



## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

133 Acres - Santa Cruz County, Arizona



Offered for sale exclusively by:

### **Walter Lane**

Headquarters West, Ltd.  
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### General Description

This property is located in southeastern Arizona approximately 50 miles south of Tucson. The property is approximately 3 miles southwest of Sonoita on Highway 82 and is accessed via Crown C Ranch Road.

This property lies in the scenic Sonoita area. This beautiful region offers quiet rural living with a variety of outdoor activities. The immediate area features numerous local vineyards and the Santa Cruz County Fairgrounds with its festivals and equine events throughout the year. Tucson, an easy 45 minutes away, offers major medical facilities, the University of Arizona, shopping, restaurants and all of the other features of a major metropolitan area.

### Land Tenure

The property consists of approximately 133.82 acres of private land. Santa Cruz County Assessor Parcels No. 110-04-003E (103.82 acres) and 110-04-003H (30.00 acres)

### Climate, Elevation and Vegetation

This area has a mild climate with Summer highs in the low 90's and Winter lows in the mid 30's. Precipitation averages 15 inches per year. The elevation is approximately 4,800 feet above sea level. The topography is low rolling ridges with open valleys on a north to south alignment. The property is a Madrean Oak Grassland consisting of numerous native perennial grasses with scattered oak and mesquite trees.

### Utilities

Underground electric has been installed to the central portion of the property. Telephone service is provided by local utilities or cell phone. Two wells have been drilled at approximately 220 feet in depth and are ready for use. Propane is provided by local suppliers and sewage disposal may be provided by septic tank.

### Building Improvements

The owner started construction on an approximately 5,080 square foot masonry residence. The concrete slab and walls are substantially complete and the house plans are available to the buyer. One of the existing wells is adjacent to this partially completed building.

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### **Zoning & Deed Restrictions**

The property is zoned Santa Cruz County GR (General Rural). This zoning provides for low density residential and agricultural uses. This property and the adjacent surrounding properties are subject to deed restrictions that limit further subdivision to one house per thirty acres. There are additional restrictions on building design and type to protect the scenic beauty and rural nature of the area.

### **Real Estate Taxes**

2017 Real Estate Taxes were \$62.26. The taxes are based upon an agricultural use of cattle grazing.

### **Remarks**

This property is one of the last large land parcels available in the immediate Sonoita area. The surrounding properties have been carefully deed restricted to insure that future development is tasteful and in harmony with the landscape and adjoining properties. This is a unique opportunity to acquire a beautiful property that enjoys a quiet rural lifestyle within close proximity of Tucson.

The owner may consider selling Santa Cruz County Assessor Parcel No. 110-04-003H (30.00 acres) separately.

### **Price**

\$795,000.00

**Shown by appointment only**



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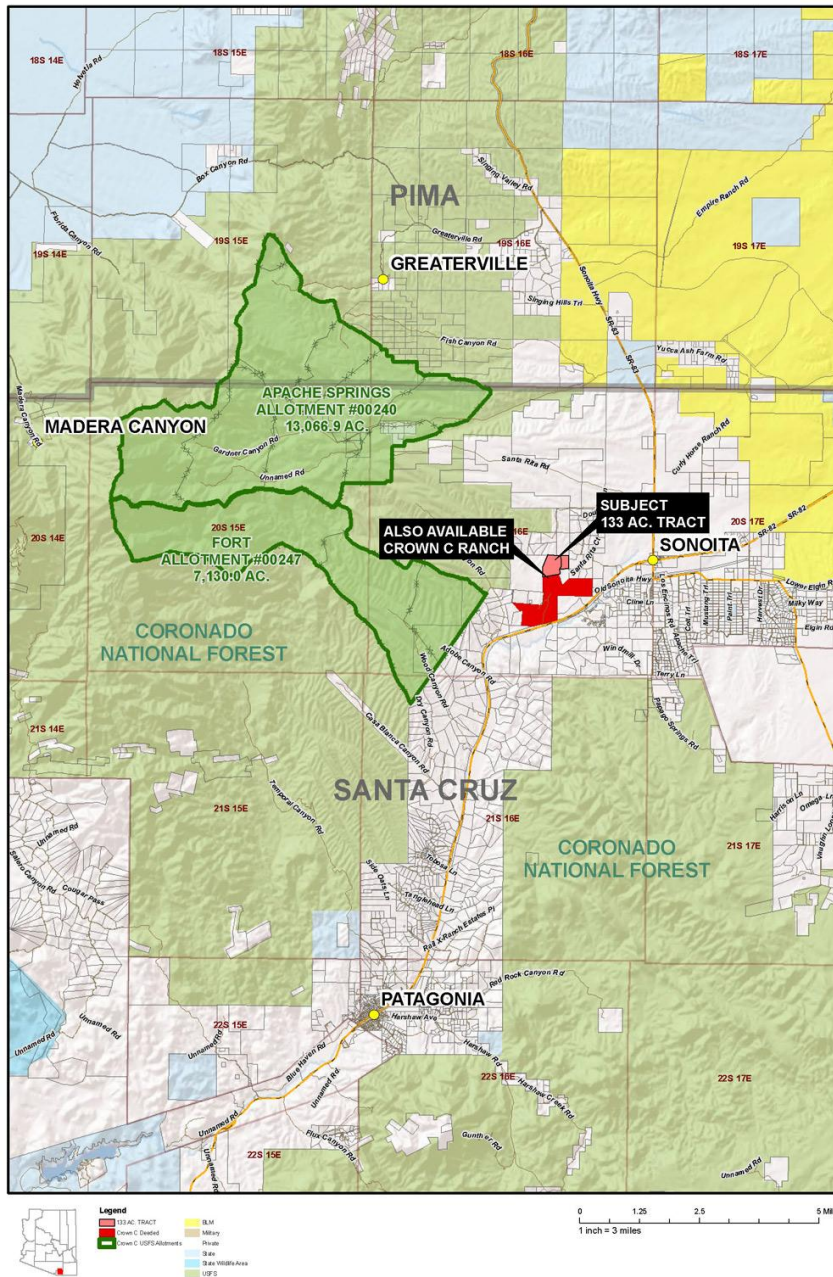
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See Also

