


CLIENT DETAIL REPORT

MLS#: 21231393 **Residential / Single Family** **Const. Status:** Existing **Status:** Active **List Price:** 1,300,000

 <p style="font-size: small; margin-top: 5px;">©2012 TARMLS</p>	<p>Comb. SqFt / - / Source: 3,800 / Broker Year Built: 1998 Area: Santa Cruz Municipality/Zoning: Other - CALL County: Santa Cruz Year/Taxes: 2011 / 4,000 HOA Fee Amt P/Month: 0 HOA Frequency: School District: Patagonia Public Schools Elementary School: Patagonia Elementary School Middle School: Patagonia Elementary School High School: Patagonia Union High School Subdivision: Unsubdivided Community: None</p>	<p>Marketing Range: - List Price/SqFt: 342.11 TRS: 23 / 16 / 23 Lot Acres: 160 Lot Dimensions: Irregular Lot Sqft: 6,969,600 Lot Size Source: Assessor Tax Code: 10559002B Assessments: 0.00 Ownership: FEE (Simple) FEMA Flood Ins Req: No Fire Prot Incl Taxes: No Terms: Cash Cross Block: 99995 - S</p>
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Address: 262 APACHE Patagonia, AZ 85624
Directions: Call Pat Connor (520)275-7106
Legal Description: Lengthy in listing office.

<p>Bedrooms:2 Total Baths:3 (2-1-0 -0) Main House SqFt: 3,400 Dining Room: Formal Living Areas: Family Room Breakfast: Area Guest Facilities: House; Guest House SqFt: 400 Laundry: Room Extra Room: Arizona Room; Storage; Workshop</p>	<p>Pool: None Spa: None Patio: Combo Window Cover: Stay HmeProt: No RV Parking: Space Available Landscape - Front: Combo Landscape - Rear: Combo Environmental Discl: Unknown</p>	<p>Construction: Masonry Stucco Style: Southwestern # of Stories: 1 # of Garage Spaces:0 # of Carport Spaces: 2 Roof: Tile Fence: Combo #Fireplaces/Loc: 2 / Den; Living Room Floor Covering: Mexican View: Combo</p>	<p>New Construction: A/C: None Evap: None Heat: Zoned - Gas Gas: Bottled Water: Well Sewer: Septic Mobile Home: Short Sale: No REO: No</p>
<p>Appliances: Alarm; Dishwasher; Disposal; Dryer; Oven/Stove; Refrigerator; Satellite Controls; Satellite Dish; Trash Compactor; Washer Miscellaneous: Adult Community:No Athletic Facilities:No Basement:No Cable Available:No Deed Restrictions:Yes Disability Adapted:No Dividable Lot:Yes Fix Up:No Gated Community:No Horse Facilities:Yes Horses Allowed:Yes Interior Steps:No On Golf Course:No Paved Street:No Split Bedroom Plan:Yes Split Level:No Subdivided Lots:No Facilities: None Green Features:</p>			
<p>Terms: Cash</p>		<p>Loan Information:</p>	

Remarks: This 160 acre ranch in the heart of the San Rafael Valley, is 16 miles from Patagonia, AZ. It has three water sources, including two wells. There are six well-watered, fenced pastures of rare, native, short prairie grasses. Comprised of two 80 acre parcels, there are six acres developed on the headquarters, and the rest is protected by a conservation easement. There is a beautiful tank near the headquarters. The other undeveloped 80 acres has a floating, six acre development site for future use with the remaining acreage protected from development forever by conservation easement. Both 80 acre parcels have excellent well capacities. The exceptional home that awaits you, built in 1996, showcases from the windows and porches the exquisite, raw beauty of the San Rafael Valley.

Listing Provided Courtesy Of: Charter Capital Realty

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