

# XIA Ranch Cochise County, Arizona



*Offered for sale exclusively by:*

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## General Description

The XIA Ranch is located on the western edge of the scenic Sulphur Springs Valley in Cochise County, Arizona. The Ranch is accessed via Taylor and Airport Roads from I-10. The Ranch is approximately 90 miles East of Tucson and 10 miles west of Willcox.

The Sulphur Springs Valley is a very beautiful area with sweeping views in every direction. The area has a colorful history with Apache Indian battles and train robberies occurring within a few miles of the ranch.

## Land Tenure

The XIA Ranch and consists of:

Acres	Tenure	AU
740	Deeded	22
960	State Lease	18
1,700	Total	40

The State Grazing Lease allows for 18 head of livestock to be grazed annually.

## Climate, Elevation & Vegetation

The XIA Ranch has a mild climate with summer highs in the mid 90's and winter lows in the mid 30's. The elevation ranges from 4,400 to 4,700 above sea level. The vegetation is a Desert Grassland with mesquite trees, prickly pear cactus and native perennial grasses as dominant species.

## Improvements

The XIA Ranch is extremely well improved and maintained.

- **Owners Home** - A beautiful Santa Fe style home constructed in 1979. the home is approximately 2,300 square feet with two bedrooms and two baths. The home is beautifully constructed with masonry walls, exposed wood beam ceilings and Saltillo tile.
- **Guest House (Ponderosa)** - A 840 square foot modular home with a fully surrounding metal roofed porch. The home is ground set and consists of two bedrooms with two baths.
- **Stable with apartment** - A multipurpose building with three covered horse stalls, a masonry tack room and a large masonry apartment (1,080 square feet) consisting of living room, kitchen, two bedrooms, loft and a bathroom. The entire building is covered with a metal roof that allows additional room for hay or equipment storage (6,700 square feet).
- **Hay Barn/Airplane Hanger** - An all steel 5,800 square foot covered area that allows storage for hay, equipment or an airplane.
- **Cook Shack & Bar B Que area** - A wood frame kitchen building with bathroom. Adjacent area is nicely landscaped for parties and gatherings.
- **Staff House** - 840 square foot masonry home with covered porch
- **Staff House** - 840 square foot modular home with covered porch.
- **Airstrip** - A 4,000 foot bladed dirt airstrip. Willcox has a paved airstrip that can handle private jets.
- **Roping Arena** - A very large roping arena that could handle a wide range of events. Steel corrals are adjacent. The Ranch is cross fenced with barbed wire fencing.

## Water

The XIA Ranch has three wells and three livestock stocktanks. The wells have submersible pumps.

## Utilities

Electricity and telephone are available to all the houses.

Water is provided by wells, propane is provided by local suppliers. Sewage is via septic tank.

**Taxes & Fees**

2007 Real Estate Taxes	3,414.78
2007 State Grazing Fees	518.40
Total	3,933.18

**Remarks**

The XIA Ranch is a highly improved property that would make an excellent weekend getaway property. The current owner has used it extensively for entertaining large groups and for a restful retreat. The property has been lovingly improved and maintained and is ready for a new owner to enjoy its many amenities.

**Price**

\$1,195,000

**Furnishings & Equipment**

The furnishings and equipment are not included in the sale price but may be available separately.

