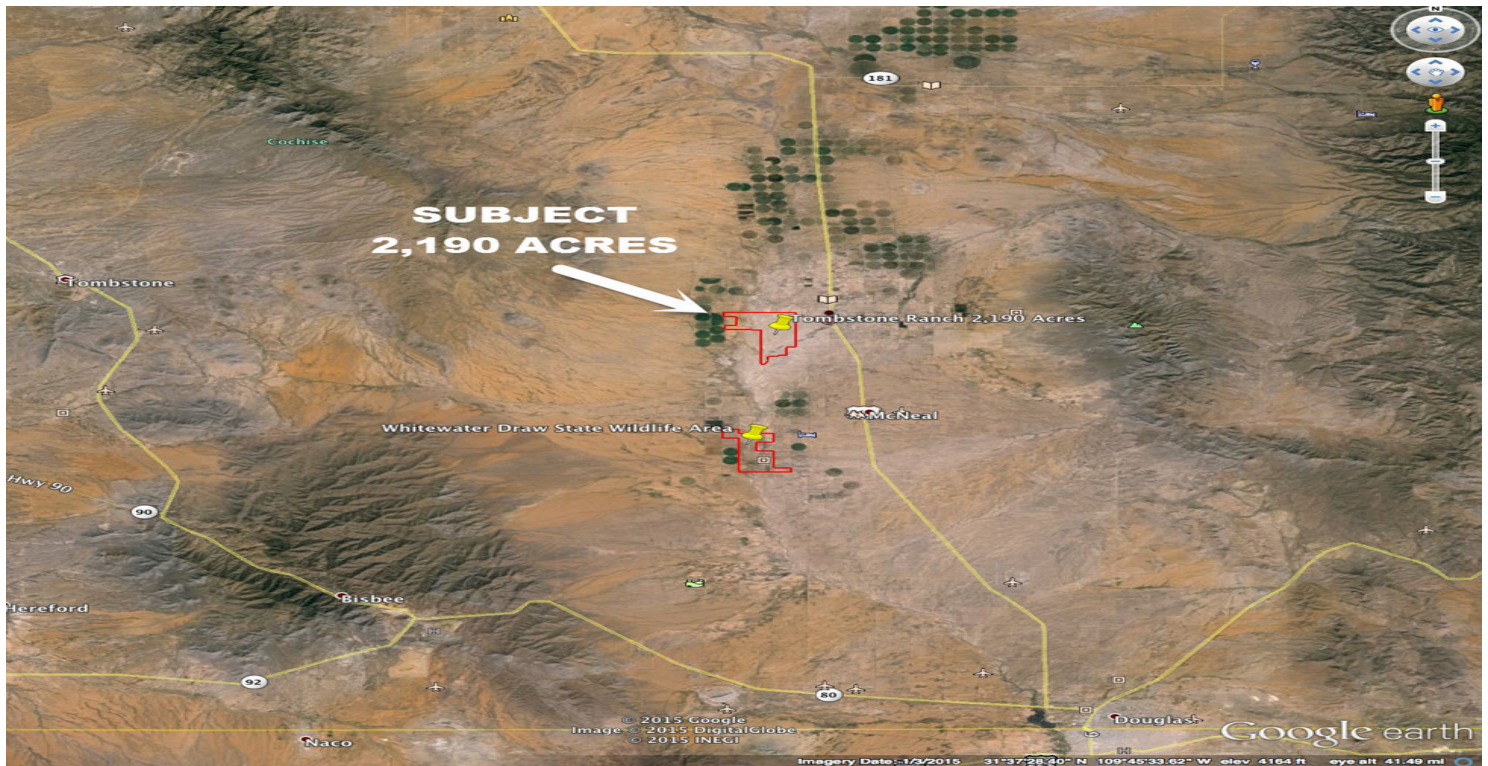


## EXECUTIVE SUMMARY

**2,190 ACRES OF FLAT RANCH Land / \$390 AC / Level Ground / Fenced / Ready For Cattle Ranch / Elevation: 4,638' / Average Temperature: 62.0°F.**

