

S Bar V

Santa Cruz County, Arizona



Offered by sale exclusively by:

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General Description

S Bar V Ranch is located approximately 80 miles south of Tucson. Access is via US Forest Service Road #58 and is approximately 18 miles southeast of Patagonia.

The Ranch lies in the spectacular San Rafael Valley. The San Rafael Valley is one of the largest intact short grass prairies in the western United States and is characterized by lush, rolling grasslands. The Valley is surrounded by the several mountain ranges and is the headwaters of the Santa Cruz River. Several of the neighboring ranches have executed conservation easements which will preserve the open nature of the area. In addition to its unique natural setting, the Valley was also the site of the historic San Rafael de la Zanja Spanish Land Grant.

Land Tenure

The S Bar V Ranch consists of approximately 201 acres of private land. The land is bounded by Forest Service lands on two sides. The property sits at the upper reaches of the San Rafael Valley and has magnificent views to the south and west.

Improvements

The Ranch improvements consist of the following:

- The House is approximately 2,100 square feet and nicely constructed with views from every window. There are three bedrooms & two bathrooms, living & dining room, utility room and a small office upstairs. The house has a large covered porch on the south side with flagstone decking.
- The attached Shop consists of approximately 750 square feet with plenty of room for tools and equipment.
- Pipe Horse corrals with adjacent hay barn and storage sheds.
- Metal roof cover on east side of property for camping use or additional storage.
- The Ranch is cross-fenced into three separate pastures.

Climate and Elevation

The S Bar V Ranch has a mild climate with summer highs in the mid 90's and winter lows in the mid 30's. Precipitation averages 17 inches per year. The elevation is approximately 4,900 feet above sea level.

Vegetation

The Ranch is in a short grass prairie that is dominated by the following perennial grass species: grama grasses, bluestems, plains lovegrass, threeawn and plains bristlegrass. The ridges are open woodlands that consist of several varieties of Oak.

Utilities

The Ranch is serviced by underground electric and telephone. Water is provided by a private well with submersible pump on the property. Sewer is by septic tank.

Remarks

The S Bar V Ranch is located in one of the most desirable rural areas of southern Arizona. This unique property is surrounded by large cattle ranches with miles of open space. Rarely does a property of this size become available for purchase in this remarkable Valley.

Taxes

The 2012 Real Estate Taxes are \$1,322.70.

