

# HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Sonoita Creek - 36 Acres - Santa Cruz County, Arizona



Offered for sale exclusively by:

## **Sam Hubbell**

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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.*

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## Sonoita Creek - 36 Acres - Santa Cruz County, Arizona

### Location

The property is located 2 miles north of the picturesque town of Patagonia and a little under an hours drive to Tucson for all you urban needs.

### Description

- Electric to property line
- Beautiful views of the Santa Ritas and Red Mountain, Forest access, this is a nice parcel
- Can Be split, Great investment.

Set in the beautiful foothills of the Santa Rita Mountains at an elevation of 4,500 feet, lies Sonoita Springs Ranch. Once part of the Historic Rail X Ranch which dates back to the late 1800's. Sonoita Springs Ranch offers a unique biodiversity of plant and wildlife and is adjacent to the Coronado National Forest. The property consists on flat grass lands to rolling hills covered with Mesquite trees. The views from the property are outstanding in every direction. These are truly exceptionally beautiful parcels.

### Weather

Summers and winters are comparatively mild: temperatures vary from 58 degrees during the month of January to an average of 88 degrees during the month of July.

### 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 animals reside here. The Sonoita-Patagonia area is widely recognized in Arizona for its natural beauty and world renowned bird watching.

### Price

\$225,000; owner finance available

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Sonoita Crek - 36 Acres - Santa Cruz County, Arizona

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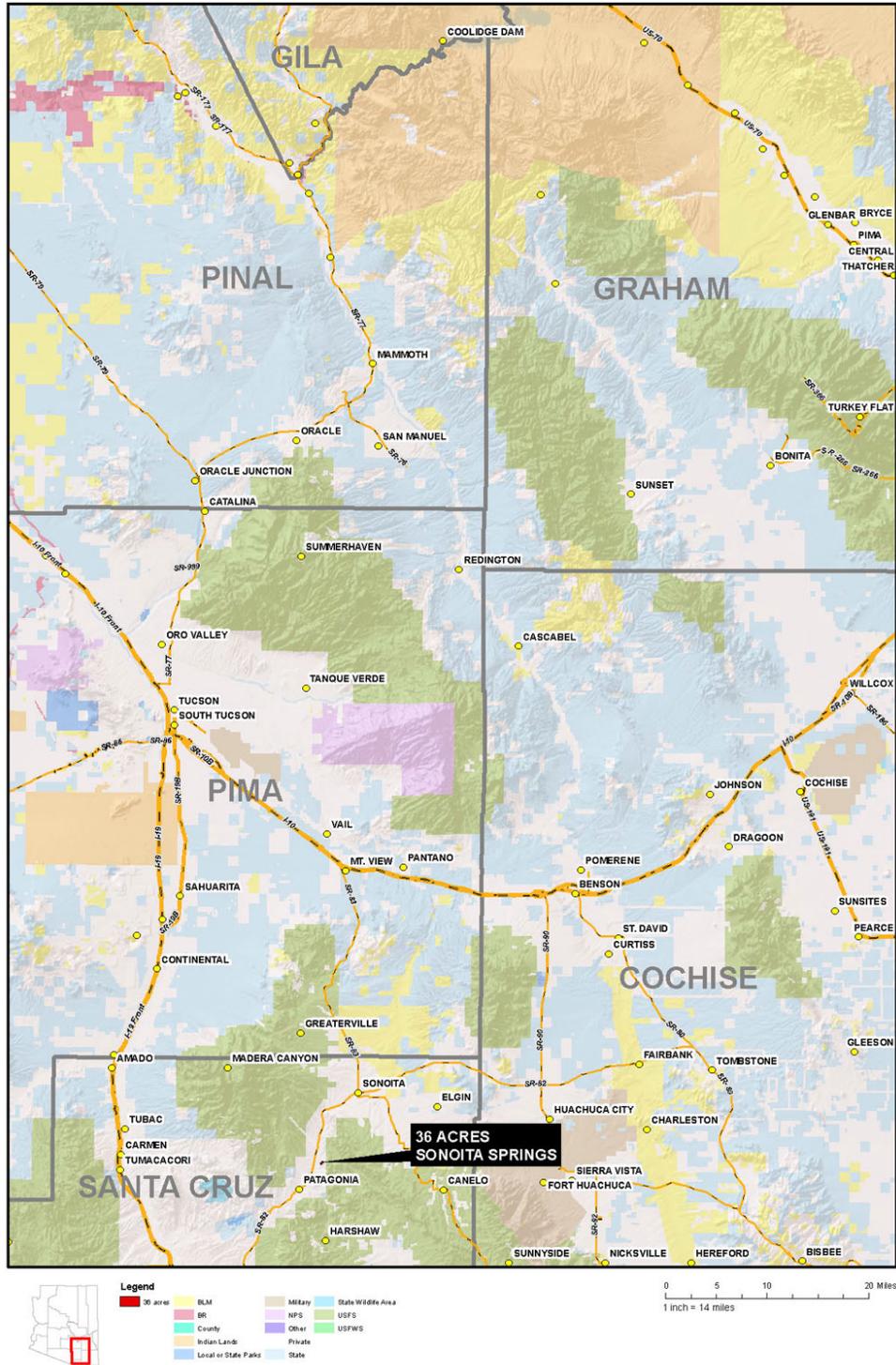
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## Location Map



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## Topography/Tenure Map



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## Aerial Map



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