Adjacent Crown C Ranch with 477 deeded acres, also being handled by Walter Lane.

[www.headquarterswest.com/listings/crownc/index.html](http://www.headquarterswest.com/listings/crownc/index.html)



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## Photographs



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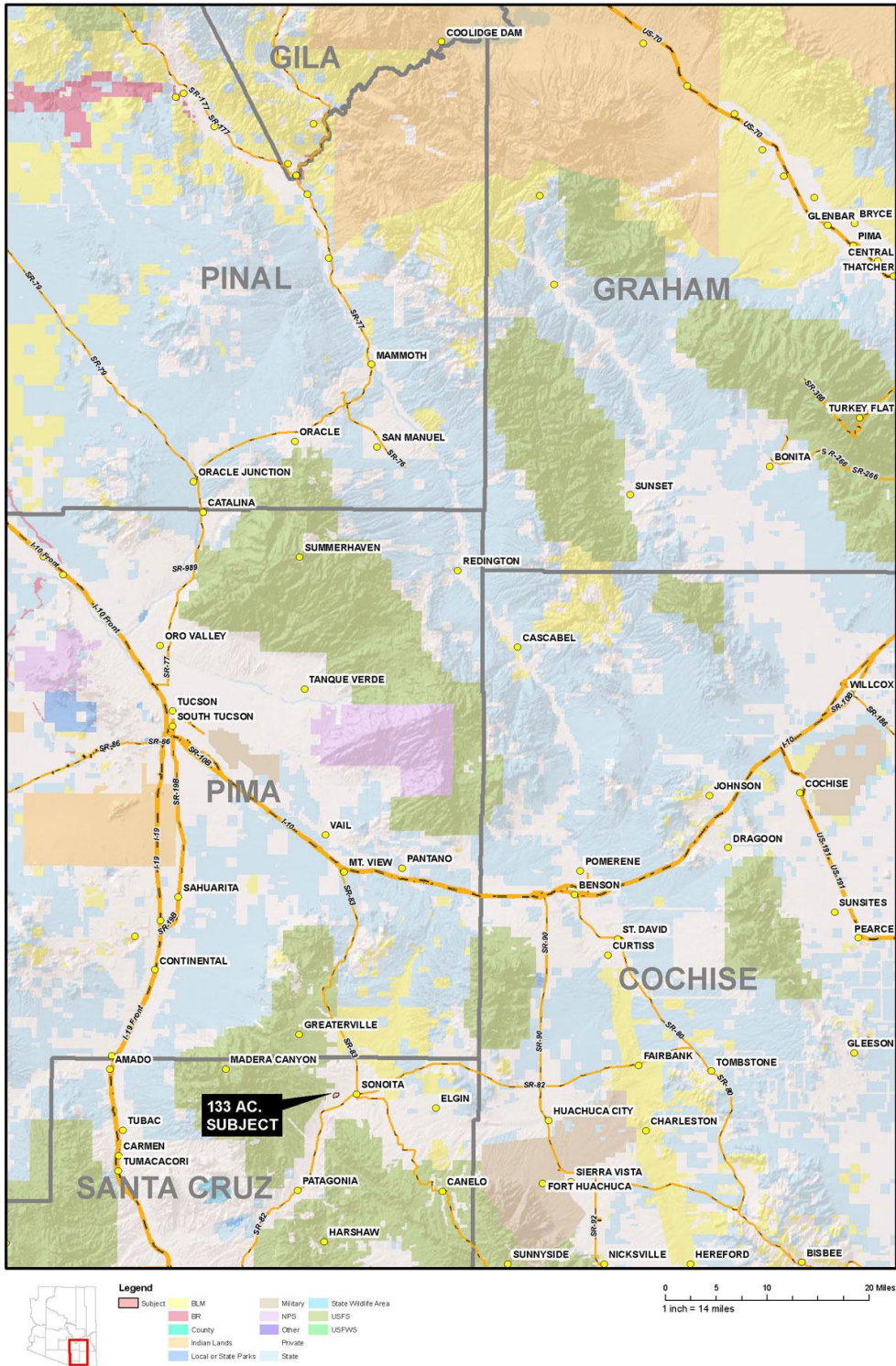


