

# Patagonia Acreage Santa Cruz County, Arizona



*Listed for sale exclusively by:*

## **Sam Hubbell**

Headquarters West Ltd.  
PO BOX 1039  
Sonoita, AZ 85637  
Phone: (520) 455-5834 - Fax: (520) 455-5018  
info@headquarterswest.com  
<http://www.headquarterswest.com>

*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.*

## **Description**

320 acres of private land and 560 state lease acres located one mile north of Patagonia, Arizona and 66 miles southeast of Tucson, Arizona. The property is nestled in the beautiful foothills of the Santa Rita Mountains at an elevation of 4,400 feet and is adjacent to the Coronado National Forest. The small picturesque town of Patagonia is located just south of the property. The climate is exceptional for year round living, ranching and recreation and the view are outstanding. This is one of the last large pieces of property left in the area and would make a great gentleman's ranch or investment property.

## **Wildlife**

Wildlife include 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.

## **Price**

\$1,200,000

## **Notes**

- This acreage was previously listed with Headquarters West as part of the Lazy RR Ranch.  
Please see: <http://www.headquarterswest.com/lazyrr>
- We've also listed 2 43 acre parcels nearby  
Please see: <http://www.headquarterswest.com/stevens>

## **Contact**

*Offered for sale exclusively by:*

Headquarters West, Ltd.

Sam Hubbell, [info@headquarterswest.com](mailto:info@headquarterswest.com)

(520) 455-5834

PO BOX 1039

Sonoita, AZ 85637

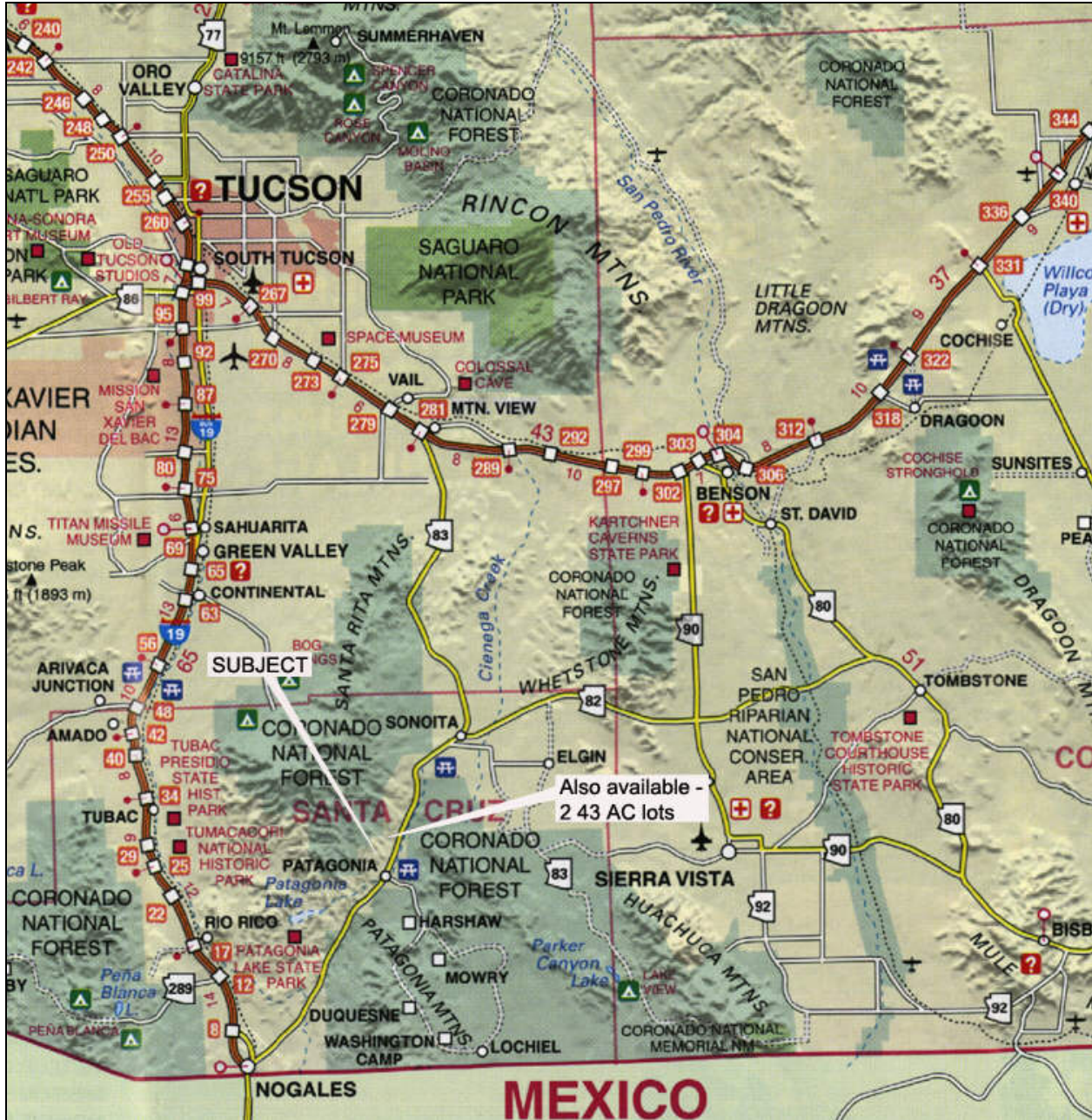
Web: [www.headquarterswest.com](http://www.headquarterswest.com)

