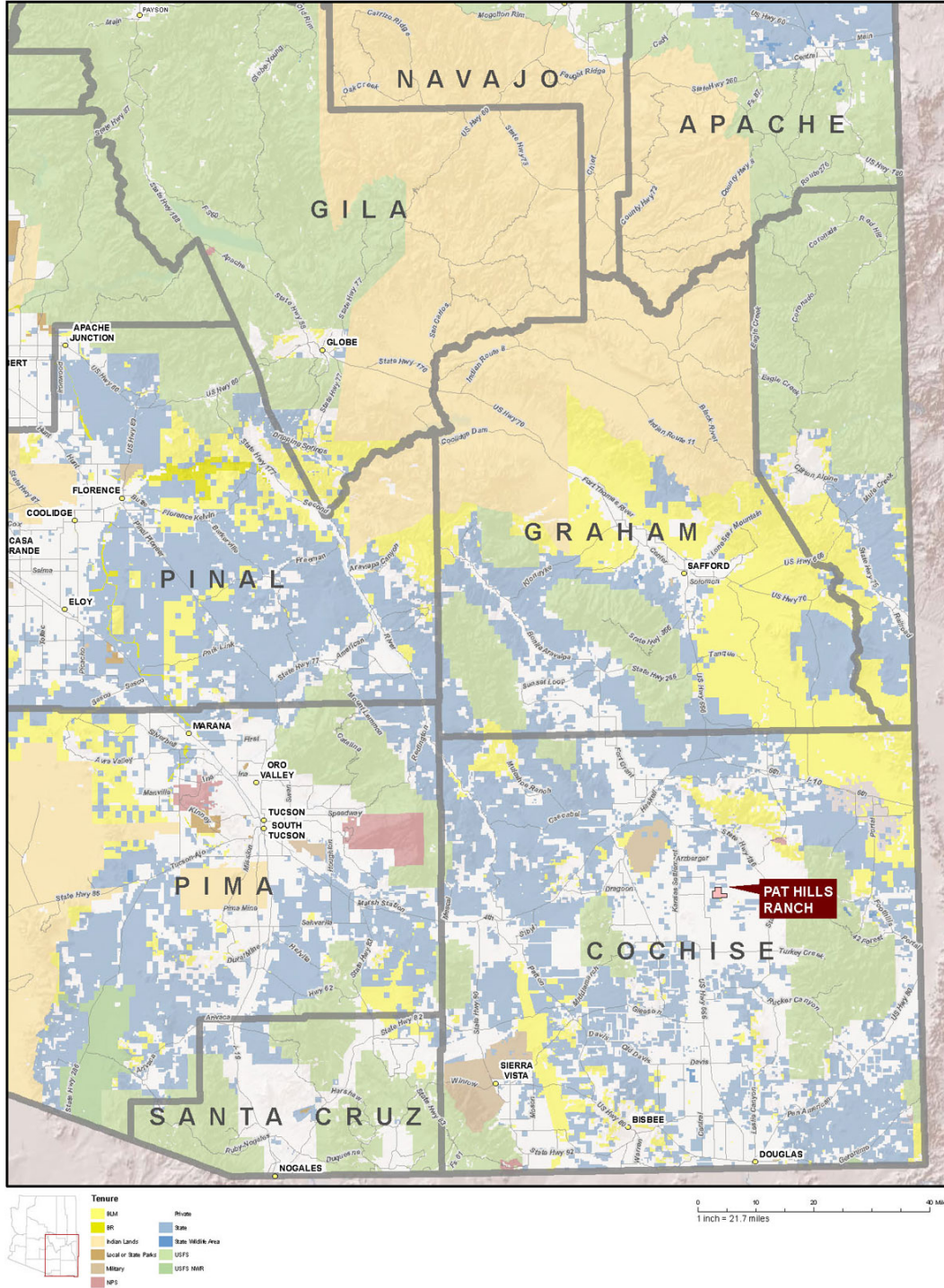
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Location Map



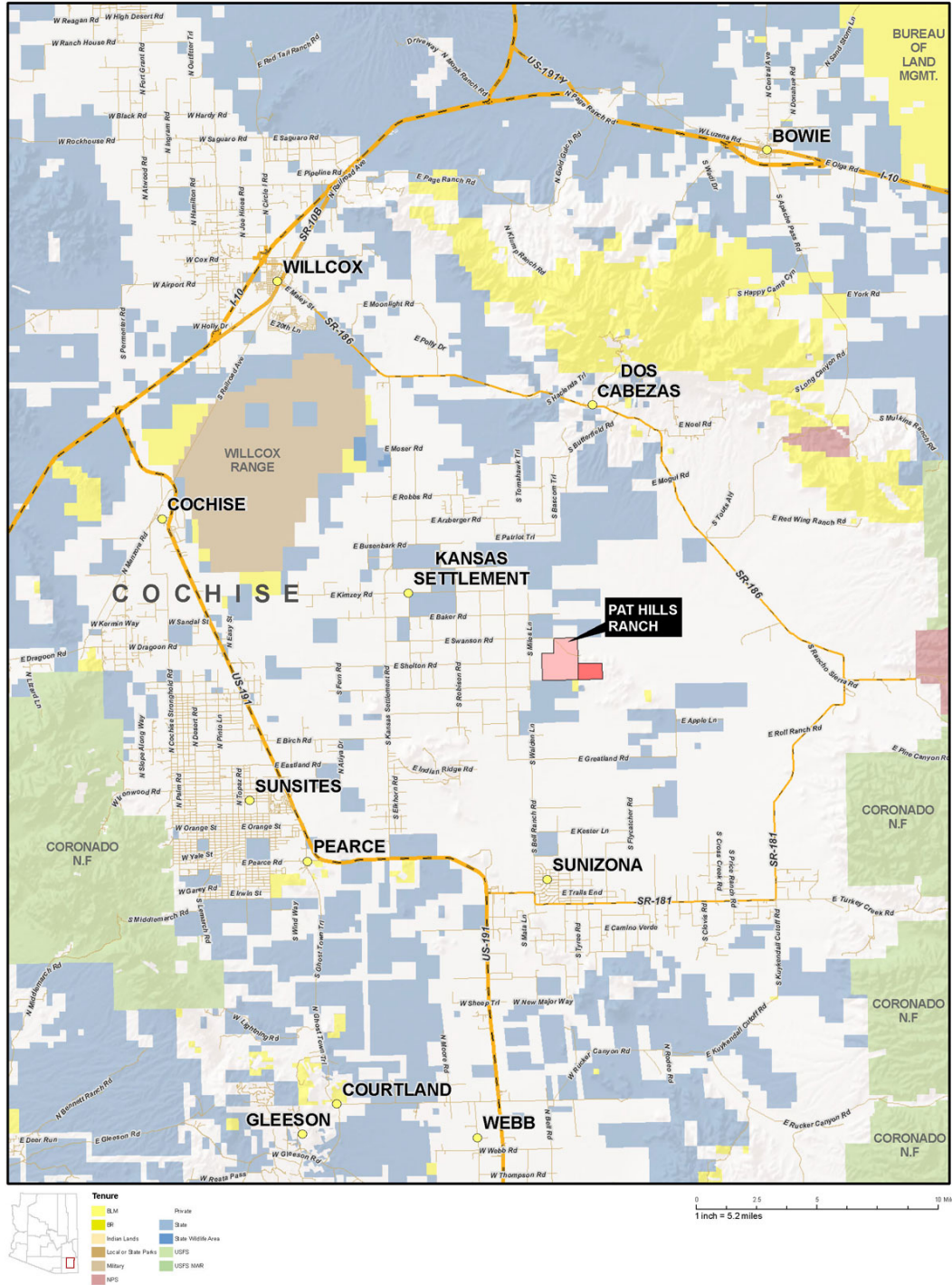
