

HEADQUARTERS WEST LTD.

PHOENIX * TUCSON * SONOITA * COTTONWOOD

Lazy RR Ranch Santa Cruz County, Arizona

The Lazy RR Ranch is located in beautiful Santa Cruz county, 8 miles southwest of Sonoita and 66 miles southeast of Tucson, Arizona. The Ranch overlooks the Sonoita Creek Valley with scenic views of the Santa Rita Mountains and Canelo Hills.

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

The ranch has 3 1/4 miles frontage on State Highway 82, which runs between Sonoita and Patagonia. The Coronado National Forest lies on approximately 5 miles of the west boundary of the ranch. The ranch contains approximately 3,181 deeded acres. It lies between 4,400 and 4,100 feet above sea level.

Weather

Summers and winters are comparatively mild, temperatures vary from a daily maximum mean of approximately 58 degrees during the month of January to a daily maximum mean of approximately 88 degrees during the month of July. Annual rainfall averages about 17 inches.

Comments

The small picturesque town of Patagonia (please see photo [5] below) located just south of the ranch offers public schools with education from kindergarten through high school. Nogales International Airport is about fifteen miles from the ranch, and Tucson International Airport is just a little over an hour's drive. There are very few deeded ranches of this size left in southern Arizona. The Lazy RR is one of the last without a conservation easement, which gives it great development potential.

Price

Parcel	Size (acres)	Price
Main tract	3,181	Reduced to \$6,500,000
Mining claim	120	Reduced to \$60,000

Terms

Cash

Contact

Offered for sale exclusively by:

Headquarters West, Ltd.

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PO BOX 1039

Sonoita, AZ 85637

- and -

Con Englehorn, con@headquarterswest.com, (602) 258-1647

810 N 2nd Street

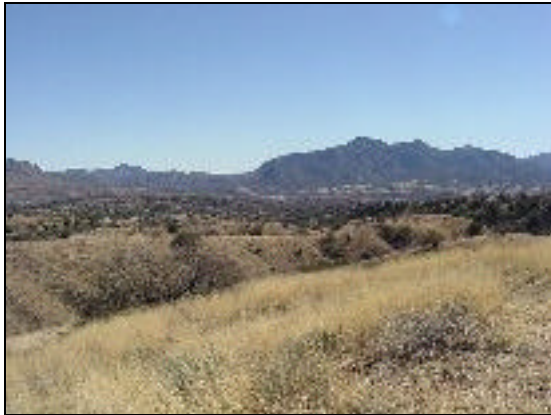
Phoenix, AZ 85004

Web: www.headquarterswest.com

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[1] View of the southern end



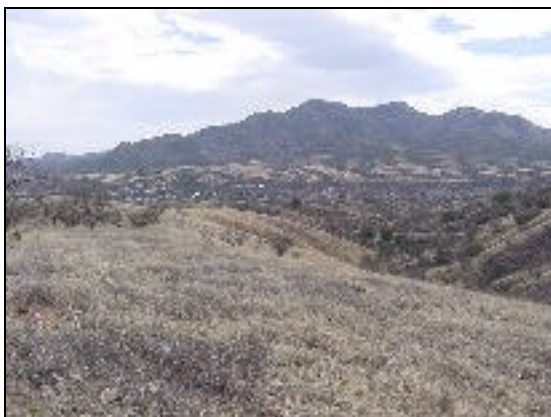
[2] Another view



[3] Valley



[4] Mule deer



[5] View of Patagonia

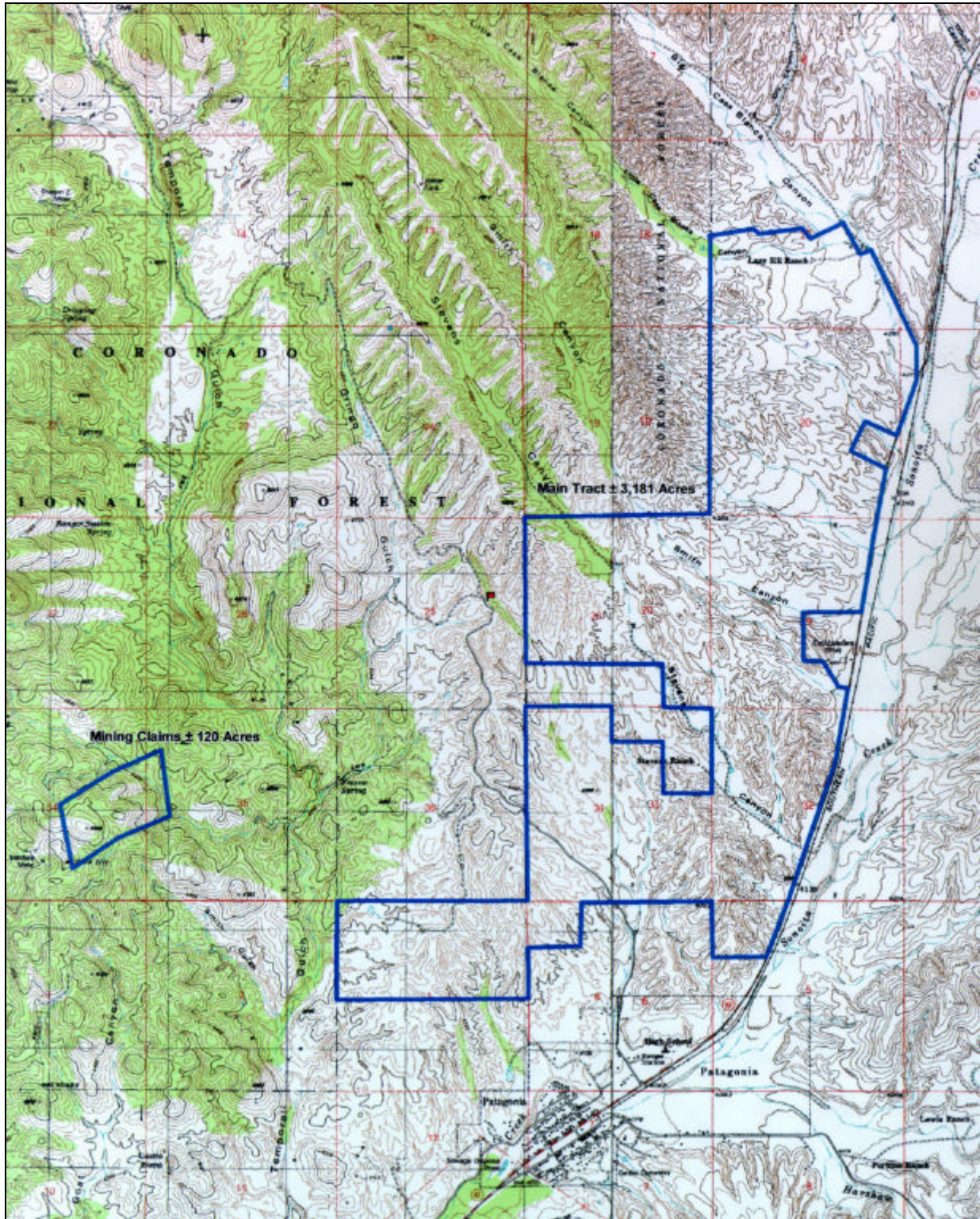


[6] Eastern property

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