## Photos



*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.*

# Location Map



*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.*

## Topography/Tenure Map

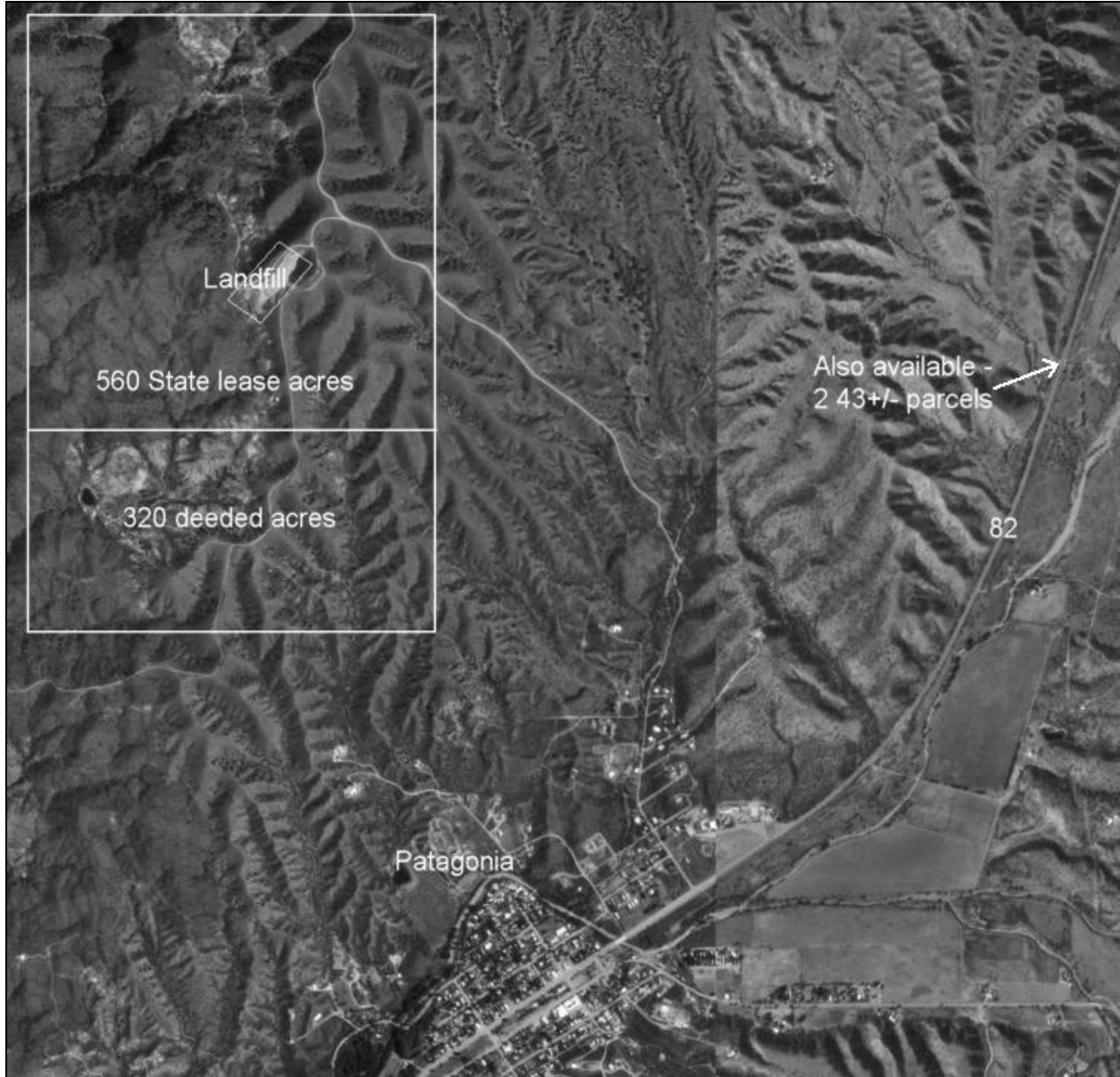
The property boundaries are approximate on this map



*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.*

### Satellite Image – April 1992

The property boundaries are very approximate on this map



*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.*