

A scenic view of a rustic courtyard. In the foreground, a stone patio leads to a large, square, rusted metal fire pit. To the left, a covered walkway with thick wooden beams and columns runs along a light-colored wall. The courtyard is landscaped with various desert plants, including agave and yucca. In the background, there are green trees, a wooden fence, and distant mountains under a clear blue sky. Two red metal chairs are visible on the right side of the courtyard.

FAY RANCHES[®] Inc.

HACIENDA DE LA DRAGON MOUNTAINS

Pearce, Cochise County, Arizona

\$975,000 | 41.09± Acres

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Hacienda de la Dragoon Mountains | Pearce, Arizona

INTRODUCTION

Nestled amid the serene beauty of Southeast Arizona's sprawling Sonoran Desert, this exceptional hacienda offers a truly immersive experience. Set against the awe-inspiring backdrop of the Coronado National Forest's Dragoon Mountains, it beckons you to leave the hustle and bustle behind and surrender to the captivating tranquility of the region.

Gazing upon the horizon, you'll find your imagination taking flight, whether you're admiring the imposing Black Mountain Peak or the vast expanse of Sulphur Springs Valley, stretching all the way to the distant Chiricahua Peak. With Arizona State Lands and the Coronado National Forest bordering this property, you have the unique privilege of easily saddling up, warming up in the arena or round pen, and embarking on bridle paths that offer endless miles of equestrian exploration.

As you ride through this picturesque landscape, the echoes of the Old West and the rich Spanish and Native American heritage of the area will inevitably fill your thoughts. It's a place where the stories of Louis L'Amour novels come alive beneath the vast desert sky.

After your ride, the well-appointed 6-stall horse barn awaits, along with a generously sized tack room to securely store your saddle. Your equine companion can enjoy a well-deserved rest in one of the paddocks or pastures while you retreat to the comforts of your architecturally designed Arizona Territorial-style home.

This is more than a property; it's a haven where horse lovers and history enthusiasts can come together, where the spirit of the West finds harmony with the soul of the desert, creating an unparalleled oasis of serenity and adventure.

QUICK FACTS

- 41.09± deeded acres, fenced and cross-fenced, gated entry
- Architecturally designed Arizona Territorial-style home, 2,882 square foot 4-Bedroom, 2.5-Bath, 2 fireplaces, attached garage
- Home is an open concept; many windows bring in the gorgeous views with all bedrooms opening to covered patios and artistic landscaping
- 6-stall horse barn with tack room, storage, automatic waterers, turnouts
- 90' X 200' riding arena, 2 round pens
- 1,440 square foot tractor and hay storage barn
- Rainwater capture system, three ponds
- Joins Arizona State Lands and USFS; bridle path access
- Area wildlife: javelina, roadrunners, owls, doves, quail, hawks, eagles
- 20± minutes to Pearce or Sunsites, 40-50± minutes to Benson, Willcox, or Tombstone, 90± minutes to Tucson





ACREAGE

- 41.09± total acres

Once the headquarters of the L Lazy E Ranch, the property lies on the northeastern foothills of the Dragoon Mountains and slopes gently to the east and south, providing phenomenal 360-degree views. The property's gated access is from county-maintained Middlemarch Road, which runs along the property's NW boundary. USFS lands border to the south, descending toward a wash that drains to the east. Arizona State Lands join to the east. The location and site characteristics ensure tremendous views for years to come!

Perimeter-fencing and cross-fencing provide three distinct pastures, with the main pasture having a catchment pond and the larger headquarters area, including the barns, arena, and a smaller pond. The water-conserving catchment system is piped to feed the property ponds. Additionally, three smaller turnout areas are secured by pipe fencing and are handy to the horse barn. The layout of the ranch facilities is functional and well thought-out. A well and pressure system provides an assured water supply for the residence, barns, and paddock areas. Typical area vegetation includes high desert grasslands with mesquite, tobosa, gramma, juniper, and a wide variety of browse. The property ambiance is reminiscent of the headquarters for the larger L Lazy E Ranch holdings that once accompanied this unique and special property.







SCENIC VISTAS

The property offers stunning 360-degree views of the local mountains and Sonoran Desert landscape. Immediately southwest of the property are the Dragoon Mountains, while to the north are the Galliuro Mountains. One can gaze to the east across 30± miles of the Sulfur Springs Valley to the Chiricahua Mountains. You will never feel “closed-in” on this property!



IMPROVEMENTS

ARIZONA TERRITORIAL STYLE HOME

Approaching the home along the circular drive, as you pass the custom sculptures and view the meticulously designed fencing and custom gates leading to a carefully landscaped courtyard with its flagstone walkways, flowers, trees, and desert plants, you can't help but feel the love and care that has gone into the artistic presentation of this exceptional 2,882± square foot ranch home.

As you enter the house from the covered front patio, you will experience an open, airy feel and the timeless magic of the southwestern architecture with its saltillo tile flooring, rustic vigas, and latilla ceilings. Stepping down into the cozy living room, which centrally features the wood-burning fireplace with its rustic mantle and custom seating, you are immediately captivated by how the many windows in this three-sided room with its high ceilings seem to bring in the beauty of your endless views and your landscaped yard, accessed by stepping right out the door.





From the living room, the dining area and kitchen are just a few steps away. The kitchen features Brazilian slate island and countertops, stainless-steel appliances, including a Dacor cooktop with a hood fan, double ovens, a warming drawer, and a Bosch dishwasher. The kitchen joins a sitting area with its wood-burning stove and the pantry with ample storage and a food preparation counter. From the pantry, one can step out to the back patio or enter the office, which joins a separate living space that can be used as the fourth bedroom, with its own half bath and access to the backyard and attached garage, perfect for extended family living, a guest, or your entertainment room.

At the opposite end of the house, you will find your primary bedroom with plenty of windows to “bring in” the beautiful outdoors, a full bathroom, and a walk-in closet. A laundry room, a full bathroom, and two additional bedrooms are off the hallway leading to the primary bedroom. All bedrooms have exterior doors, facilitating easy access to the home’s covered patios and courtyard areas. The two fireplaces, mini splits in the primary bedroom, guest bedroom, and living room, and electric baseboard heaters can ensure you stay comfortable.









