

# Dos Chirreones

## Santa Cruz County, Arizona

### Location

Dos Chirreones is a deed restricted, Santa Cruz County subdivision bordering the Coronado National Forest and consisting of six lots totaling 337.3 acres of land. Three lots are being offered for sale. Formerly part of the historic Pine Tree Ranch, Dos Chirreones is located approximately 7 miles southeast of Sonoita at the base of the Canelo Hills. Dos Chirreones has been planned with environmental sensitivity and great care to preserve the natural beauty of its oak-covered ridges and grassy swales, its magnificent views, its spaciousness, ample room for grazing horses, low population density, and a high degree of personal privacy and relative seclusion.

**Lot 2 ...** borders the Coronado National Forest on its West side and contains 43.94 acres. It can be reached from Hay Canyon, a road running from East to West along the North side of Dos Chirreones. Lot 2 enjoys superior views and includes its own well.

**Lot 3 ...** is reached from Dos Chirreones, a road running from East to West along the Southern boundary of the subdivision. Lot 3 contains 60.67 acres. It is a high-volume forage producing lot, and therefore particularly well suited for grazing livestock

**Lot 4 ...** adjoins Coronado National Forest land on its East side, and contains 65.61 acres. It can be accessed from either the Vaughn Loop Road or from Dos Chirreones. In addition to its outstanding views it includes a well; and like Lot 3 it produces large quantities of perennial grasses, making it particularly well suited for grazing horses and cattle.

Dos Chirreones lies adjacent to the Coronado National Forest, and is close to the Bureau of Land Management's Las Cienegas National Conservation Area, Patagonia Lake State Park, Kartchner Cavern State Park, the Nature Conservancy's Patagonia-Sonoita Creek Sanctuary for birds and other wildlife, Parker Canyon Lake, the beautiful San Rafael Valley, the historic ghost towns of the Patagonia area, Fort Huachuca, and the communities of Sonoita, Elgin, Canelo, Patagonia, Sierra Vista, and Nogales, Arizona, the "Gateway to Mexico". (Please see the street map above if you're unfamiliar with the area.)

### Price

Parcel	Price	Size
Lot 2	360,000	43.94
Lot 3	375,000	60.67
Lot 4	395,000	65.61

### Contact

Shown by appointment only.  
Offered for sale exclusively by:  
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*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.*

## PHOTOS



View toward the Mustang Mountains from Lot 4.

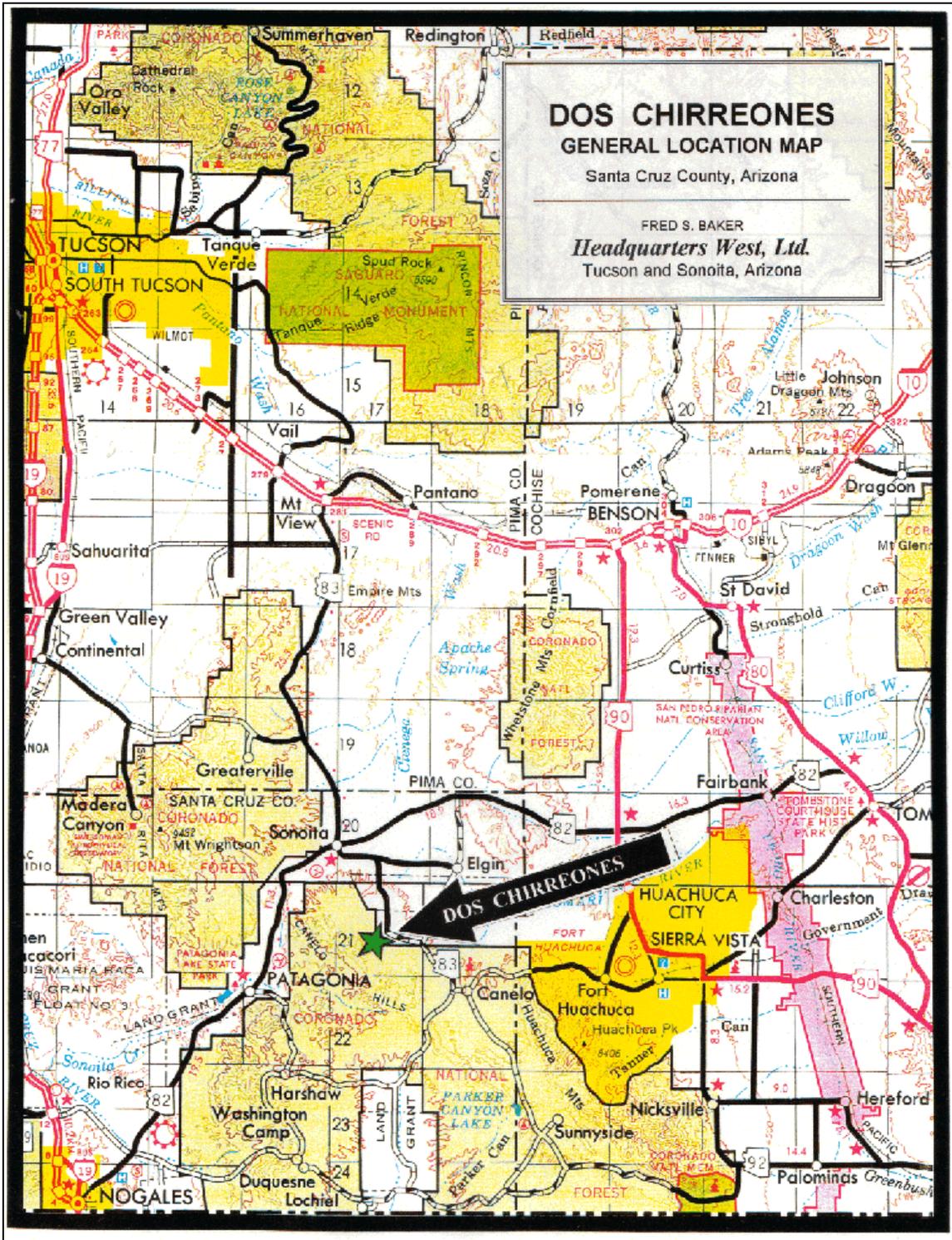


View toward the Mustang Mountains from a home site on Lot 2.



Partial view of Lot 3 with the Canelo Hills in the background.  
Taken from the grassy swale on Lots 3 & 4.

# LOCATION MAP



LOT MAP

