



## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



Offered for sale exclusively by:

**Dede Mikowski**

Headquarters West Ltd.

PO BOX 154

Sonoita, AZ 85637

Phone: (406) 250-21093

Cell: (406) 250-2109

[www.headquarterswest.com](http://www.headquarterswest.com)



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved



## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

### 81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona

#### Description

Country Home and Horse Property in Elgin Estates, situated on 36+ acres with breathtaking 360 degree views of mountains and ranch lands in Southern Arizona Wine and Cattle country of Elgin and Sonoita. Bordering State lands offers privacy, location and miles of panoramic views. This tastefully designed traditional home is a incredible value and opportunity to create and enjoy the lifestyle you desire.

#### General Area Description

Elgin and Sonoita Arizona are rich in ranching history, less than 1hr. SE of Tucson & Tucson International Airport. The coveted lifestyle of SE Arizona's wine and ranch country, offers a near ideal high desert climate year round at elevation of 5,000 feet with beautiful monsoon rains makes is cattle grassland one of a kind. Elgin, is the wine country hub of the area, and growing strong with over 20 wineries, tasting rooms and breweries bring an unique amenity to the area. Sonoita features many local community events, festivals and equine activities at the Historic Santa Cruz County Fairgrounds. Enjoy working cow horse events, rodeos, barrel races, team roping, ranch rodeo and the historic Quarter Horse Races.

Patagonia is another quaint town near by, featuring a lifestyle back in time, with great cultural flair. Bird watchers paradise along with great hiking and access to the Arizona Trail.

#### Location

81 Rochelle Road - Elgin, Arizona

#### Legal description

109-19-009 - Elgin Estate Lot 9

#### Improvements

6 bedrooms, 5 baths, 8,600+ sq ft, 5 car garage, 36 acres, barn

Quality and workmanship throughout this beautiful country home awaits you. Features a chefs kitchen with custom cabinetry, high end SS appliances, granite countertops, formal dining room w/a wine bar. Tastefully designed space with an off the kitchen office, library, private den, breakfast nook, and outdoor living space with treed courtyard.

This wine country/ equine estate has an old fashioned covered porch front entry to enjoy the amazing sunsets or early morning coffee.

The great room offers a cozy fireplace, living room is spacious, enjoy plenty of room for family gatherings.

Spacious bedrooms and upscale baths

Exercise room, 3rd floor recreation room and private elevator to 2 of the 3 levels of this home.! Your guest will enjoy stunning Mustang mountain views off the balcony of this separate 2 bedroom guest house situated above the 5 car garage overlooking state lands and the Rose Tree Ranch, BLM lands.



*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.*



## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

**81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona**

### Comments

Location, Lifestyle and Value awaits you with this Grandiose Country Home in the wine and cattle country of Elgin and Sonoita, Arizona. Perfect horse property with barn and close ride out access on BLM lands.

### Price

\$1,000,000

Reduced from \$1,300,000



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved



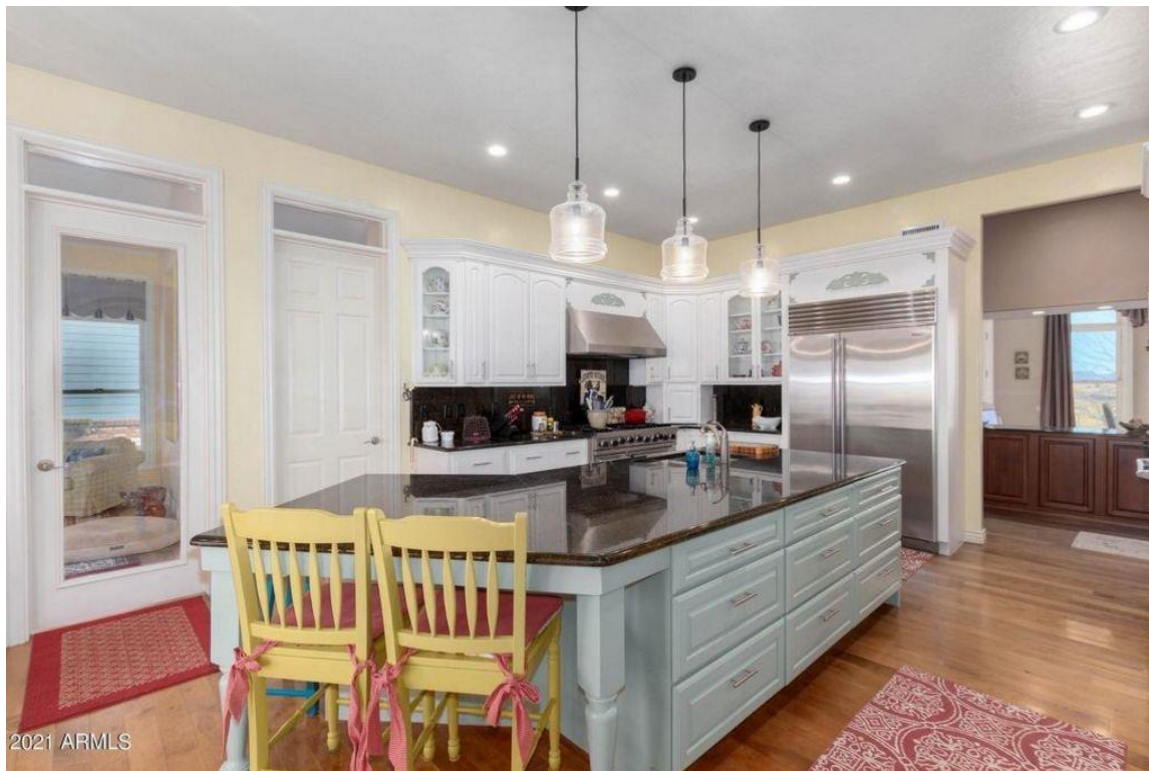
## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona

