



**ARIZONA HORSE
PROPERTY**

Sonoita, Arizona

The ranch consists of over 30 acres located in gentle cedar tree foothills between the Sonoita Plain and the Santa Rita

Mountains. The property has excellent location in the highly sought after Sonoita market. The property includes a modern custom built home and support buildings. The main home was built by Oden Construction Company a Tucson custom home builder. The building under roof consists of about 4,700 square feet including an oversized garage, a screened east porch and an open front porch. The home is built on a concrete pad with concrete block walls and is heavily insulated and the windows are custom made double tinted thermo pane glass with aluminum frames. All outside water and sewer lines are on the east side of the home as well. The detail of the construction specs are available to interested and qualified buyers. Additional buildings consist of a two room 988 square foot tack and storage room of the same construction as the main house with water,

power and phone. The pump house is built of adobe brick and a metal roof. The shop is 220 sf. and built of wood with a metal roof. An open sided tractor and/or truck shed is built of wood with a metal roof.

There is a functional set of outdoor horse corrals rounding out the improvements. The property is boundary wire fenced with wood and steel posts. The ranch offers a lifestyle opportunity to own a well designed building complex with privacy and views on a private end of the road building site

Offered for \$1,025,000

CONTACT: JOHN STRATMAN

MASON @ MORSE
RANCH COMPANY

214 8th Street Suite 100 Glenwood Springs, CO 81601

(877) 207.9700 sales@ranchland.com

www.ranchland.com