HORSE BARN

You will be impressed with the 2,831 square foot, 6-stall horse barn with its spacious tack room and storage areas. The barn is wired, well-lighted, and has automatic waterers. The central alleyway has a concrete floor. A completely new roof structure and roofing was installed in 2023. Three turnout pastures handily adjoin the barn. A water catchment system is in place and is piped to the property ponds for storage.



HAY/EQUIPMENT STORAGE

Handy for storing hay and your tractor, this 1,440 square foot barn does the job! There are three open bays and two enclosed bays with swinging doors.



RIDING ARENA

Enjoy the riding arena, approximately 90 feet by 200 feet, which is well-constructed of steel posts, top rail, and non-climb wire.



ROUND PENS

Two round pens are located just east of the arena, handy for warming up or training your horses.

PUMP HOUSE | WATER STORAGE TANK

The pump house structure is wood framed on a concrete slab with a steel-clad exterior and metal roof, insulated, interior sheeted, ventilated, and wired. Plumbed to the nearby well with its submersible pump, it houses the pressure tank and pump controls for the property's domestic water system and feeds to the adjacent water storage tank.

STORAGE BUILDING

Originally built as a small chicken house, this structure has a metal roof and plywood exterior and can be used for additional storage.

UTILITIES

The property, accessed by county-maintained Middlemarch Road, is served by Sulphur Springs Valley Electric Cooperative (SSVEC). It has its own private well and on-site septic system, owned TV satellite dish. Cellular coverage is sufficient as an internet hotspot, but high-speed internet is available.

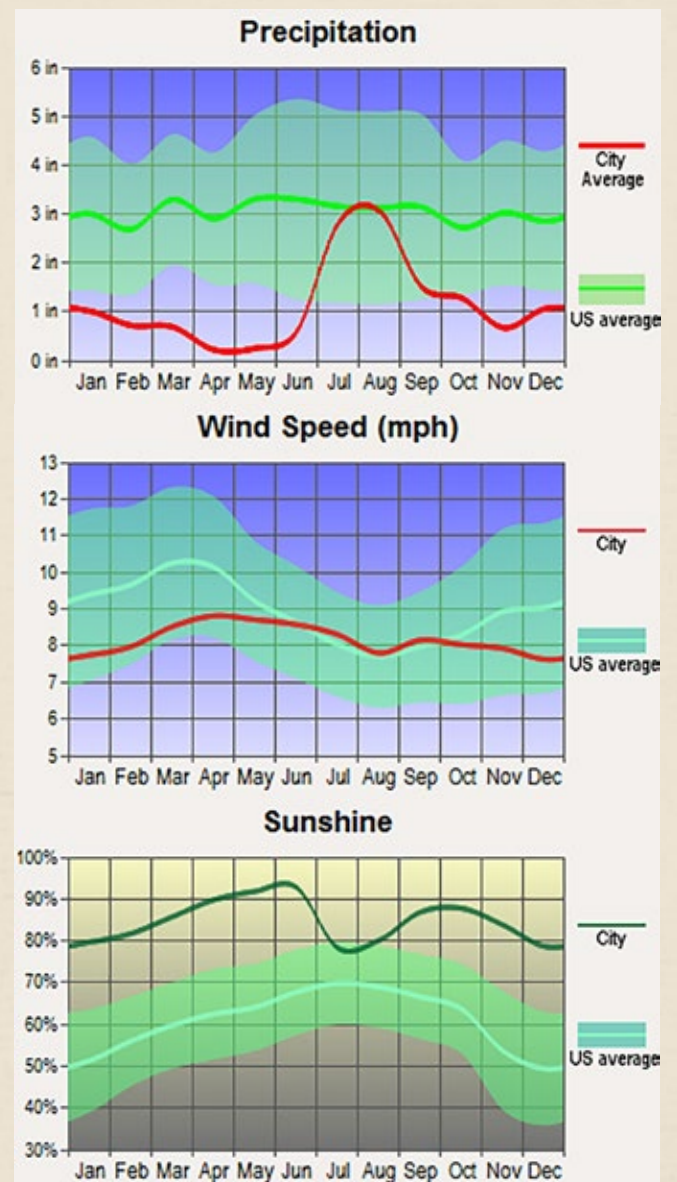
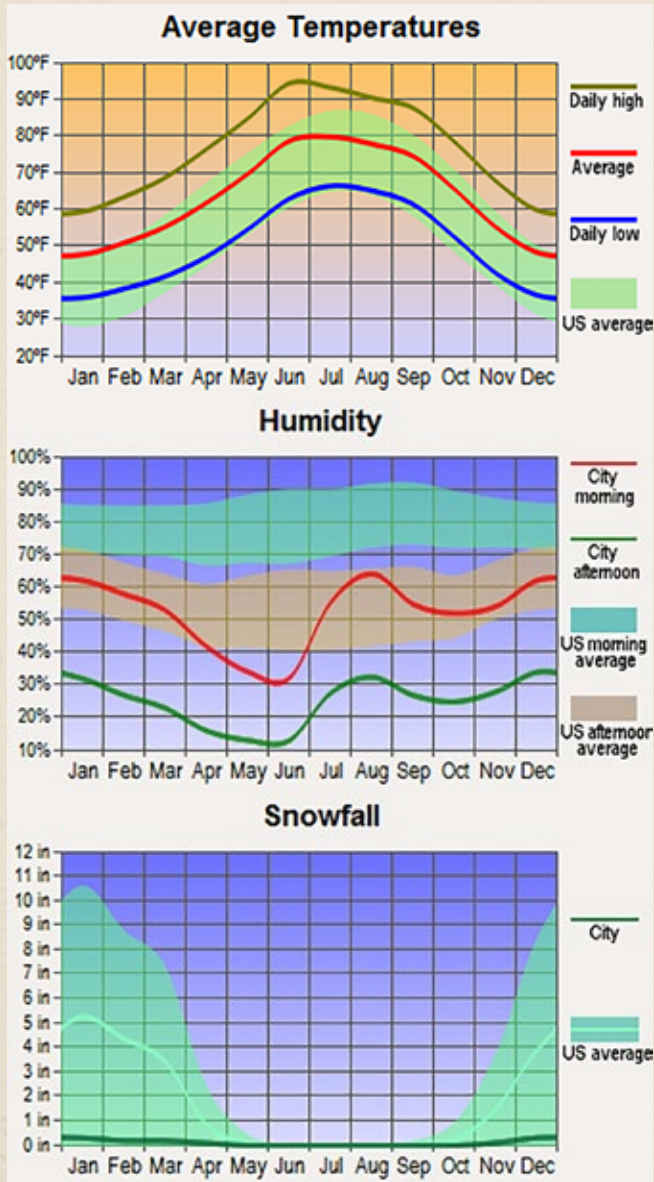
ADDITIONAL HOMESITE