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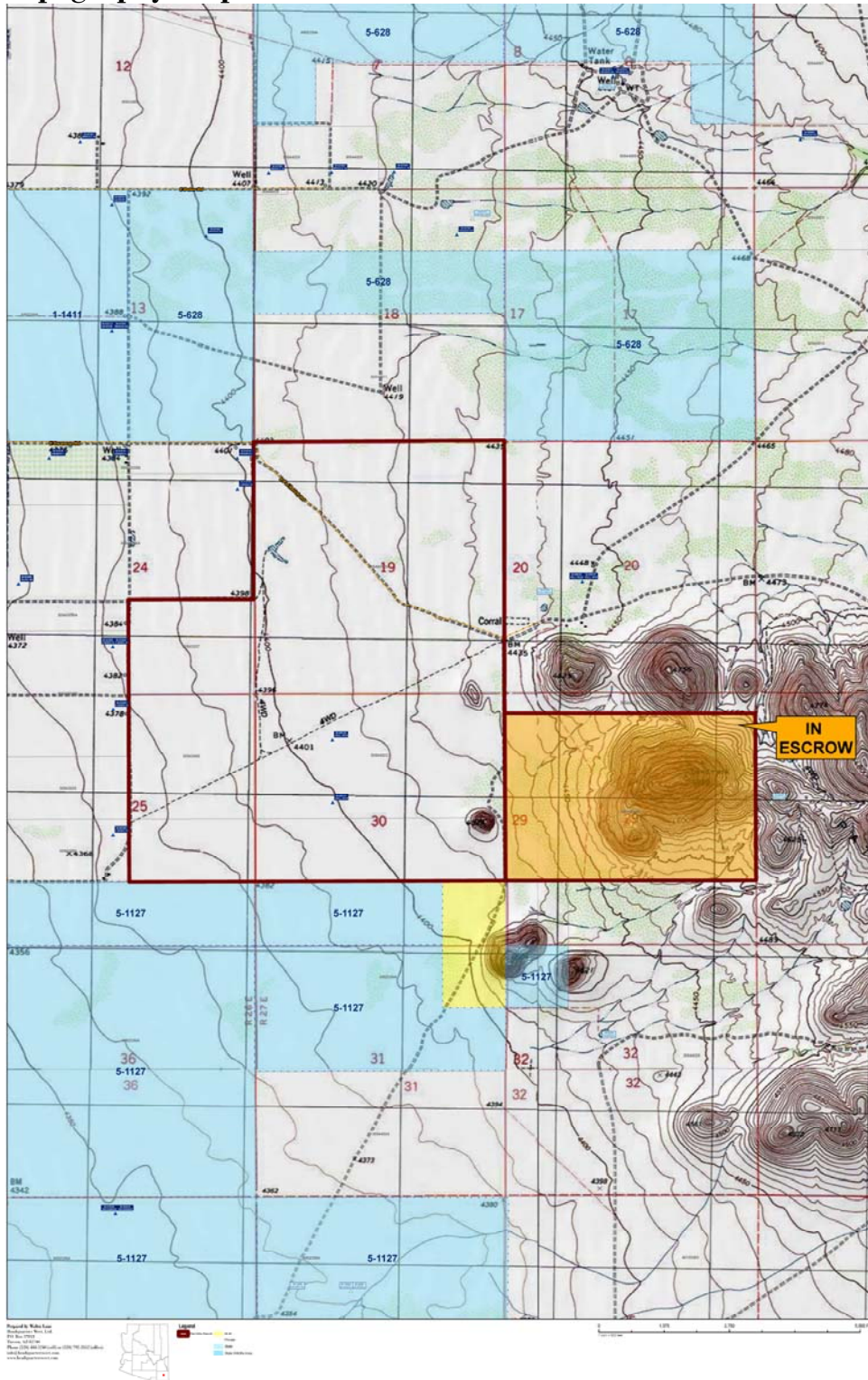
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Neighborhood Map



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Topography Map



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Aerial Map



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