

**Stevens Canyon  
Santa Cruz County, Arizona**



Photo [1]

*Listed 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.*

## Location

The property is located roughly ½ mile northeast of Patagonia along HWY 82 and 66 miles southeast of Tucson, Arizona. The property is nestled in the beautiful foothills of the Santa Rita Mountains and is near the Coronado National Forest.

## Lots

Lot	Acres	Price	Status
#2	43±	\$301,000	<b>SOLD</b>
#3	43±	\$279,500	<b>SOLD</b>
#4	43±	\$279,500	<b>SOLD</b>

Please see the parcel map below for the specifics.

## 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.

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

## Utilities

- Telephone
- Electric

## Comments

The small picturesque town of Patagonia located just south of the property 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 a little over an hour's drive.

## Contact

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## See Also

- *Sold* - We've also listed a larger 320 acre parcel nearby; please see: <http://www.headquarterswest.com/listings/lazyrr2/lazyrr.htm>
- *Sold* - This property was previously listed with Headquarters West as part of the Lazy RR Ranch, please see: <http://www.headquarterswest.com/listings/lazyrr/lazyrr.htm>

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## Photos



Photo [2]



Photo [3]



Photo [4]



Photo [5]



Photo [6]



Photo [7]

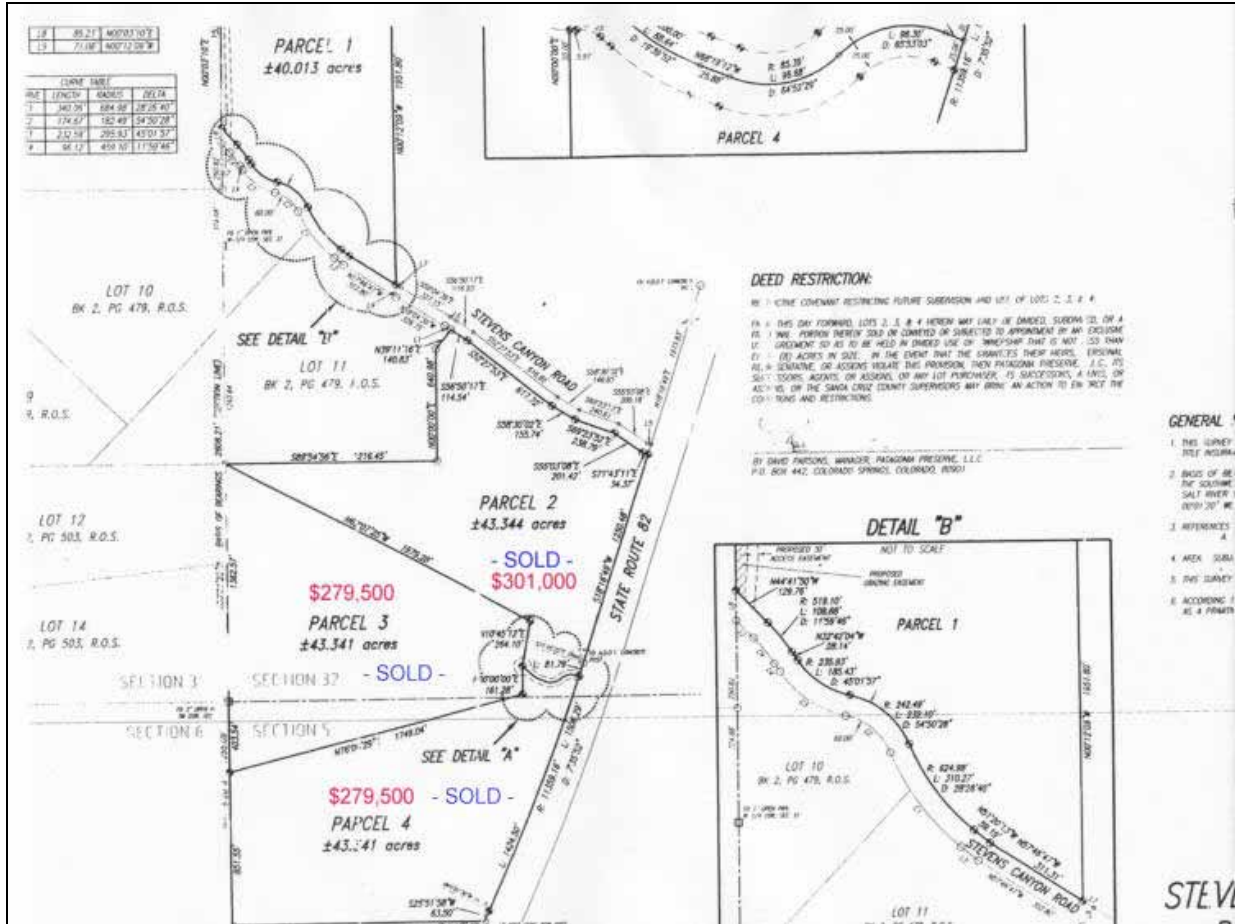
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## Location Map



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# Parcel Map



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