A mobile home was, at one time, sited just east of the hay/equipment storage building but has been removed. The site has electric, water, septic, and propane hookups for a possible caretaker/quest housing or RV.

CLIMATE

Climate charts for nearby Tombstone, Arizona, courtesy of <http://www.city-data.com/city/Tombstone-Arizona.html>

The climate is generally warm and dry, with hot summers and mild winters. Summers typically see high temperatures ranging from the 80s to 90s Fahrenheit. Winters are much milder and often bring light rain showers or snowstorms at higher elevations. Annual precipitation averages 13± inches of rain and 2± inches of snow. The area experiences an average of 284± sunny days annually. The property elevation varies from approximately 5,040 to 5,128 feet above sea level, contributing to a more temperate climate than lower elevations.



RECREATION

If you're into horseback riding, you can explore the scenic landscapes on horseback on the several hiking trails in the Chiricahua Mountains, including the Chiricahua National Monument. Cave Creek Canyon and Rustler Park are popular spots for camping. If you enjoy off-roading, there are plenty of trails and scenic routes in the surrounding desert. The stunning desert landscapes, unique rock formations, and diverse wildlife make the region a paradise for photographers.

Southeastern Arizona is renowned for its varied bird species. The nearby Chiricahua Mountains and San Pedro Riparian National Conservation Area are excellent spots for birdwatching, especially during migration seasons. Aside from birdwatching, you can spot other wildlife species like deer, javelina, and various reptiles in the region. Be sure to visit local wildlife refuges and conservation areas.

The area is known for its dark skies, making it an excellent destination for stargazing. Explore the rich history of Pearce by visiting historical sites such as the Pearce Cemetery, the Old Pearce Jail, and the Ghost Town Trail. Discover local art galleries, studios, and cultural events that showcase the talents of residents and artists inspired by the desert landscape. Pearce is part of Arizona's wine country. You can explore nearby wineries and vineyards for wine tasting and tours.





HUNTING & WILDLIFE

The property is in Arizona Game and Fish Department Hunting Unit GMU 30B, a diverse and scenic area with desert and mountain terrain and various hunting opportunities for several game species. Mule deer hunting is a popular activity in this unit. The season typically occurs in the fall and may include archery and rifle hunts. The javelina season usually takes place in the winter months. Quail hunting, including Gambel's quail and scaled quail, is typically in the late fall and winter. Hunting seasons for mourning dove and white-winged dove usually occur in the early fall and late winter. Coyotes and bobcats can be hunted year-round. There may be opportunities for small game hunting, such as cottontail rabbits and tree squirrels, with seasons typically in the fall and winter. Prospective purchasers should review the current Arizona Game and Fish Department rules, as hunting regulations can change yearly, including season dates, bag limits, and weapon restrictions. Bobcats are common in the area. Less common wildlife species encountered include Mountain Lions and Mexican gray wolves, which have been reintroduced to areas of southeast Arizona.

FISHING

Nearby fishing opportunities are limited due to the arid desert environment. However, if you are willing to travel a bit, here are some ideas. Roper Lake State Park, 80± miles northeast, near Safford, features a 32± acre lake stocked with rainbow trout, largemouth bass, and sunfish. You can fish from the shore, a fishing dock, or a small boat. The park also offers camping and recreational facilities. Patagonia Lake State Park, 80± miles west, located near Patagonia, Arizona, is a picturesque spot for fishing. The lake is stocked with rainbow trout, bass, catfish, and sunfish. It's known for its scenic beauty. San Pedro River, 20± miles east, while not a traditional fishing spot, provides fishing for native fish like the longfin dace and desert sucker. Check fishing regulations and restrictions, as the San Pedro River is a sensitive ecological area. Some private ranches and ponds in the area offer fishing opportunities. These may require permits or fees, so it's best to inquire locally for details. Although a bit farther, consider visiting some of the larger recreational lakes in southern Arizona, such as Lake Pleasant and Roosevelt Lake. These lakes offer various fishing options within a few hours' drive. Prospective purchasers should check the current fishing regulations, obtain any necessary permits or licenses, and consider the seasonal variations in fish species and fishing conditions.



Photo not taken on property



OTHER RECREATION

A favorite spot with local trail riders, Cochise Stronghold, just west of Pearce/Sunsites on the east side of the Dragoon Mountains, is a fabled area that was the hideout of the Chiricahua Apache when pursued by the US Cavalry. From the equestrian trailhead, a connecting road leads to Cochise Trail #279, the main trail into the Cochise Stronghold area. The legendary chief Cochise is rumored to be buried somewhere in this natural granite fortress, though the location of his grave is unknown.

AREA HISTORY

The history of Pearce, Arizona, and Cochise County is closely tied to the region's rich Native American heritage, Spanish colonization, the expansion of the American West, mining booms, and conflicts with Native American tribes. Before European settlement, the area that is now Cochise County was inhabited by various Native American tribes, including the Apache. The region provided a home to indigenous peoples who practiced hunting, gathering, and agriculture. Spanish explorers, including Jesuit missionaries, began to explore the area in the late 17th century. They established missions and presidios as part of their efforts to colonize and Christianize the Native American populations. After Mexico gained independence from Spain in the early 19th century, the area that is now Cochise County became part of Mexican territory.