AGAVE PL, ELFRIDA, AZ



### OFFERING SUMMARY

**Offering Price:** \$390 / acre

**Lot Size:** 2190.0 Acres

**APN #:** 403-01-009 to  
403-01-071

### PROPERTY HIGHLIGHTS

- \$390 PER ACRE
- FLAT RANCH LAND
- Tombstone Heritage Ranch
- Size: 2,190 Acres
- Price: \$ 390 per ACRE
- Elevation: 4,638 feet
- Average Temperature: 62.0°F
- Best use: Cattle Ranch.
- Elfrida is located on U.S. Route 191 between the Interstate -10 and Douglas Arizona
- Close to Tombstone -The Town to Tough to Die



FOR MORE INFORMATION CONTACT:

**WALTER UNGER, CCIM** CCIM, CCSS, CCLS, Senior Associate Broker  
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

## PROPERTY DESCRIPTION

**2,190 ACRES Of FLAT RANCH Land / \$390 AC / Fenced / Ready For Cattle Ranch / Elevation: 4,638' / Average Temperature: 62.0°F.**

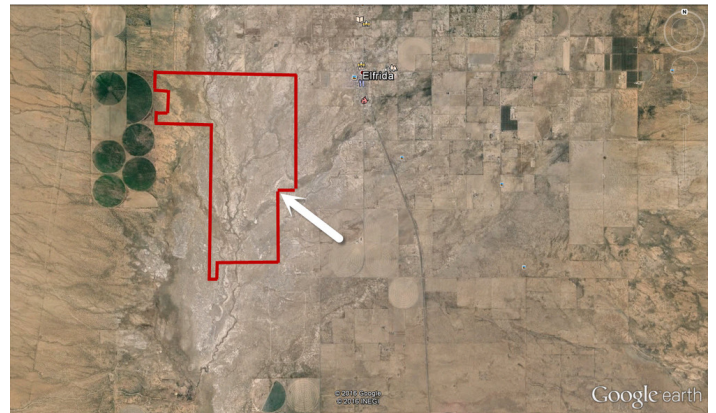
**AGAVE PL, ELFRIDA, AZ**

### PROPERTY OVERVIEW

Tombstone Heritage Ranch, a subdivision of 60 (approximately 40 AC) parcels with a total of 2,190 AC is located on the westerly outskirts of the Town of Elfrida. Elfrida is located on U.S. Route 191 between the Interstate -10 and Douglas Arizona, 51 miles (82 km) south of the Interstate 10, 27 miles (43 km) northwest of Douglas and 6 miles (10 km) north of McNeal. Elfrida is a small-unincorporated community in the southeastern part of the State of Arizona in Cochise County. The elevation of Elfrida is 3,970 feet, the average temperature for the year in Elfrida is 62.0°F (16.7°C). The warmest month, on average, is July with an average temperature of 80.0°F (26.7°C). The coolest month on average is January, with an average temperature of 45.0°F (7.2°C). The average amount of precipitation for the year in Elfrida is 12.3" (312.4 mm). Because of the elevation, the great water table, close to the Douglas Water Basin and Willcox Water Basin, and the average temperature, Elfrida is surrounded by big farming communities. Great Water Sources for farming: The Douglas basin is part of a large northwest-trending intermontane valley, known as the Sulphur Spring Valley (where Elfrida is located), which lies in southeastern Arizona, and extends into northeastern Sonora, Mexico. Maturely dissected mountains rise abruptly from long alluvial slopes and culminate in peaks 3,000 to 4,000 feet above the valley floor, Bedrock in the mountain areas confines drainage on the east and west, and an arc of low hills to the north separates the basin from the Willcox basin of the Sulphur Spring Valley. Larger towns around Elfrida are Tombstone (the Town to tough to die), Benson, Bisbee, Douglas, Sierra Vista, and Willcox.

### LOCATION OVERVIEW

Elfrida is located on U.S. Route 191 between the Interstate -10 and Douglas Arizona, 51 miles (82 km) south of the Interstate 10, 27 miles (43 km) northwest of Douglas and 6 miles (10 km) north of McNeal, a Farming Community



### ADD HEADER

add text...



