

**Yucca Ridge Ranch
Cochise County, Arizona**



Pasture on the property

Listed for sale exclusively by:

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Location

The property is located 7 miles east of the picturesque town of Dragoon AZ, in Cochise County.

Size

APN/Lease #	Size
205-20-004B	5.00
205-20-001B	20.00
205-20-004A	35.00
205-20-007C	19.55
205-20-009	40.00
AZ Lease #01-106472	640.00
Total	759.55 (119.55 deeded)

Homes

- 3,984 sq. foot main house (*photos [1], [6], and [8]*) w/ 1,267 sq foot covered patio, built in the late 70's, this home has been remolded and upgraded
- 1,018 sq. foot guest house
- 960 sq. foot caretaker's house (2000 Lake Point Fleetwood manufactured home)

Shop/Hay Barn

30' x 40' metal building

Roping Arena

300' x 150'

Orchard

900+ pistachio trees on drip irrigation (*photos [7]*)

State Lease

640 acres (#01-106472) w/ 120 acres irrigated alfalfa field with brand new pivot.

Wells

- Irrigation well 800 gpm 980 foot depth, 125 hp turbine pump
- Orchard well 350 gpm 600 foot depth

Description

This is one of the nicest farm/horse properties that southern Arizona has to offer. There is enough room for your horses and for a few cows if that is your interest. It is within an hour and fifteen minutes of Tucson for all you urban needs. The seller would be interested in leasing back the orchard and state lease. If you would like to experience country living at it best this might be the place for you.

Price

\$1,300,000

Pictures



[1] Main house



[2] Roping arena



[3] Pasture



[4] Yucca looking at the mountains



[6]



[7] Pistachio orchard



[8] Main house



[9] Caretaker's house

Parcel Map