Price

\$1,350,000

Photos



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Bedroom

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Covered patio



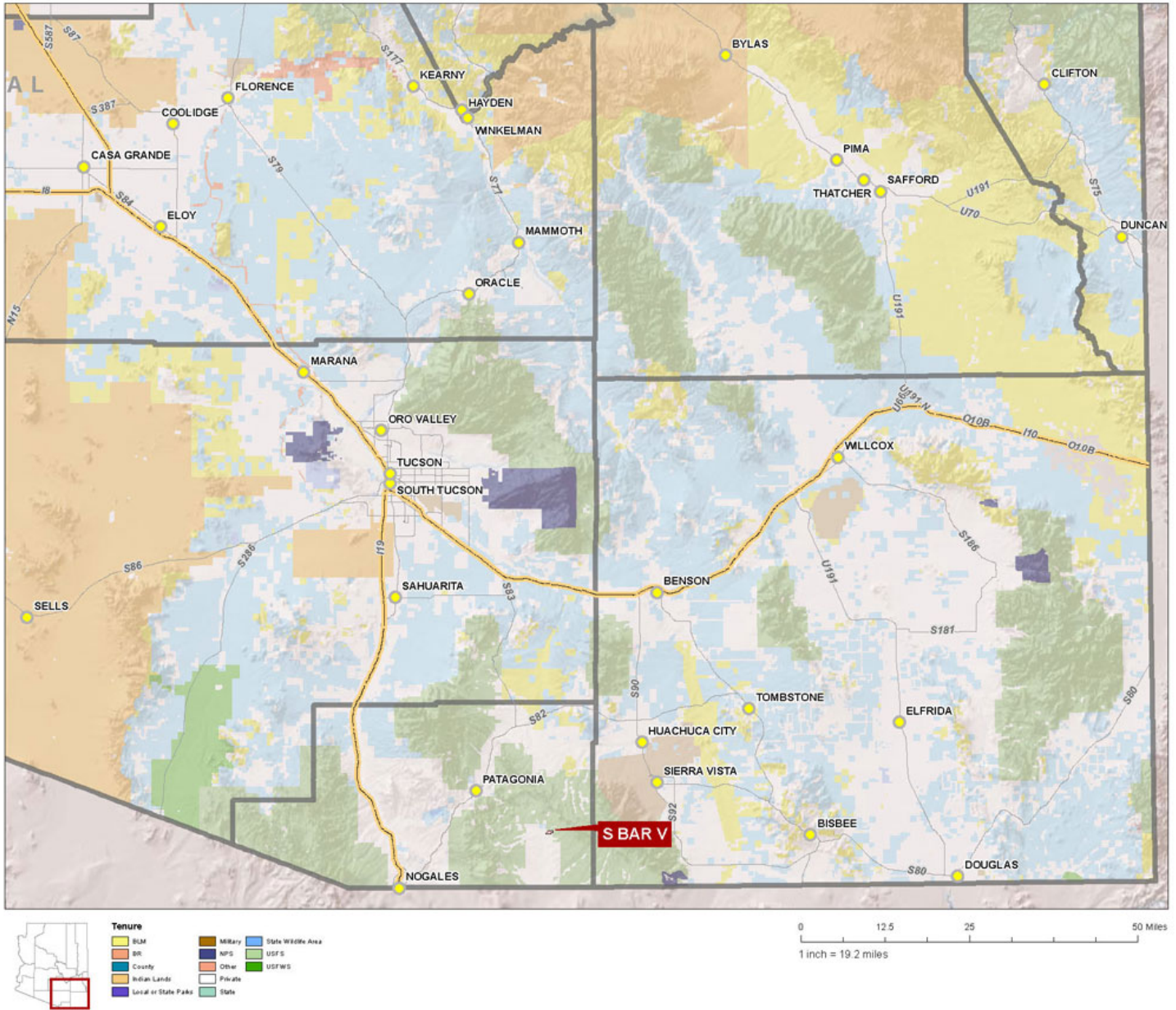
Kitchen



Living room

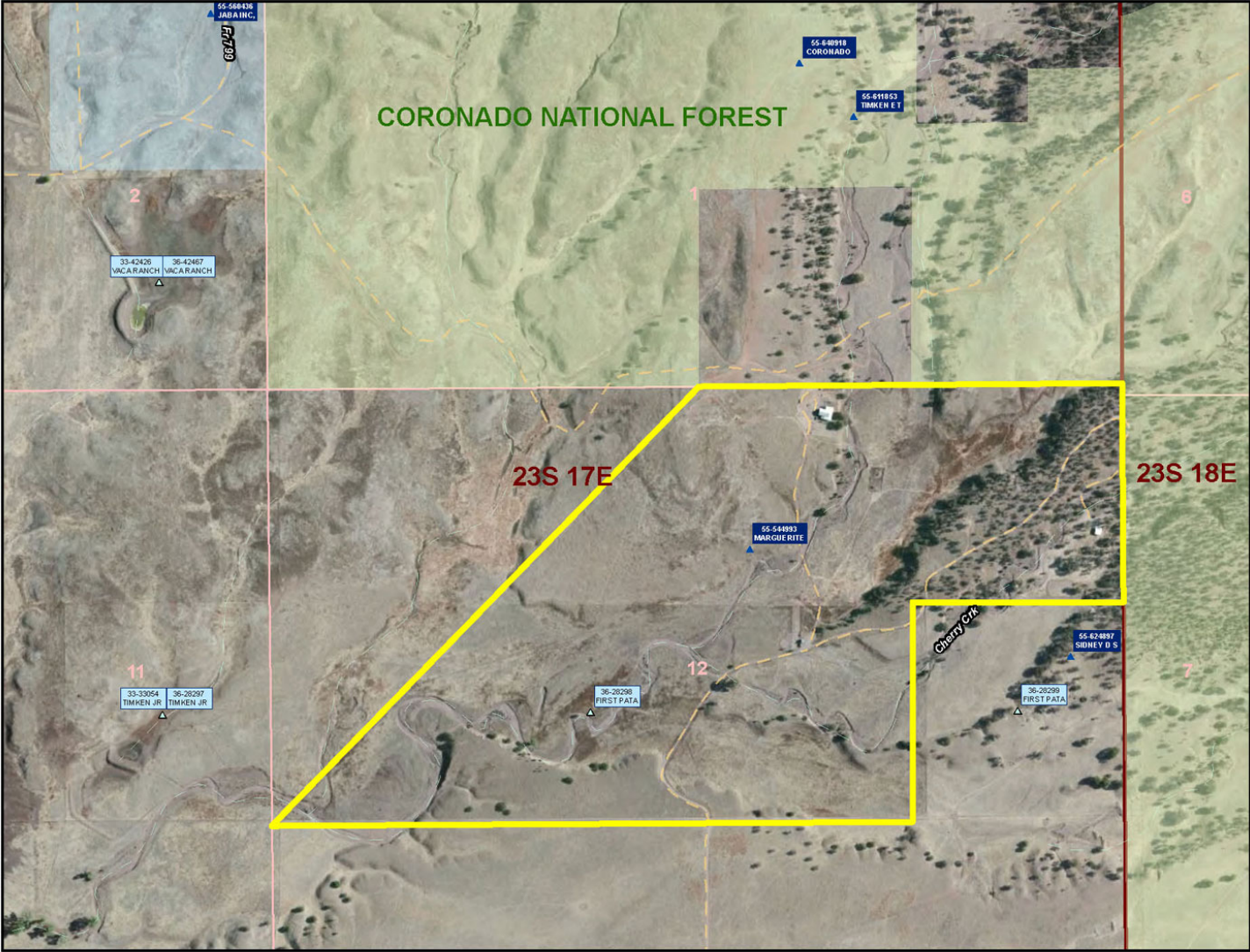
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Location Map