FOR MORE INFORMATION CONTACT:

**WALTER UNGER, CCIM** CCIM, CCSS, CCLS, Senior Associate Broker  
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

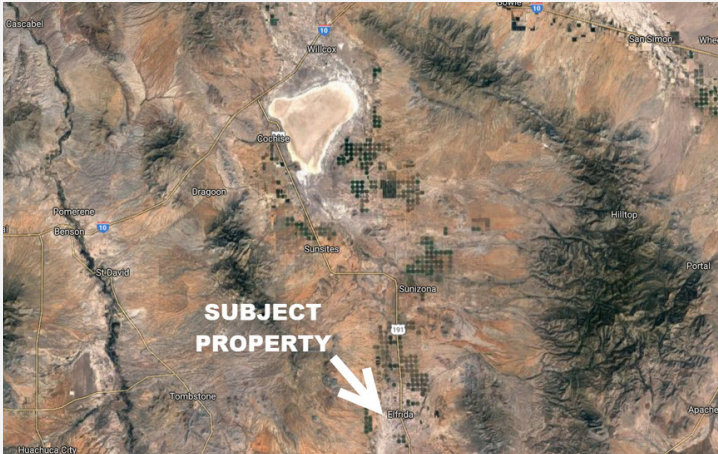
The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.



## ADDITIONAL PHOTOS

2,190 ACRES Of FLAT RANCH Land / \$390 AC / Fenced / Ready For Cattle Ranch / Elevation: 4,638' / Average Temperature: 62.0°F.

AGAVE PL, ELFRIDA, AZ



FOR MORE INFORMATION CONTACT:

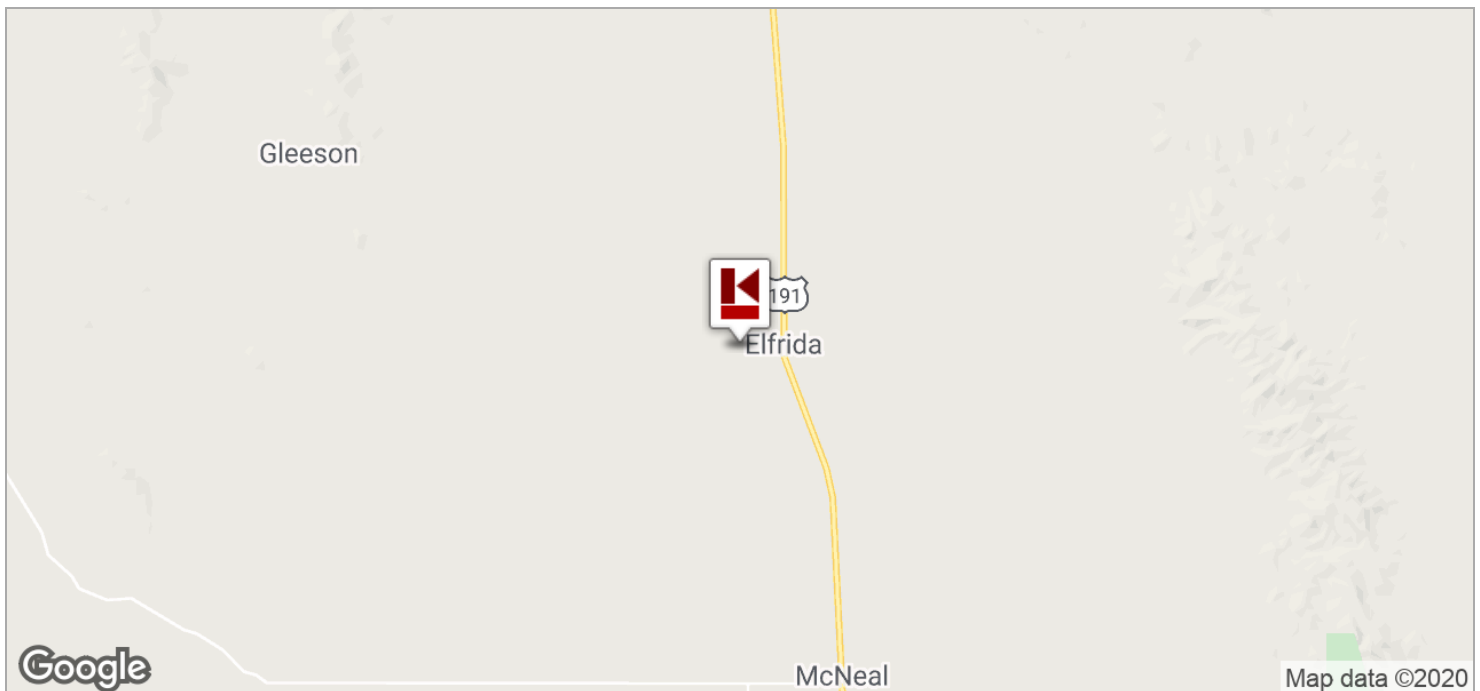
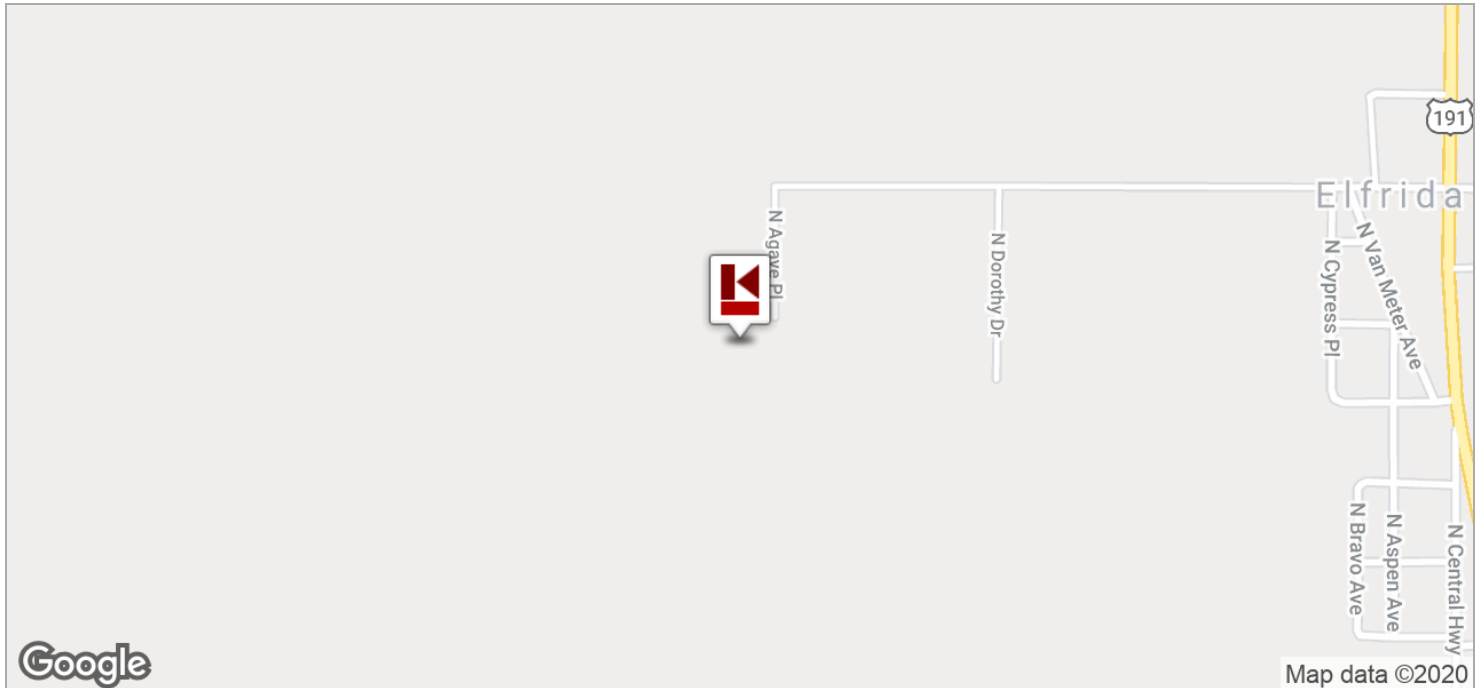
**WALTER UNGER, CCIM** CCIM, CCSS, CCLS, Senior Associate Broker  
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

## LOCATION MAPS

2,190 ACRES Of FLAT RANCH Land / \$390 AC / Fenced / Ready For Cattle Ranch / Elevation: 4,638' / Average Temperature: 62.0°F.

AGAVE PL, ELFRIDA, AZ



 **KASTEN LONG**  
COMMERCIAL GROUP  
[KLCommercialGroup.com](http://KLCommercialGroup.com)

FOR MORE INFORMATION CONTACT:

**WALTER UNGER, CCIM** CCIM, CCSS, CCLS, Senior Associate Broker  
[walterunger@ccim.net](mailto:walterunger@ccim.net) (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.