Ranching and mining were critical economic activities during this time. With the conclusion of the Mexican/American War in 1848, the region became part of the United States under the Treaty of Guadalupe Hidalgo. American settlers began moving into the area, and conflicts with Apache tribes, including the Chiricahua Apache led by Cochise and Geronimo, became common. Cochise Stronghold, located in the Dragoon Mountains just a few miles southwest of the property, a rugged natural fortress, was, for some 15 years, the home and base of operations for the Chiricahua Apache Chief, Cochise, and about 1,000 of his followers.



Tombstone Historic District photo courtesy of Packbj Wikicommons



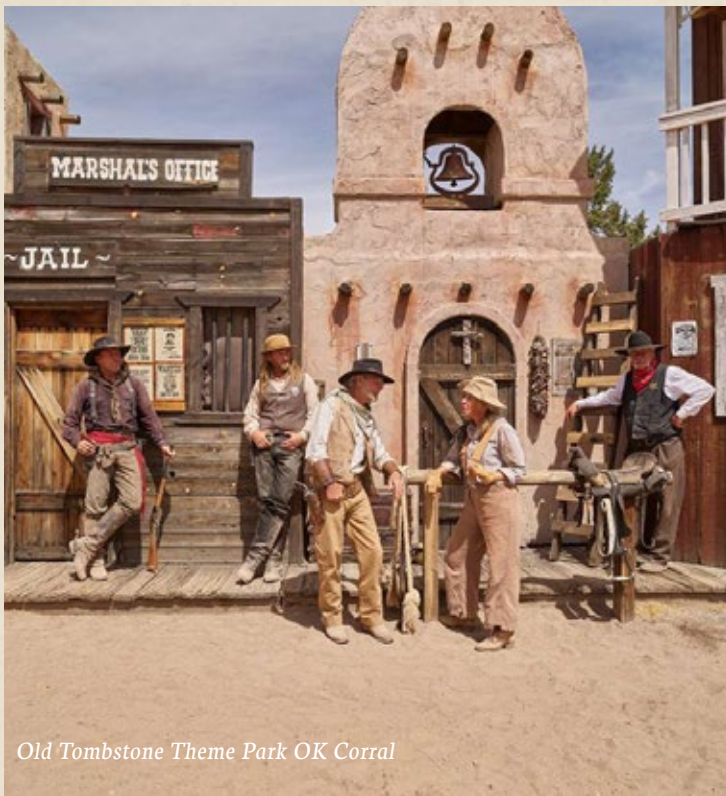
Cochise County was established in 1881, with Tombstone as its county seat. The county was named after Cochise, the prominent Apache leader. Tombstone gained fame during the silver mining boom and is known for the Gunfight at the O.K. Corral in 1881. Like Tombstone, the town of Pearce experienced mining booms, primarily related to copper and gold mining. Pearce was founded in the late 19th century and named after a prominent prospector, James Pearce. The Commonwealth Mine was one of the vital mining operations in the area.

In addition to mining, ranching and agriculture played a vital role in Cochise County's economy. Cattle ranching became a significant industry, and the region's fertile valleys were cultivated for farming. The mining industry in Cochise County experienced fluctuations, and some towns, including Pearce, saw periods of decline. Ranching and agriculture continued to be necessary, and tourism also became a notable economic factor, thanks to the area's natural beauty and historical attractions.

Today, Cochise County and the Pearce area have a mix of historical sites, natural attractions, and a vibrant community. Visitors can explore the region's mining history and Native American heritage and enjoy the scenic beauty of the Sonoran Desert and the Chiricahua Mountains. The area's history is a fascinating blend of Native American, Spanish, Mexican, and American influences.

NEARBY ATTRACTIONS & ACTIVITIES

- Benson, just about 40 minutes away, is handy for essential goods and services, restaurants, and attending annual events such as the Butterfield Overland State Days Fourth of July Celebration. Benson occasionally hosts some musical events.
- Willcox, about 45 minutes away, offers groceries, fuel up, and visit some of the many local wineries.
- Cochise Stronghold in the Dragoon Mountains is a scenic destination for hiking, and rock climbing.
- Explore hiking trails, enjoy picnicking, and learn about the geological history of the region at Chiricahua National Monument, 30± southeast, which is famous for its unique rock formations, including the “Wonderland of Rocks.”
- Tombstone, Arizona, 25± miles northeast, known as “The Town Too Tough to Die,” is a historic Wild West town with attractions like the O.K. Corral, historic saloons, and reenactments of famous gunfights.
- San Pedro Riparian National Conservation Area, 40± miles east, is a conservation area along the San Pedro River that offers excellent birdwatching opportunities, and hiking trails.
- Bisbee, Arizona, 45± miles southeast, is a charming and historic mining town known for its colorful architecture, art galleries, and the Queen Mine Tour, offering a glimpse into the area’s mining history.
- Explore the stunning underground world of Kartchner Caverns State Park, 50± miles south, which features pristine cave formations and guided cave tours.
- Learn about the history of the American Southwest and the conflicts between settlers and Apache tribes at Fort Bowie National Historic Site, 55± miles east.
- Gammons Gulch Movie Set and Museum, 40± miles northeast, is a unique attraction where you can revisit the Old West and explore a movie set and museum dedicated to Western film history.
- Cave Creek Canyon, 30± miles southeast, is an excellent spot for birdwatching and hiking in the Chiricahua Mountains.
- Visit the Arizona Folklore Preserve, 45± miles east, to enjoy live folk and acoustic music performances.
- Explore the local vineyards and wineries, or travel to the Sonoita and Elgin Wine Country, 60± miles southwest, known for its vineyards, wineries, and tasting rooms.
- Willcox Wine Country, 45± miles west, is another wine region, offering wine tastings and beautiful vineyard landscapes.
- Tucson, Arizona, 80± miles west, provides many attractions, including the Arizona-Sonora Desert Museum, Arizona History Museum, the Pima Air & Space Museum, Saguaro National Park, and historic neighborhoods like Barrio Viejo.
- Be sure to take in the Cochise County Fair and Rodeo, Douglas, Arizona, each September and the Tucson Rodeo, La Fiesta de los Vaqueros, in Tucson each February!