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## Location Map



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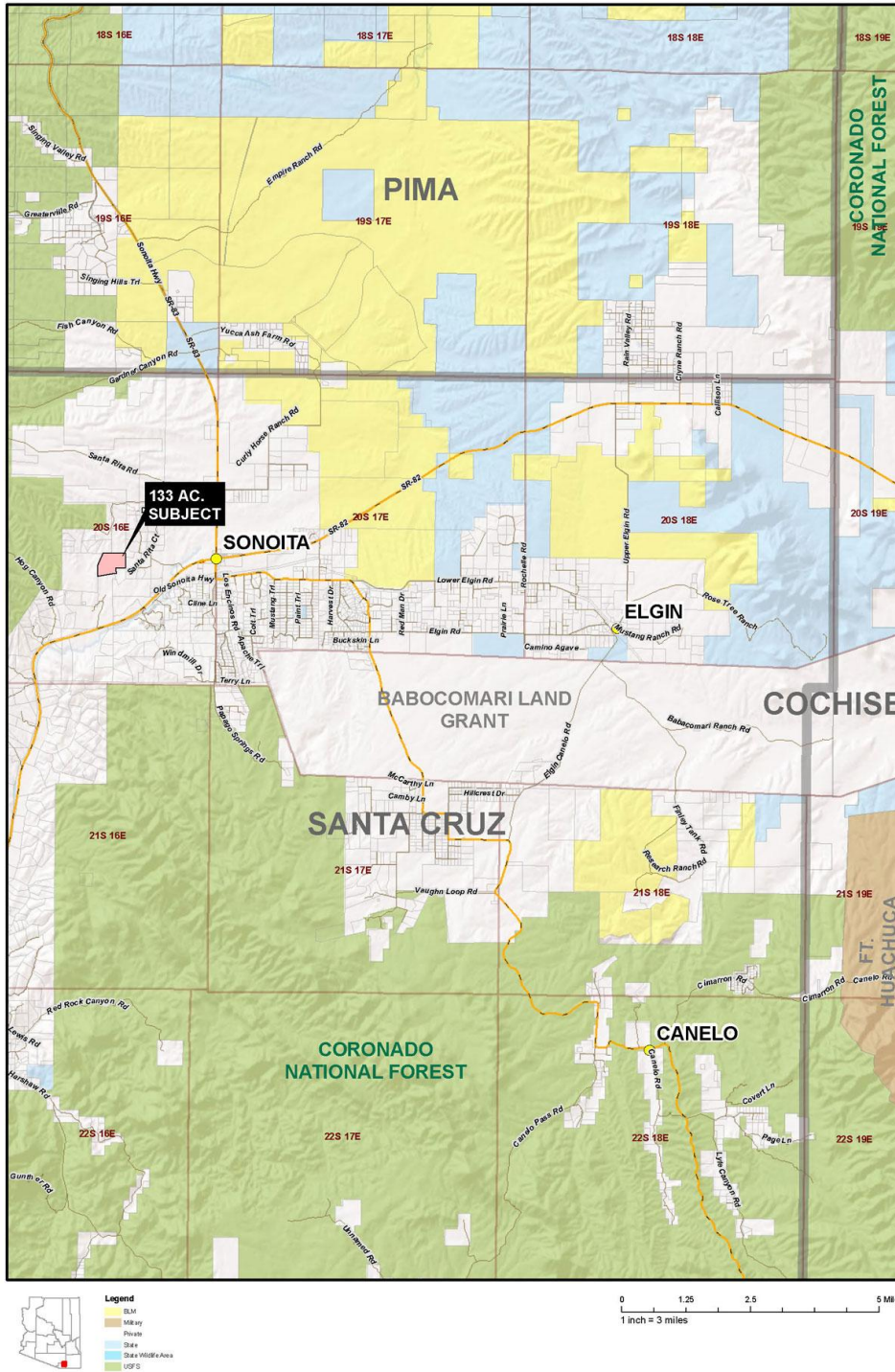


