

**Temporal Canyon
Santa Cruz County, Arizona**



Photo [3] – A view of Patagonia from the property

Listed for sale exclusively by:

Sam Hubbell

Headquarters West Ltd.
PO BOX 1039
Sonoita, AZ 85637

Phone: (520) 455-5834 - Mobile: (520) 609-2546 - Fax: (520) 455-5018
info@headquarterswest.com
<http://www.headquarterswest.com/tc>

Lot sizes and prices

Lot	Size	Price	Status
1	14.0221	159,000	SOLD - Reduced from \$189,000
2	24.0219	199,000	SOLD - Reduced from \$229,000
3	26.2798	219,000	SOLD -Reduced from \$249,000
4	24.1638	249,000	SOLD
5	20.6217	220,000	SOLD

Location

The property is located one mile north of the picturesque town of Patagonia along Temporal Canyon Road. The property is nestled in the beautiful foothills of the Santa Rita Mountains and is near the Coronado National Forest. *(Please see the location map below)*

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 rainfall 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 Town of Patagonia located just south of the property offers public schools with education from kindergarten through high school. Nogales international airport is about fifteen minutes from the property, and Tucson is International Airport is a little under an hours drive.

Contact

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Pictures



[1] View of Patagonia



[2]



[4]



[5]



[6]



[7]

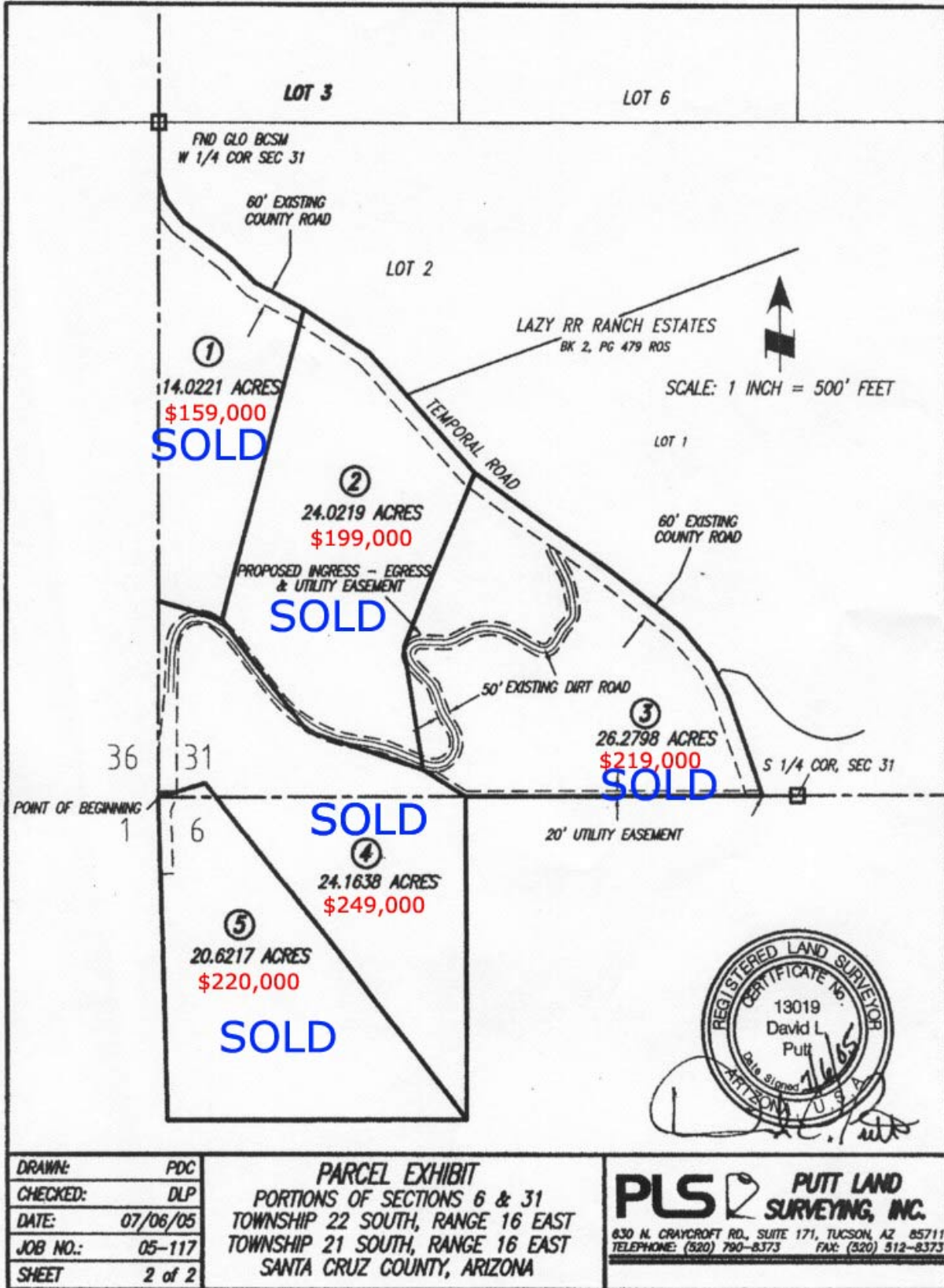


[8]

Location Map



Survey Map



DRAWN:	PDC
CHECKED:	DLP
DATE:	07/06/05
JOB NO.:	05-117
SHEET	2 of 2

PARCEL EXHIBIT
 PORTIONS OF SECTIONS 6 & 31
 TOWNSHIP 22 SOUTH, RANGE 16 EAST
 TOWNSHIP 21 SOUTH, RANGE 16 EAST
 SANTA CRUZ COUNTY, ARIZONA

PLUS PUTT LAND SURVEYING, INC.
 830 N. CRAYCROFT RD., SUITE 171, TUCSON, AZ 85711
 TELEPHONE: (520) 790-8373 FAX: (520) 512-8373