Old Tombstone Theme Park OK Corral



Gammons Gulch Movie Set and Museum



Kartchner Caverns State Park

WATER SOURCES | WATER RIGHTS

In Arizona, the ownership of water is typically vested in the state rather than individual landowners or entities. This concept is often called the “doctrine of prior appropriation,” meaning that the first person or entity to use water for beneficial use acquires a senior water right. Senior water rights have priority over junior rights. The state of Arizona claims ownership of water resources, both surface water and groundwater, as a public resource held in trust for the benefit of its residents. Individuals, businesses, and entities can acquire water rights, which grant them the legal authority to use a certain quantity of water. These rights are not a claim of ownership over the water itself but rather the right to beneficially use that water for specific purposes, such as irrigation, municipal supply, or industrial processes. Arizona has undergone a comprehensive adjudication process to determine and quantify water rights for all users. The state has established groundwater management areas (GMAs) to regulate and manage groundwater use, prevent over-extraction, and protect long-term sustainability. Users must obtain permits for surface water diversions and demonstrate beneficial use. Arizona has designated Active Management Areas (AMAs) in regions facing water supply challenges. These areas have stricter regulations and management practices to ensure sustainable water use. Arizona is a party to several interstate water compacts, including the Colorado River Compact, which allocates water from the Colorado River among seven US states. The Arizona Department of Water Resources (ADWR) plays a crucial role in regulating and managing the allocation of water rights to groundwater usage and surface water rights, ensuring compliance with water laws and regulations. The ADWR is central in implementing and enforcing water laws and regulations.

Hacienda de la Dragoon Mountains has no irrigation rights but does have two Exempt wells registered with ADRW; one is Registration No. 55-50721, is 200 feet deep with 200 feet of 6” steel casing and tested at 20 gallons per minute when drilled and is actively used, and one is Registration No. 55-50722, 100 feet deep with 100 feet of 6” steel casing and is not active. Both of the registered exempt wells will transfer to a purchaser at closing.





MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

CONSERVATION | STEWARDSHIP

No conservation easements encumber the Hacienda de la Dragoon Mountains property.

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

INCOME OPPORTUNITY

Hacienda de la Dragoon Mountains offers many options for income production. Raise and sell your horses or provide horse boarding and/or training for outside horses, operate as an Airbnb, host trail rides, or weddings and other venues. Prospective purchasers are advised to consult the Cochise County Planning and Zoning Division for all allowed property uses and/or requirements. <https://www.cochise.az.gov/231/Planning-Zoning-Division> 520-432-9300



REAL ESTATE AGENCY DISCLOSURE AND ELECTION

Document updated:
October 2022



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1. Firm Name ("Broker") _____
2. acting through _____
LICENSEE'S NAME LICENSEE'S NAME
3. hereby makes the following disclosure.

DISCLOSURE

4. Before a **Seller or Landlord** (hereinafter referred to as "**Seller**") or a **Buyer or Tenant** (hereinafter referred to as "**Buyer**") enters into a discussion with a real estate broker or licensee affiliated with a broker, the Seller and the Buyer should understand what type of agency relationship or representation they will have with the broker in the transaction.
7. **I. Buyer's Broker:** A broker other than the Seller's broker can agree with the Buyer to act as the broker for the Buyer. In these situations, the Buyer's broker is not representing the Seller, even if the Buyer's broker is receiving compensation for services rendered, either in full or in part, from the Seller or through the Seller's broker:
8. a) A Buyer's broker has the fiduciary duties of loyalty, obedience, disclosure, confidentiality, and accounting in dealings with the Buyer.
9. b) Other potential Buyers represented by broker may consider, make offers on, or acquire an interest in the same or similar properties as Buyer is seeking.
12. **II. Seller's Broker:** A broker under a listing agreement with the Seller acts as the broker for the Seller only:
13. a) A Seller's broker has the fiduciary duties of loyalty, obedience, disclosure, confidentiality, and accounting in dealings with the Seller.
14. b) Other potential Sellers represented by broker may list properties that are similar to the property that Seller is selling.
16. **III. Broker Representing both Seller and Buyer (Limited Representation):** A broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Buyer in a transaction, but only with the knowledge and informed consent of both the Seller and the Buyer. In these situations, the Broker, acting through its licensee(s), represents both the Buyer and the Seller, with limitations of the duties owed to the Buyer and the Seller:
17. a) The broker will not, without written authorization, disclose to the other party that the Seller will accept a price or terms other than stated in the listing or that the Buyer will accept a price or terms other than offered.
18. b) There will be conflicts in the duties of loyalty, obedience, disclosure and confidentiality. Disclosure of confidential information may be made only with written authorization.
24. Regardless of who the Broker represents in the transaction, the Broker shall exercise reasonable skill and care in the performance of the Broker's duties and shall be truthful and honest to both the Buyer and Seller and shall disclose all known facts which materially and adversely affect the consideration to be paid by any party. Pursuant to A.R.S. §32-2156, Sellers, Lessors and Brokers are not obligated to disclose that a property is or has been: (1) the site of a natural death, suicide, homicide, or any crime classified as a felony; (2) owned or occupied by a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender. Sellers or Sellers' representatives may not treat the existence, terms, or conditions of offers as confidential unless there is a confidentiality agreement between the parties.
31. **THE DUTIES OF THE BROKER IN A REAL ESTATE TRANSACTION DO NOT RELIEVE THE SELLER OR THE BUYER FROM THE RESPONSIBILITY TO PROTECT THEIR OWN INTERESTS. THE SELLER AND THE BUYER SHOULD CAREFULLY READ ALL AGREEMENTS TO INSURE THAT THE DOCUMENTS ADEQUATELY EXPRESS THEIR UNDERSTANDING OF THE TRANSACTION.**

