

HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

La Alameda - Santa Cruz County, Arizona



Offered for sale exclusively by:

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General Description

The La Alameda Ranch is located in southeastern Arizona approximately 65 miles south of Tucson. The property is approximately 5 miles southeast of Rio Rico and is accessed via Ruby Road to North River Road.

The Ranch lies in the beautiful Santa Cruz River Valley east of Nogales. The surrounding area has a quiet rural lifestyle while only minutes away from the more urban areas of Nogales, Tubac and Green Valley. There is a large amount of history in the region with the early Spanish Guevavi Mission being located on the neighboring property.

Land Tenure

The La Alameda Ranch consists of approximately 612 acres of private land.

Climate, Elevation and Vegetation

The Ranch has a mild climate with Summer highs in the high 90's and Winter lows in the mid 30's. Precipitation averages 12 inches per year. The elevation ranges from 3,600 to 3,700 feet above sea level. The topography of the Ranch is low rolling ridges that are bisected by open valleys. The majority of the ranch is a mesquite grassland consisting of native perennial grasses and several annual grass species.

Utilities

Overhead electric, provided by UniSource Energy, is adjacent to the northwest corner and portions of the western boundary. Telephone service is provided by local utilities or cell phone. Water may be obtained by drilling a well. Propane is provided by local suppliers and sewage disposal may be provided by septic tank.

Zoning

The property is zoned Santa Cruz County GR (General Rural). This zoning provides for low density residential and agricultural uses. Residential lots must have a minimum lot size of 180,000 square feet (4.13 acres).

Real Estate Taxes

2016 Real Estate Taxes were \$205.00

Remarks

The La Alameda Ranch creates an opportunity to own a beautiful piece of land in a very scenic area. In addition to its current use for grazing livestock and quiet rural living, there is investment potential for further subdivision due to its proximity to Nogales and Rio Rico. This is a very unique property that can support a variety of uses.

Price

\$920,000.00 (\$1,503.27 per acre)

