

**Sonoita Creek Ranch
Santa Cruz County, Arizona**



Photo [1]

Listed for sale exclusively by:

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Part of Historic Rail X Ranch

Acreage

+1,126 Deeded

Location

The property is located in Eastern Santa Cruz County between the towns of Sonoita and Patagonia. State Hwy 82 borders the property on the west side, and the Coronado National Forest borders the property to the east.

Description

The Sonoita Creek Ranch was once part of the historic Rail X Ranch. It sits in the beautiful foothills of the Santa Rita Mountains. Elevation ranges from 4400 ft. to 5000 feet above sea level. There is a 150 acre irrigated field on the eastern side of the property with 588 acre feet of water rights. Sonoita Creek runs through the property, which makes a nice riparian area, and a home for a huge variety of wildlife, and two irrigation ponds that are stocked with fish. The views from the property are exceptional in every direction. This is truly an exceptionally beautiful property.

Weather

Summers and winters are comparatively mild; temperatures vary from a daily maximum mean of approximately 58 degrees during the month of January to a daily maximum mean of approximately 88 degrees during the month of July. Annual rain fall averages about 17 inches.

Wildlife

Wildlife includes mule deer, white tail deer, bobcat, mountain lion, javelina, coyote, fox, badger, and squirrels. Quail and a wide variety of birds and other small game reside here. The Sonoita-Patagonia area is widely recognized in Arizona for its natural beauty and world renowned bird watching.

Comments

The Picturesque town of Patagonia is a short five minute drive to the south, and the town of Sonoita is a short five minute drive to the north. Nogales international airport is about fifteen minutes from the property, and Tucson international airport is little under an hours drive.

Price

\$6,188,000; *reduced 15% from \$7,280,000*

Pictures



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Location Map



Aerial Parcel Map