ELECTION

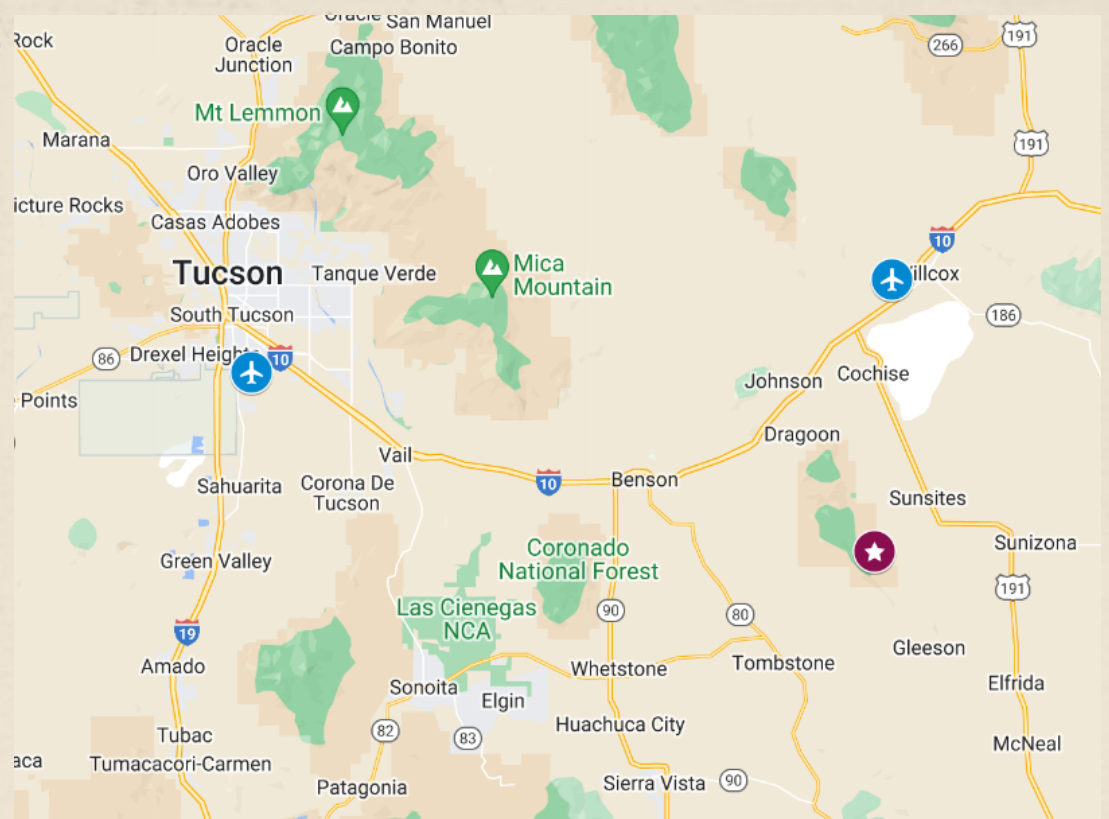
34. **Buyer or Tenant Election** (Complete this section only if you are the Buyer.) The undersigned elects to have the Broker (check any that apply):
35. ☐ represent the Buyer as Buyer's Broker.
36. ☐ represent the Seller as Seller's Broker.
37. ☐ show Buyer properties listed with Broker's firm and Buyer agrees that Broker shall act as agent for both Buyer and Seller provided that the Seller consents to limited representation. In the event of a purchase, Buyer's and Seller's informed consent should be acknowledged in a separate writing other than the purchase contract.
39. **Seller or Landlord Election** (Complete this section only if you are the Seller.) The undersigned elects to have the Broker (check any that apply):
40. ☐ represent the Buyer as Buyer's Broker.
41. ☐ represent the Seller as Seller's Broker.
42. ☐ show Seller's property to Buyers represented by Broker's firm and Seller agrees that Broker shall act as agent for both Seller and Buyer provided that Buyer consents to the limited representation. In the event of a purchase, Buyer's and Seller's informed consent should be acknowledged in a separate writing other than the purchase contract.

46. The undersigned ☐ Buyer(s) or ☐ Seller(s) acknowledge that this document is a disclosure of duties. This document is not an employment agreement.
47. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE.