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Photographs



Valley bottom



View W along N boundary

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View S from N boundary



View SW to Mt. Benedict

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View E along N boundary

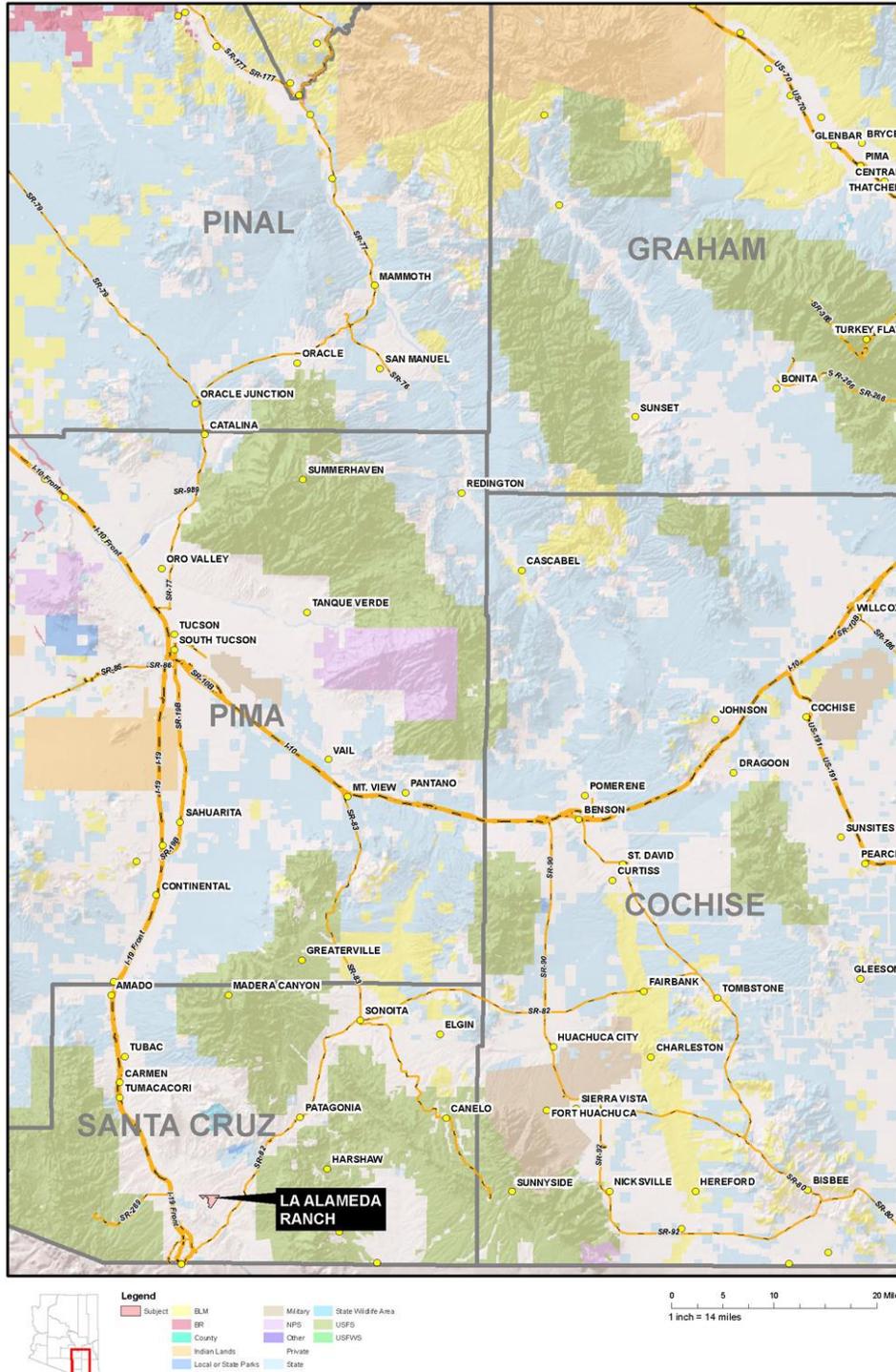
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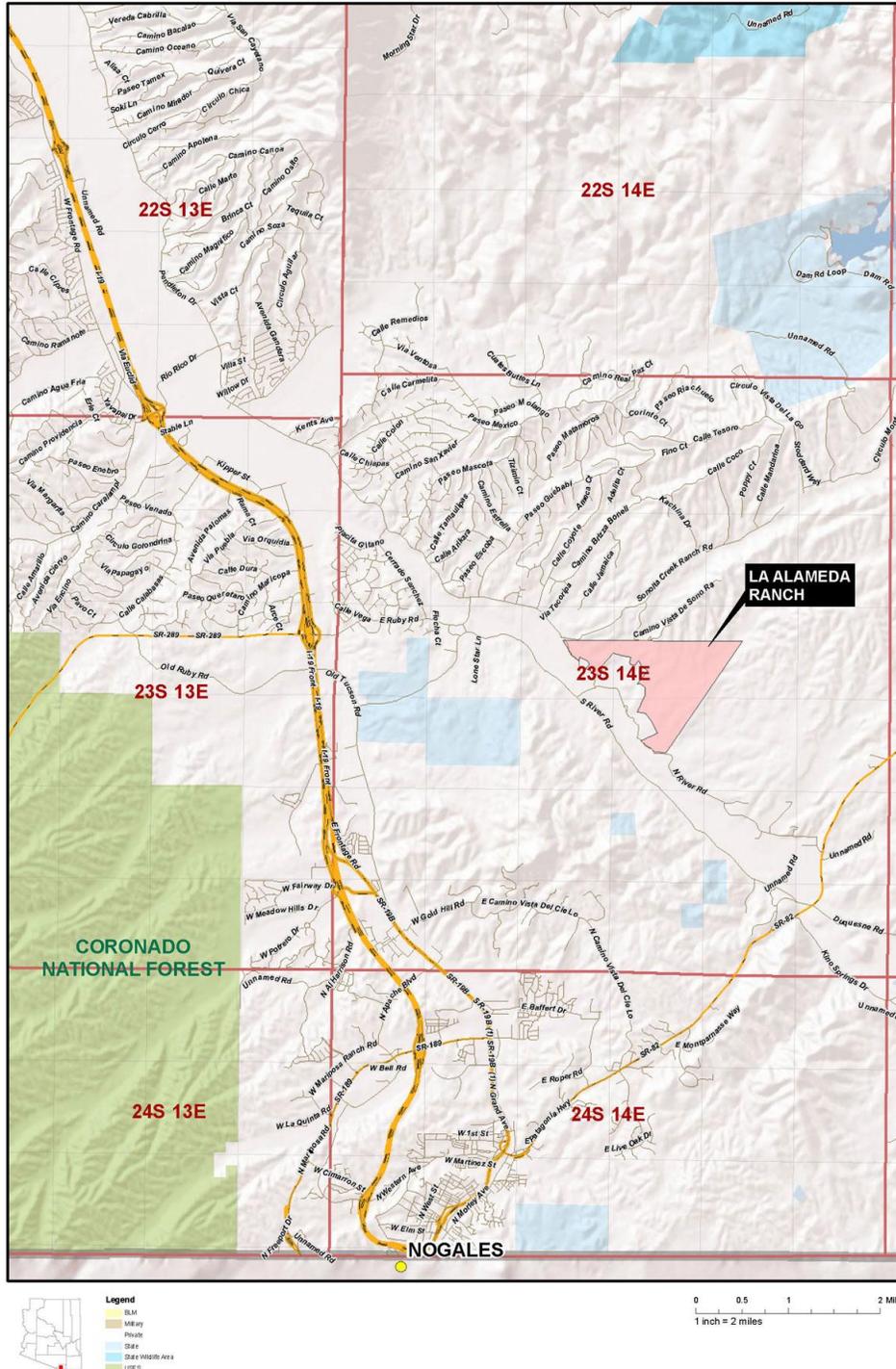
Location Map