## Pictures



Cook's shack



Hay barn



Stable



Owner's home



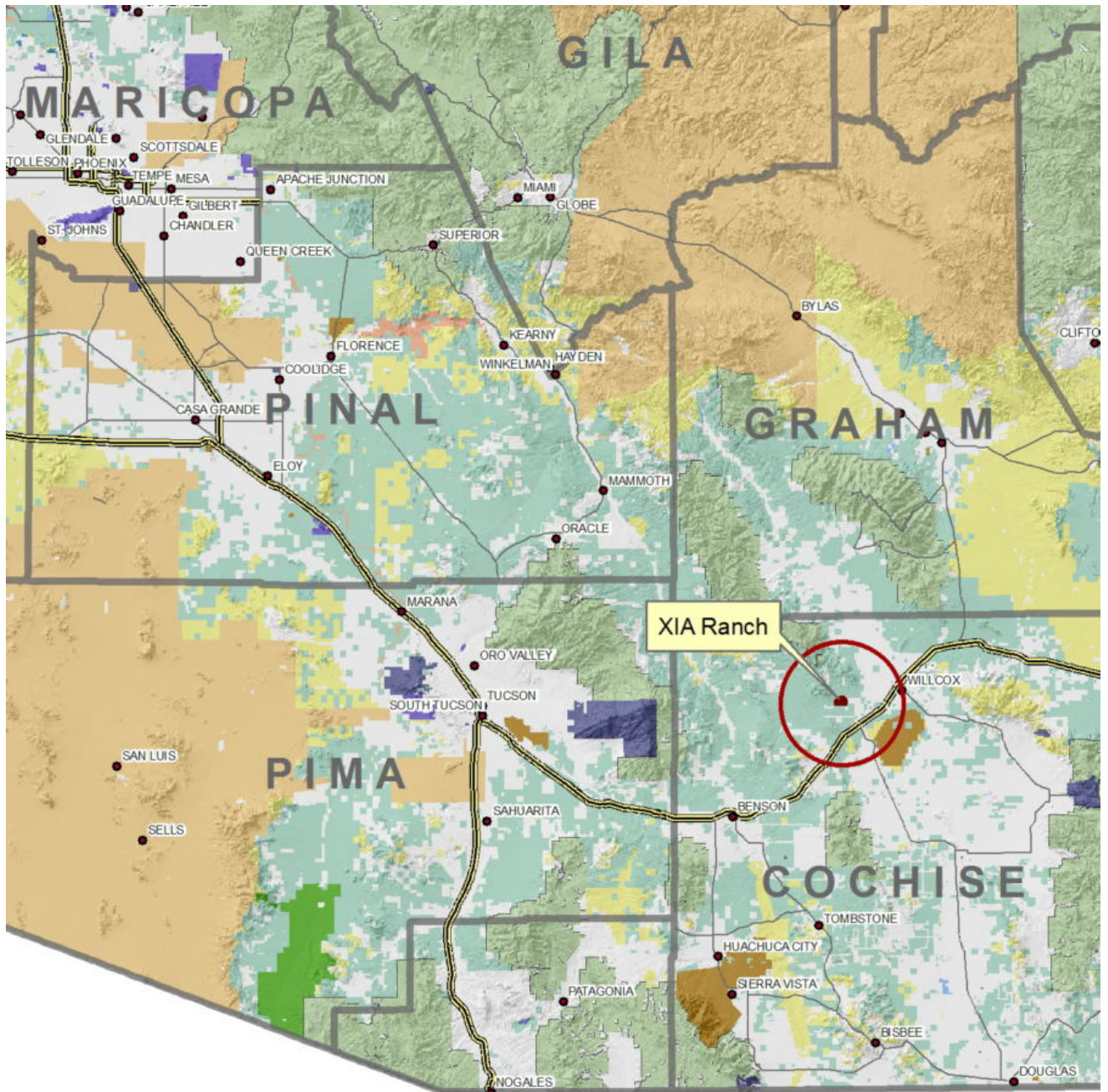
Interior owner's home



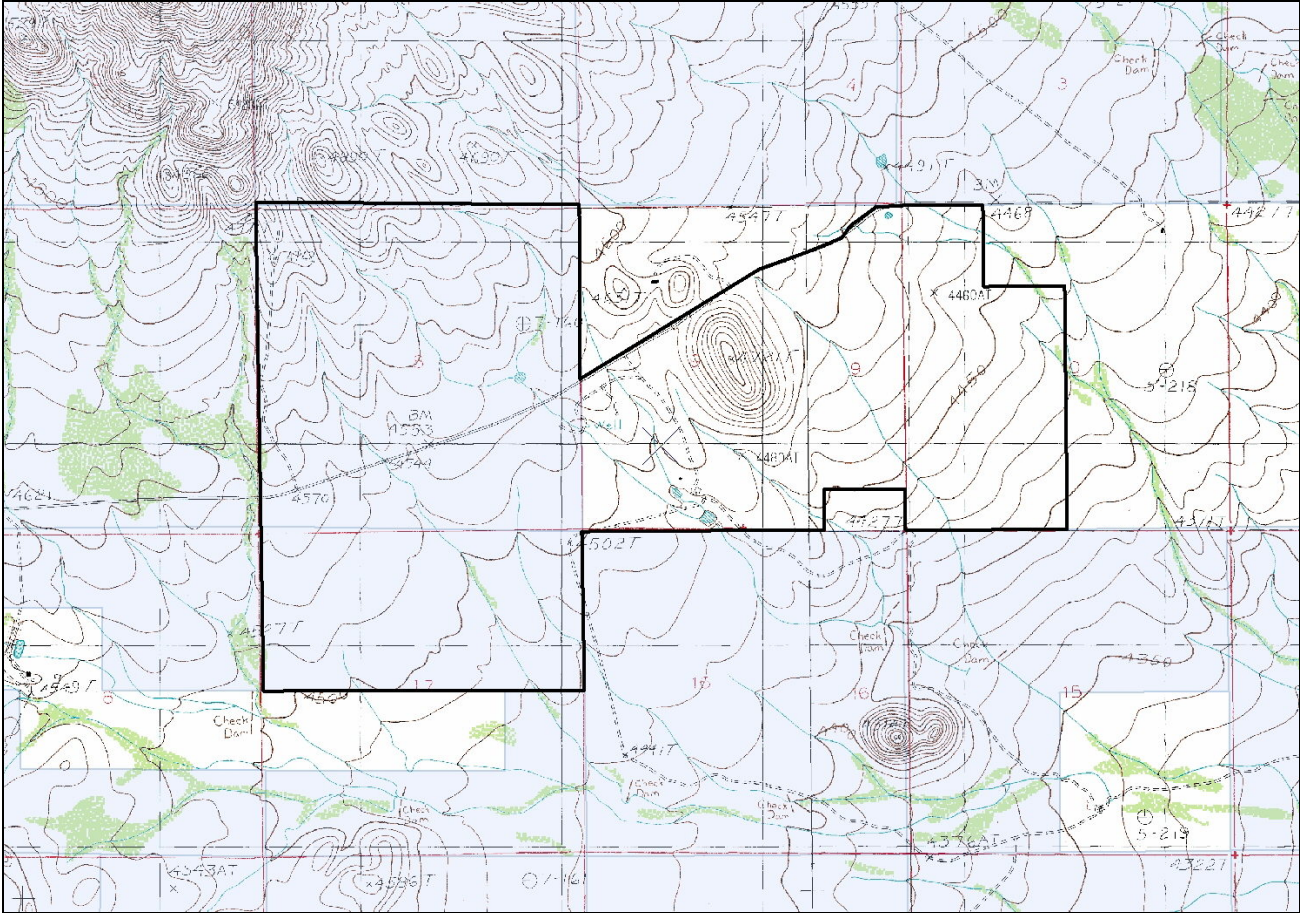
Guest house



# Location Map



# Topography/Tenure Map



State Private



# Aerial Map



State Private