48. _____
^ PRINT NAME ^ PRINT NAME
49. _____
^ SIGNATURE MO/DA/YR ^ SIGNATURE MO/DA/YR

LOCATION

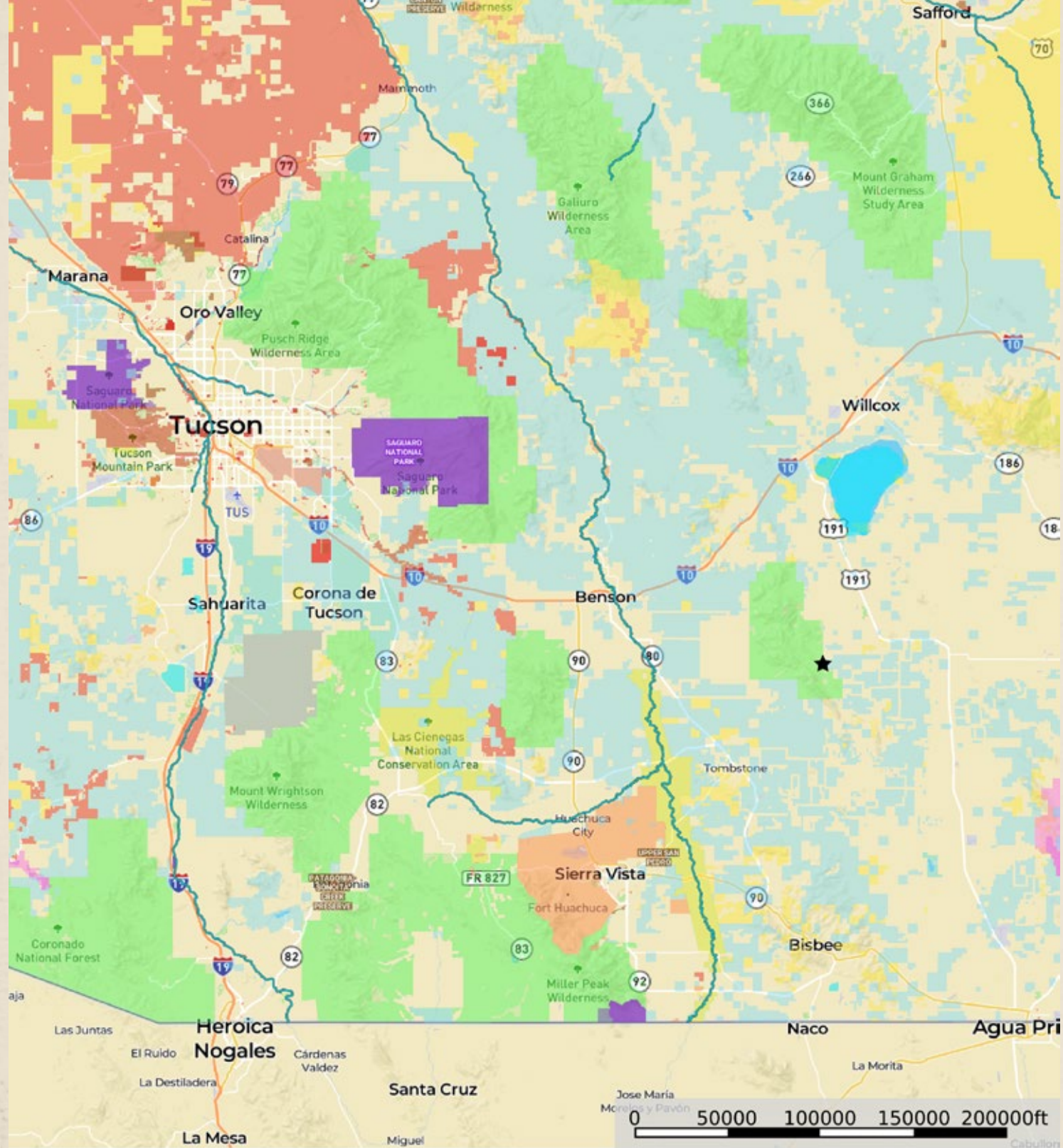
Hacienda de la Dragoon Mountains is located in Southeastern Arizona at the base of the Dragoon Mountains. Distances to nearby towns are 10± miles to Pearce, 11± miles to Sunsites, 19± miles to Tombstone, 37± miles to Sierra Vista or Willcox, 39± miles to Benson, 65± miles to Patagonia, 89± miles to Tucson, and 195± miles to Phoenix. I-10 is just 40± minutes from the property.

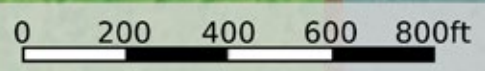
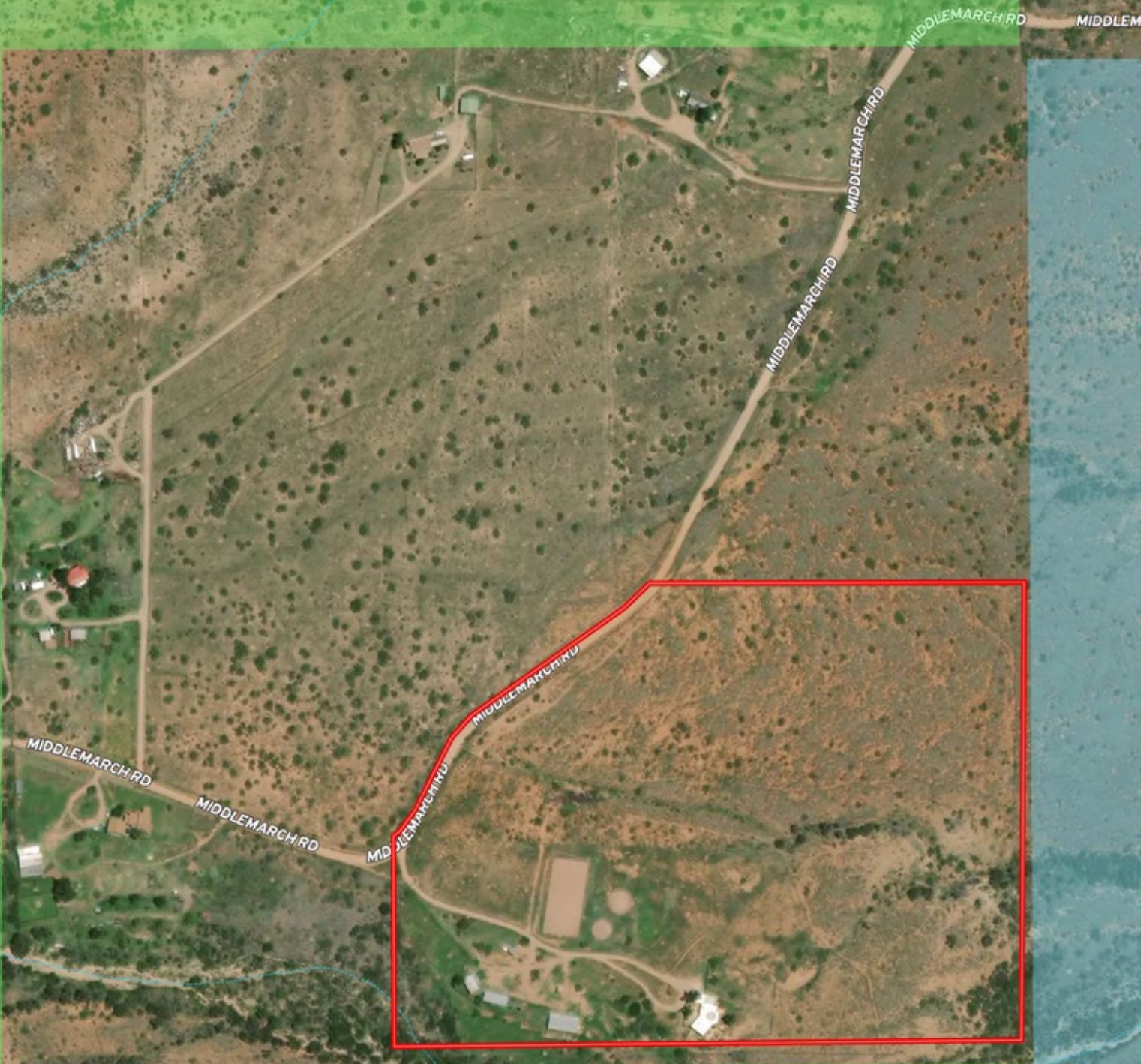