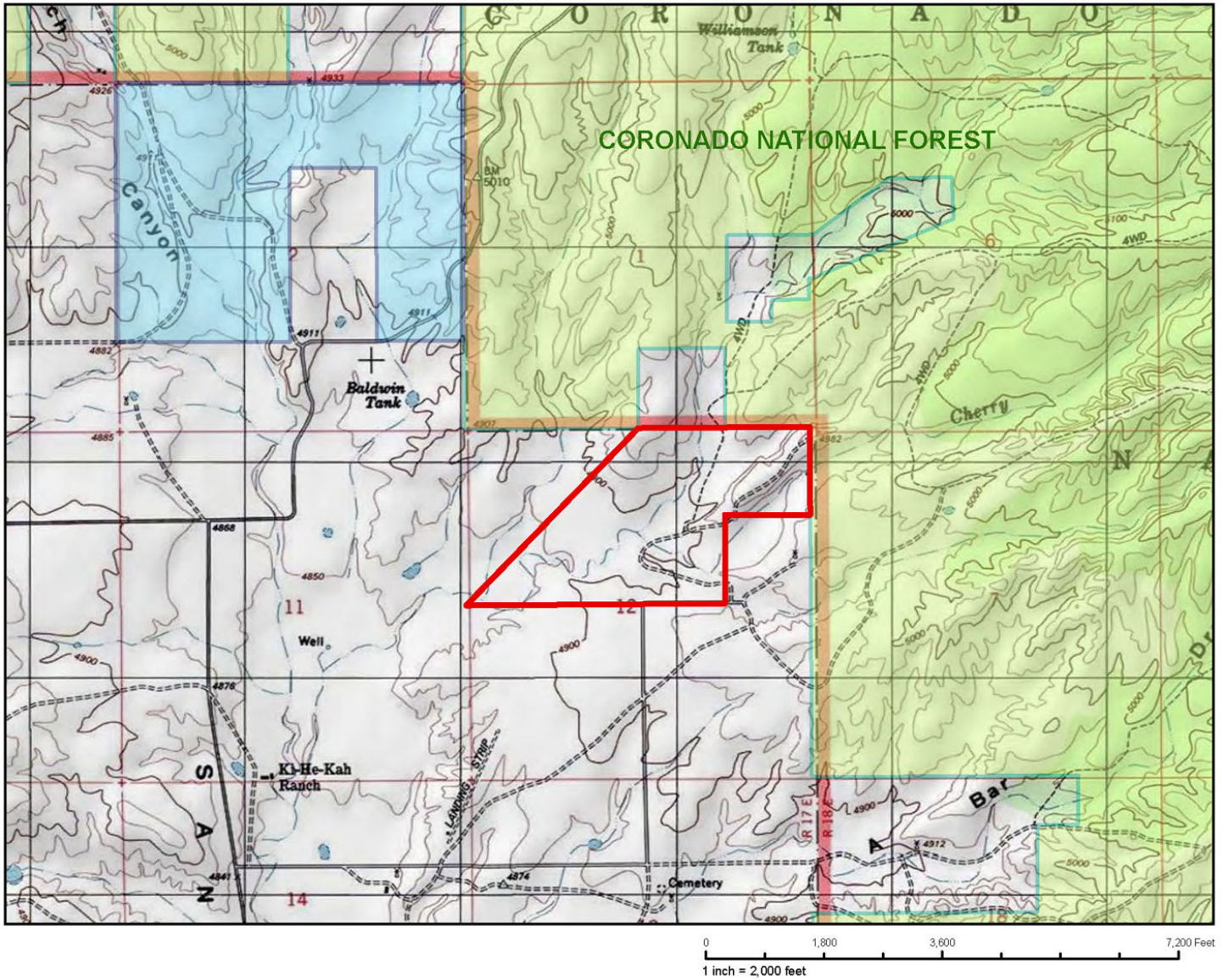
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Aerial Map



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Topography/Tenure Map



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