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## Neighborhood Map



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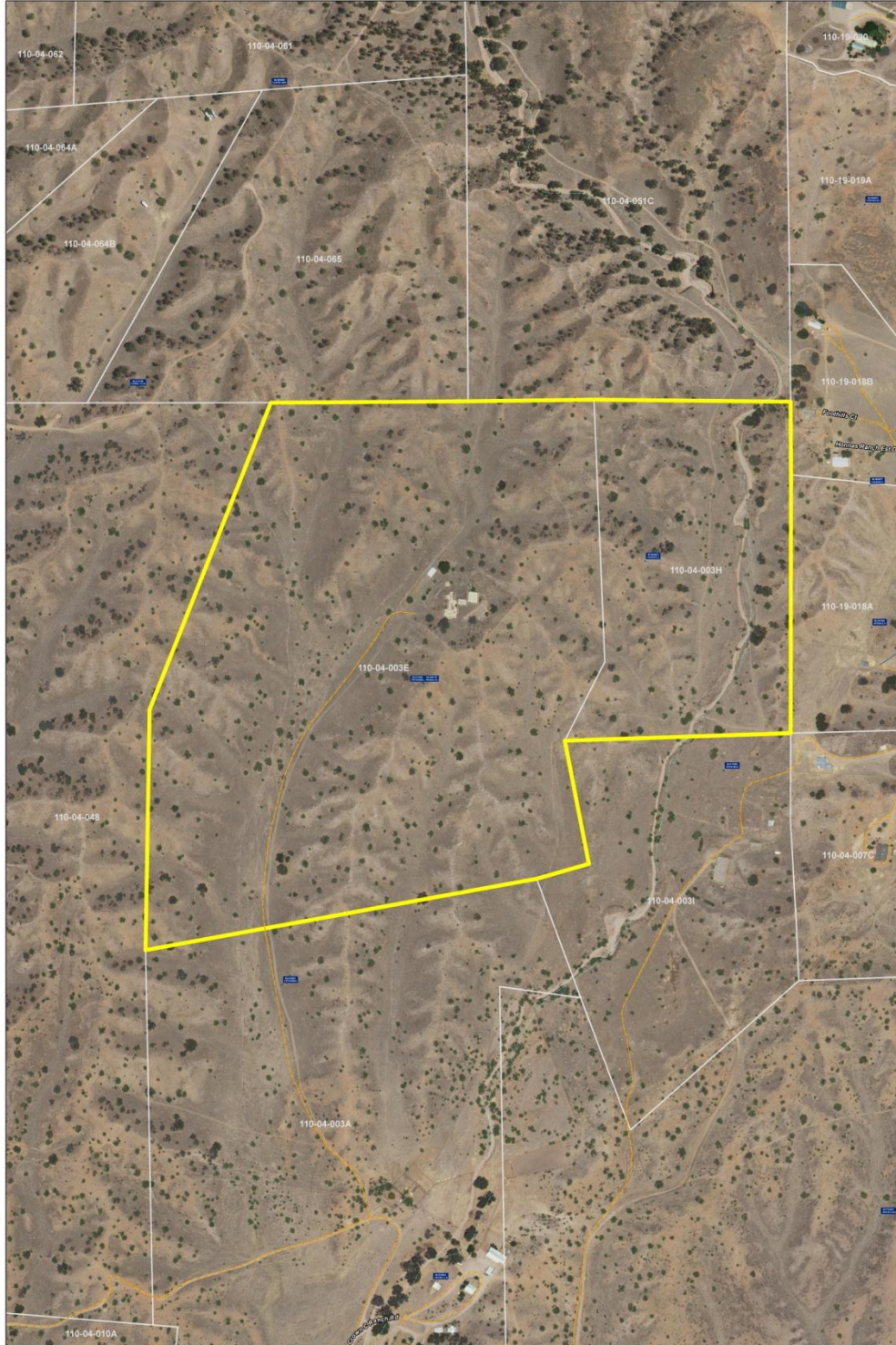


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## Aerial Map



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