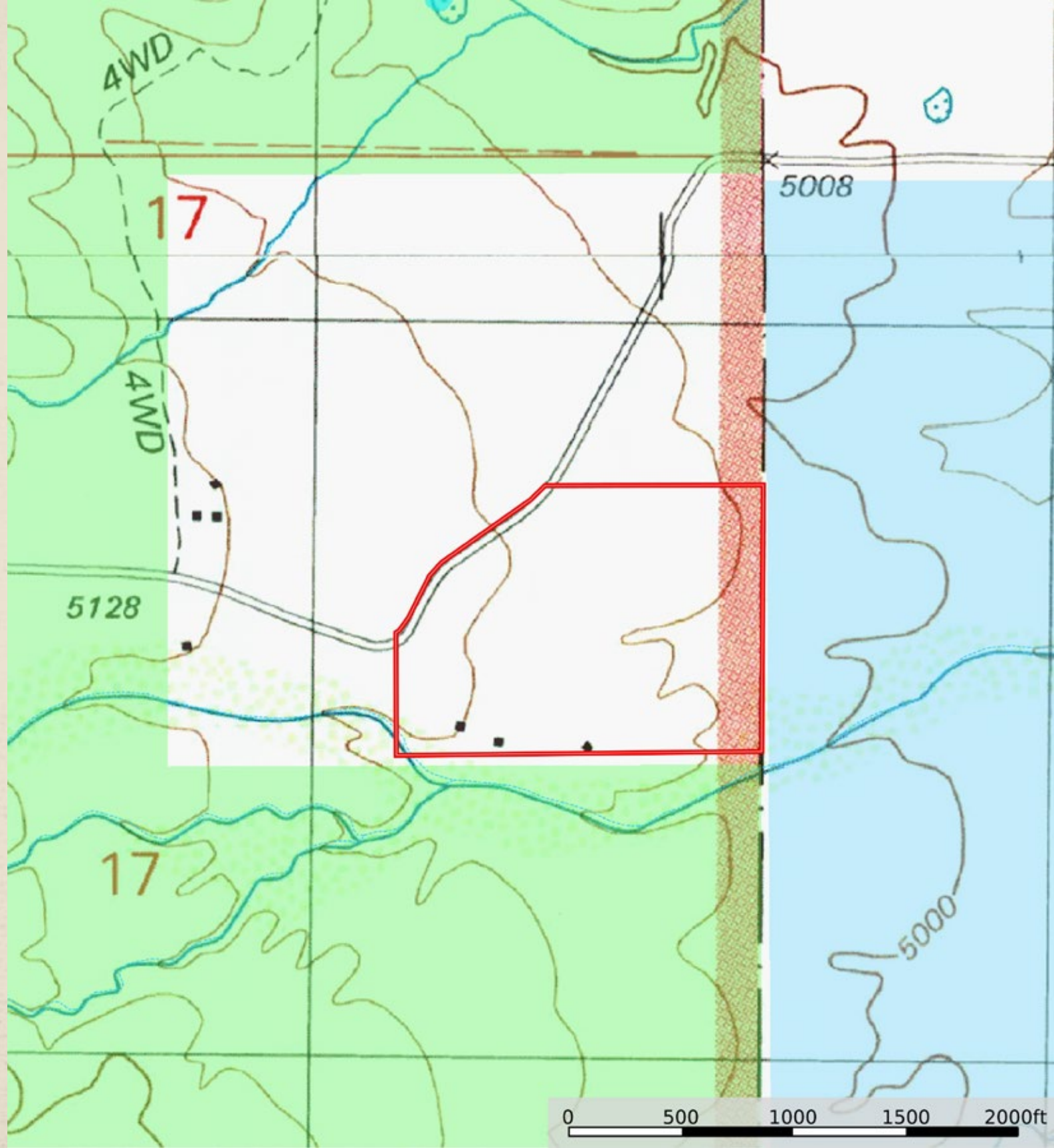
AIRPORT SERVICES

Tucson International Airport, about 1 hour 14 minutes west of the property, offers flights by American Airlines to Dallas/Fort Worth International Airport and Phoenix Sky Harbor International Airport, Southwest Airlines to Los Angeles International Airport, Denver International Airport, and Las Vegas McCarran International Airport, Delta Airlines to Denver International Airport and Salt Lake City International Airport, United Airlines offers flights to Denver International Airport, Los Angeles International Airport, and George Bush Intercontinental Airport in Houston, Alaska Airlines offers flights to Seattle-Tacoma International Airport and Portland International Airport, Frontier Airlines offers flights to Denver International Airport, and Las Vegas McCarran International Airport. Sun Country Airlines offers seasonal flights to Minneapolis-Saint Paul International Airport, and Volaris offers limited international flights to destinations in Mexico.

Cochise County Airport (P33) at Willcox, just 37± miles, or about 46 minutes northeast of Pearce, may work for the private pilot. At an elevation of 4,187.3 feet, runway 3/21 is 6,095 feet long by 75 feet wide and has an asphalt surface in good condition. For more information visit <http://airnav.com/airport/P33>.







SUMMARY

Hacienda de la Dragoon offers a comfortable, quiet, rural lifestyle in the heart of Southeastern Arizona's vast, wild, and beautiful Sonoran Desert, where you can ride your horse for miles right from your property. You can enjoy the luxurious comfort and quiet solitude of your custom home. Yet, you are within easy driving distance of those goods and services you might need or other entertainment of interest. You will never tire of the awe-inspiring views, endless horizon, dark starry nights, and diverse wildlife. Everything you need to enjoy life with your horses is right here!





PRICE

\$975,000

TERMS

Cash, Conventional Financing, 1031 Tax Deferred Exchange

CONTACT

This is an exclusive co-listing with Fay Ranches, Inc and Ag Lands Southwest, LLC. Please contact **Scott Hawes at (541) 419-0770 | shawes@fayranches.com or Tamra Kelly at (928) 830-9127 | tamra@aglandssw.com** to schedule a showing. An agent from Fay Ranches or Ag Lands Southwest LLC must be present at all showings unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



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