

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona



Exceptional Equestrian Estate

Offered for sale exclusively by:

Sandy Ruppel

Headquarters West, Ltd.

PO BOX 542

Sonoita, AZ 85637

Phone (520) 444-1745

sandy@headquarterswest.com

www.headquarterswest.com

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

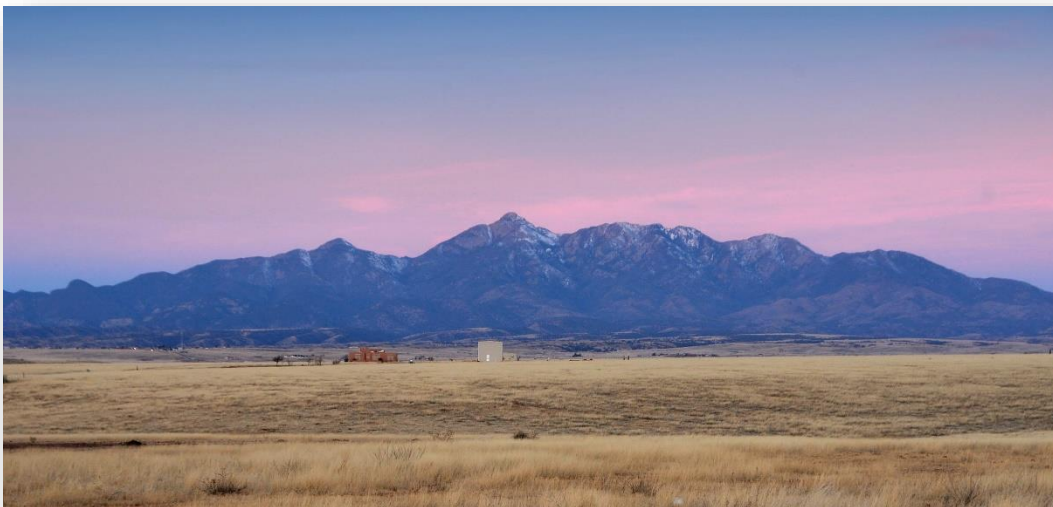
36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona

Location

Elgin is a small, rural town in southern Arizona and is often linked to the adjoining town of Sonoita. At just under 5,000' in elevation, the region is considered semi-desert grasslands. Historically run as ranchland - with cattle ranching still a major local industry - the Sonoita/Elgin area has also developed into one of Arizona's prime wine producing locations. The local vineyards are active and draw tourists for wine tasting tours and festivals throughout the year. The Santa Cruz County Fairgrounds is set in Sonoita and has an active calendar which includes the county fair; a PRCA rodeo; live and simulcast horse racing on the weekend of the Kentucky Derby; and other festivals, activities, and equine events throughout the year. With the edge of Tucson located approximately 40 miles to the northeast of the main intersection, the Sonoita/Elgin area has drawn retired professionals and commuters to the community seeking the relaxed, rural lifestyle not available in the city. Tucson is the second largest city in Arizona and offers easy access to major medical services, the University of Arizona, Tucson International Airport, museums, Davis-Monthan Airbase, shopping, and a variety of entertainment and restaurant options.

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 Elgin reaches the low 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.



Santa Rita Mountains to the West

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona

Property Description

Main House

Constructed in 2004, this three story, 6731 s.f., four bedroom, four bath home is an excellent example of the effortless combination of luxury and comfort. High end finishes, black walnut solid wood flooring, and a neutral, earth tone pallet, combine to create an atmosphere that is both refined and relaxing.

A large porch overlooking the valley and distant mountains, with room for several seating areas, graces the front of the house. The gourmet kitchen – with Viking appliances, an additional wall oven with microwave and convection oven, dark green granite countertops, a large island, and custom cabinetry – could make anyone feel like a master chef! An eat-in breakfast nook tucked into the bay window by the kitchen, is an inviting spot to enjoy a cup of morning coffee next to the warm pellet stove. Set off the kitchen, the formal dining room includes a wine bar and a row of windows for enjoying the view over the valley to the south during dinner. The spacious living room is anchored by an impressive, brick fireplace and includes enough room for additional seating areas, a piano, or even a game table. Accessed from the living room, an elevator allows passage from the first floor to the second floor as an alternative to the stairway.