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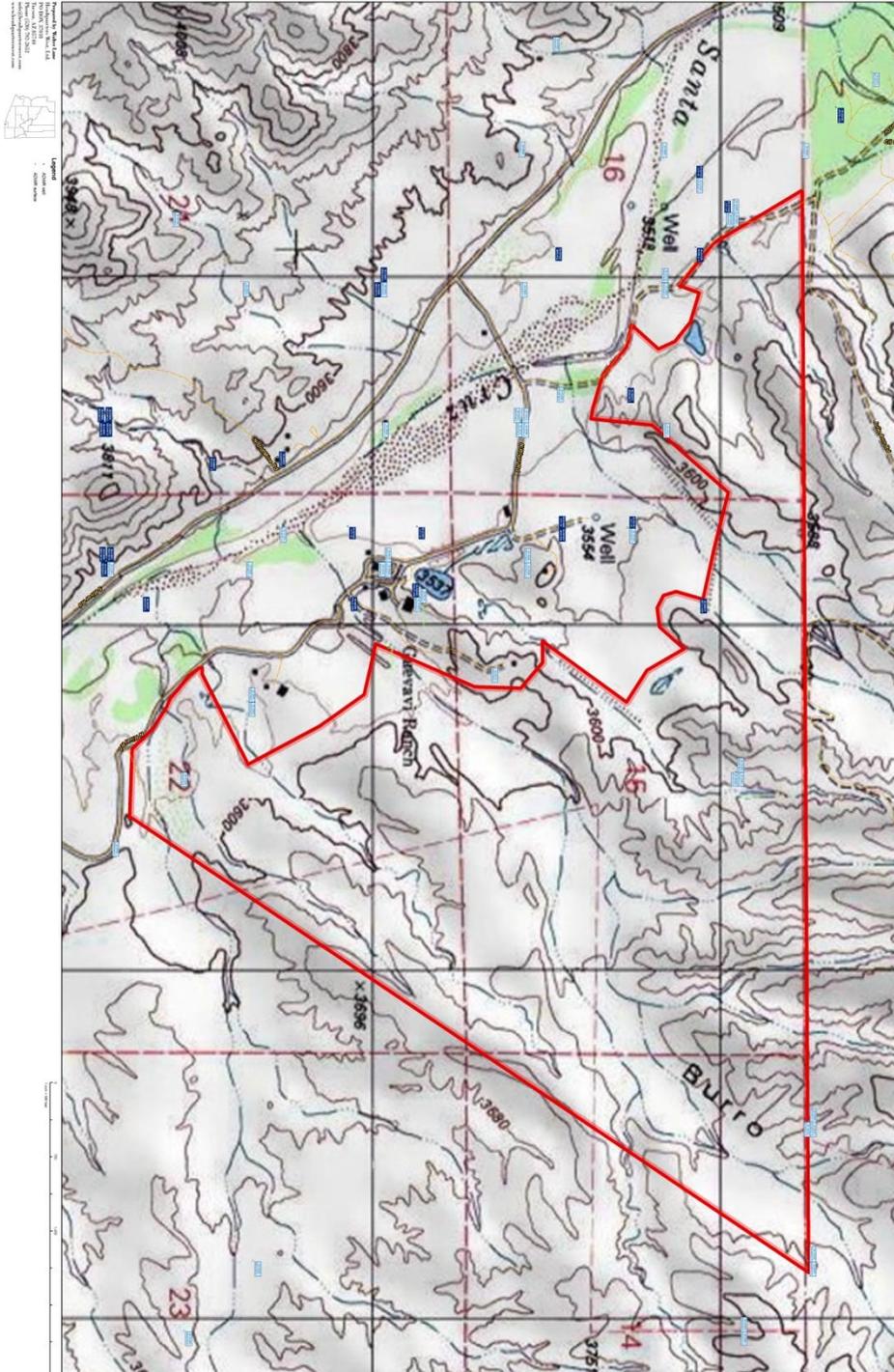
Neighborhood Map



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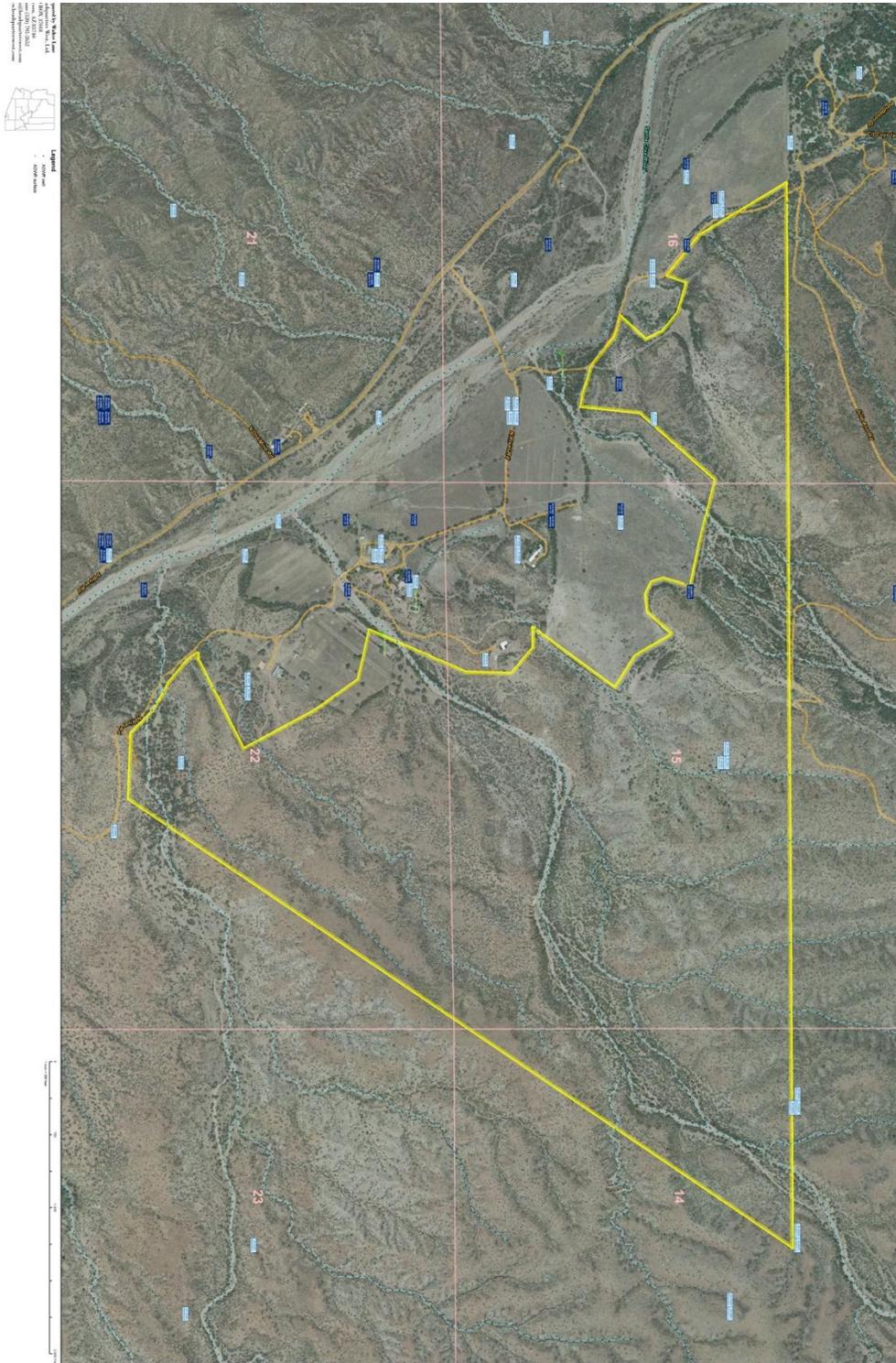
Topography/Tenure Map



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Aerial Map



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