The second floor landing includes a comfortable alcove with kitchenette for enjoying a morning beverage or late-night snack without having to go down to the kitchen. With a large sitting area for watching TV or reading, a private balcony, and roomy on-suite, the Master Bedroom is impressive and inviting. The travertine tiled Master Bath includes an over-sized shower enclosure with shower heads and controls on either end. A claw foot tub is placed so that the view over the grassland can be enjoyed while relaxing in a warm bath. The laundry room is situated on the second floor with an additional door to the Master Bath for convenience. Three spare bedrooms and a full bath complete the second floor living space. The finished third floor with bathroom is open and bright, offering space for a game room, craft area, play room, or a multitude of other uses.



Front House View

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona

Garage & Guest House

Built above the five-car garage, the 1,738 s.f., two bedroom, $\frac{3}{4}$ bath Apartment was designed with the same attention to detail as the Main House. With an open floorplan, hardwood flooring, stainless appliances, granite countertops, tiled shower enclosure, and several balconies, the Apartment mirrors the style and relaxing atmosphere of the Main House.



5-Car Garage with Upstairs Apartment

Exterior Features

For outdoor enjoyment, a flagstone courtyard includes a built-in BBQ area, a fountain, a wisteria draped pergola, a collection of rose bushes, grapevines and blackberries, and a fenced kitchen garden. Multiple fruit trees – including apples, peaches, cherries, apricots, and pomegranates – a grassy area, and mature trees accentuate the exterior landscaping around the house and garage. Drip systems and sprinklers were installed for ease of maintenance of the landscaping. Behind the house, a hen house, goose yard, and dog run were built for the comfort and safety of the smaller animals.

Horse Facilities and Acreage

Rounding out the estate is a five-stall barn with a tack room and runs attached to the stalls for the horses. The property is flat with a slight roll off the hill and there is plenty of room for additional barns, an arena, round pen, and paddocks. The entire 36+ acres is perimeter fenced with quality, no-climb fencing for the safety of all the resident animals, and the entrance is equipped with a solar gate. The parcel is situated close to open State and BLM land for riding out and enjoying a day horseback.

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona

Comments

This beautiful home was designed and built with care and attention to detail. With high-end finishes and set on 36+ acres of grassland, the property is priced below cost value to sell quickly.

Utilities

The utilities include electric from SSVEC, propane, a private well, and private septic. The living areas are heated and cooled by three heat pump units; two electric and one gas. The Main house also includes a pellet stove for heat in the kitchen. The home is equipped with efficient on-demand gas water heaters.

Taxes

2014 Property Taxes - \$12,864.34

Price

\$975,000.00

Contact

For more information, contact: Sandy Ruppel, 520-444-1745



Rear View of Main House with Pergola

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.
CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona



Front Porch



Front Porch



Front Entry



Dining Room with Wine Cooler



View in from Front Entry



Family Room

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.
CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona



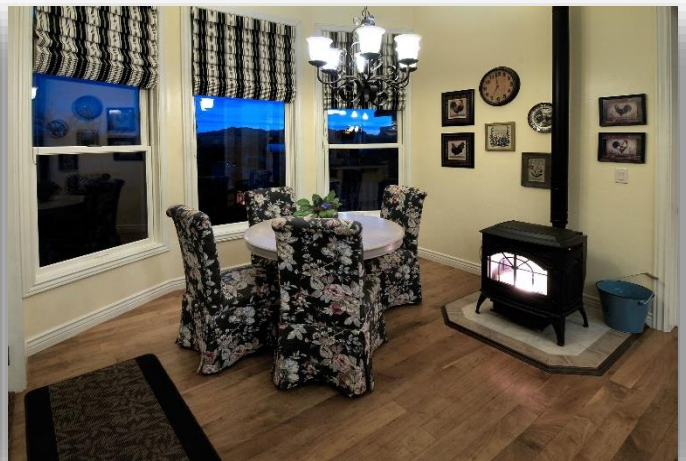
Kitchen



Kitchen



Kitchen



Eat-in Breakfast Nook



Living Room



Living Room

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.
CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona



Living Room



Living Room Elevator Access



2nd Floor Landing with Kitchenette and Sitting Area



Spacious Master Bedroom



Master Bathroom



Spare Bedroom with Elevator Access

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.
CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona



Spare Bedroom



Full Guest Bathroom



Spare Bedroom



Finished 3rd Floor with Bath



Apartment Kitchen and Dining Room



Apartment Kitchen

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.
CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona



Apartment Open Floor Plan Living Room



Apartment 3/4 Bath



Courtyard and Kitchen Garden



Courtyard with Built-in BBQ



Pergola Sitting Area



Fruit Trees and Santa Rita Mountains

Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

HEADQUARTERS WEST LTD.
CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona



5-Stall Barn with Runs



5-Stalls with Tack Room



Barn with Views



36 Acres with No-Climb Perimeter Fence



Garage Apartment with Balconies



HOME!!

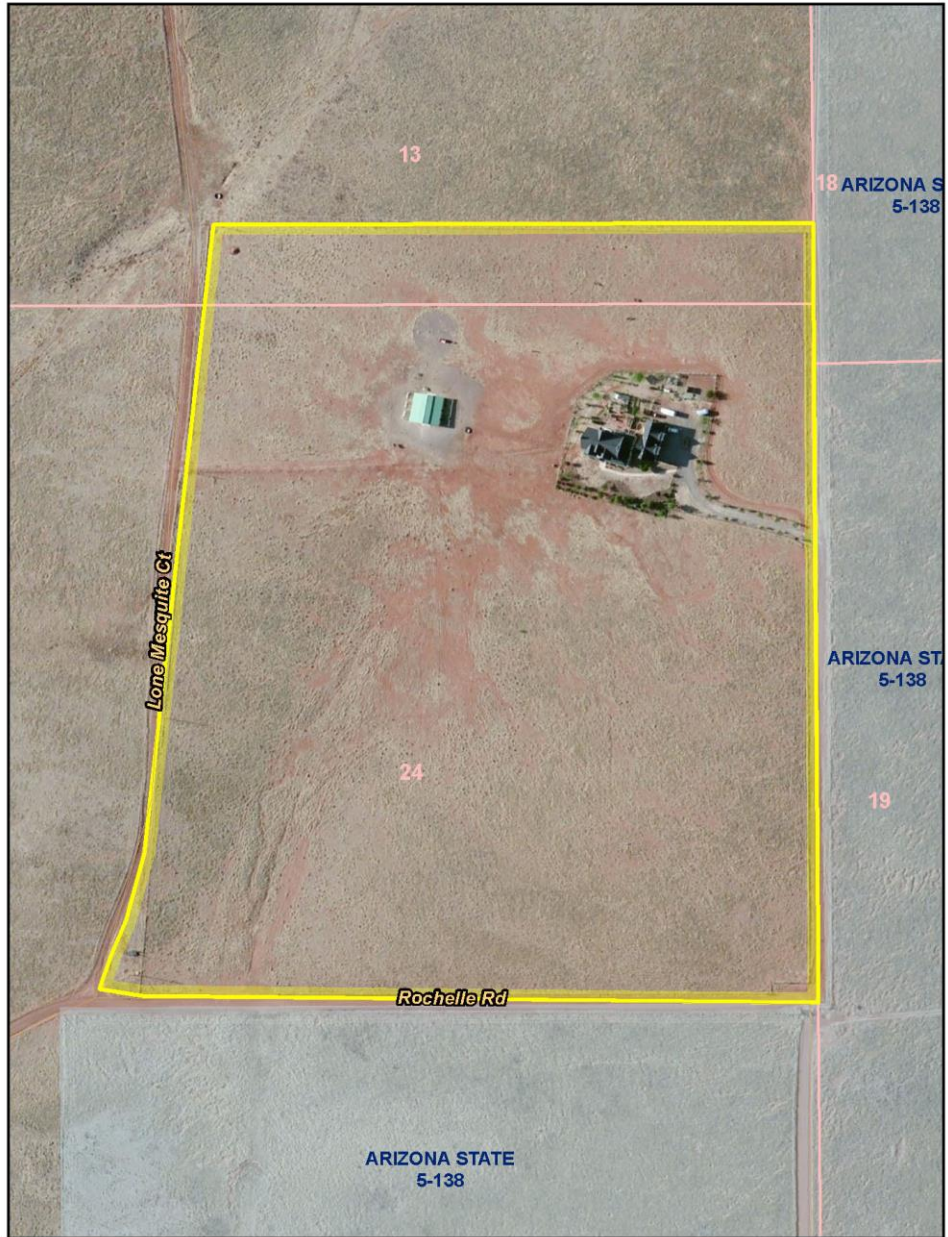
Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@headquarterswest.com

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.

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona

Aerial View

109-19-009 - Santa Cruz County, Arizona



Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@headquarterswest.com

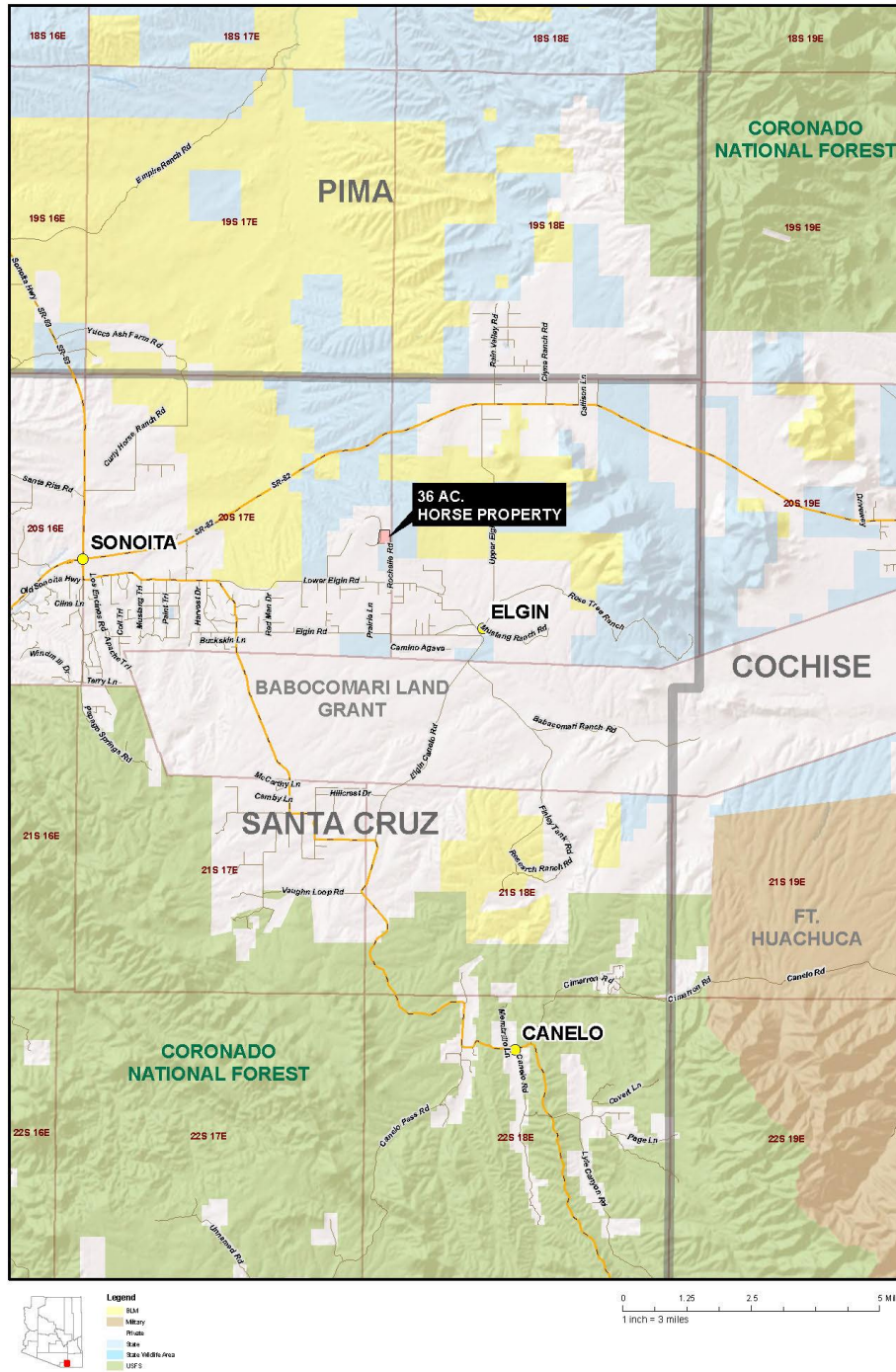
Disclaimer: This information was obtained from sources deemed to be reliable, but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

HEADQUARTERS WEST LTD.

CATTLE RANCHES - HORSE PROPERTIES - RURAL REAL ESTATE

36-Acre Equestrian Estate, Elgin, Santa Cruz County, Arizona

Neighborhood Map



Sandy Ruppel • 520-444-1745 • PO Box 542, Sonoita, AZ 85637 • sandy@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.