### Pictures



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved

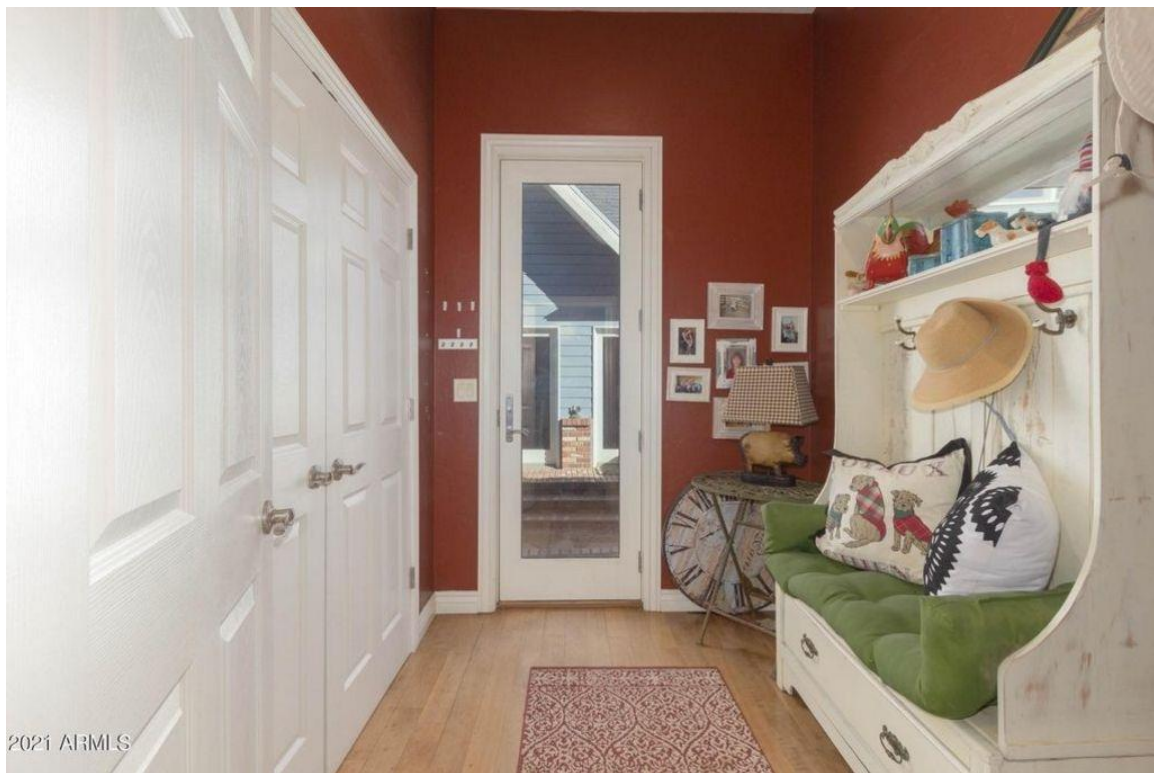




## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved



## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved

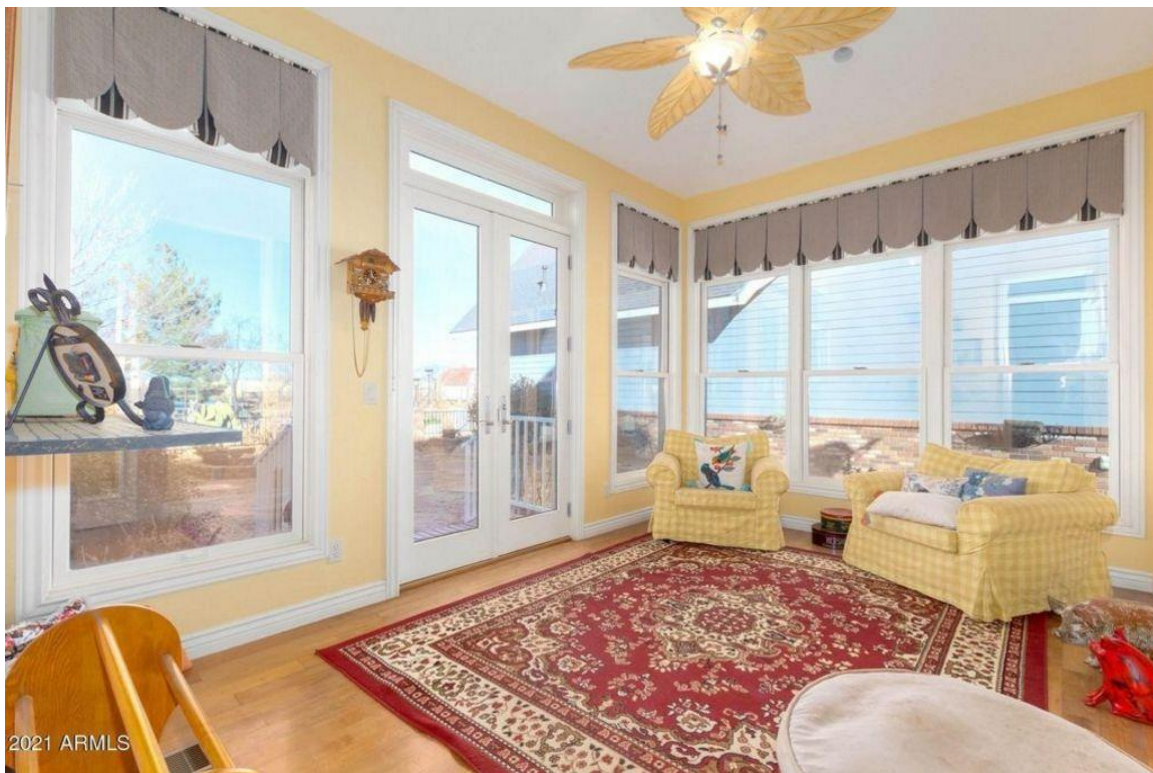




## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved





## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved





## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved



## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved





## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved



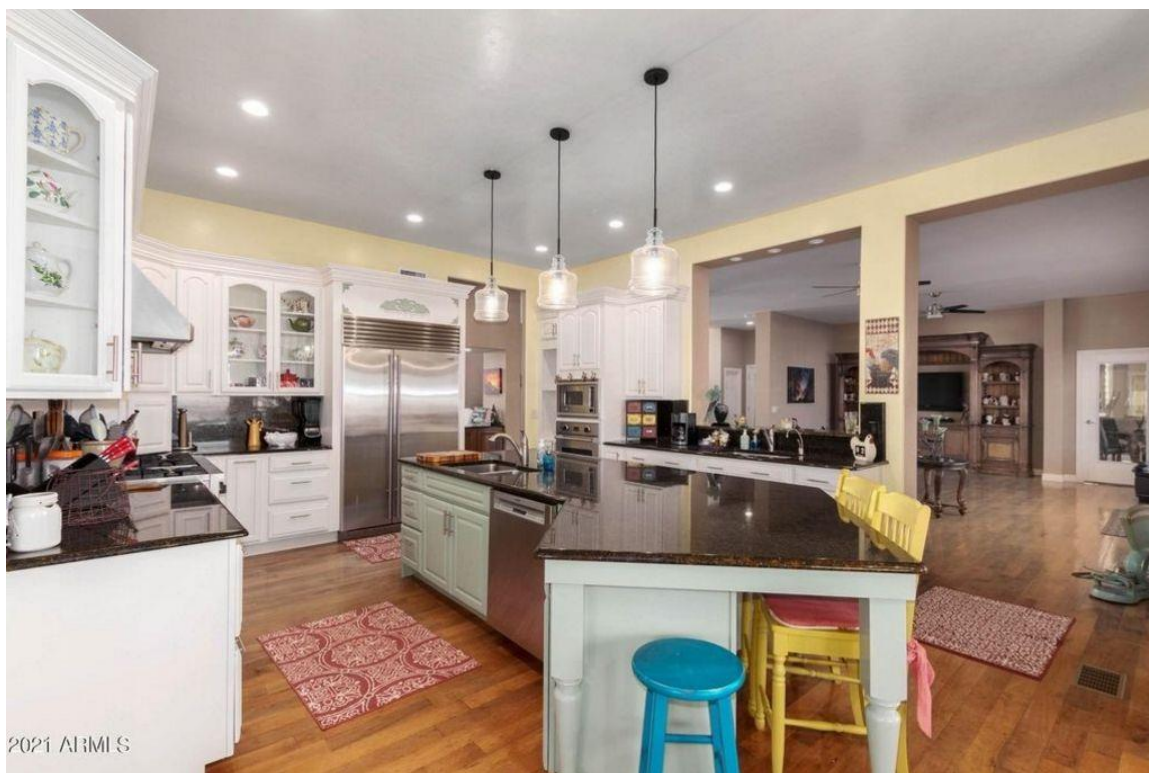


## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS

Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



2021 AMLS



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved



## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved





## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona



*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.*

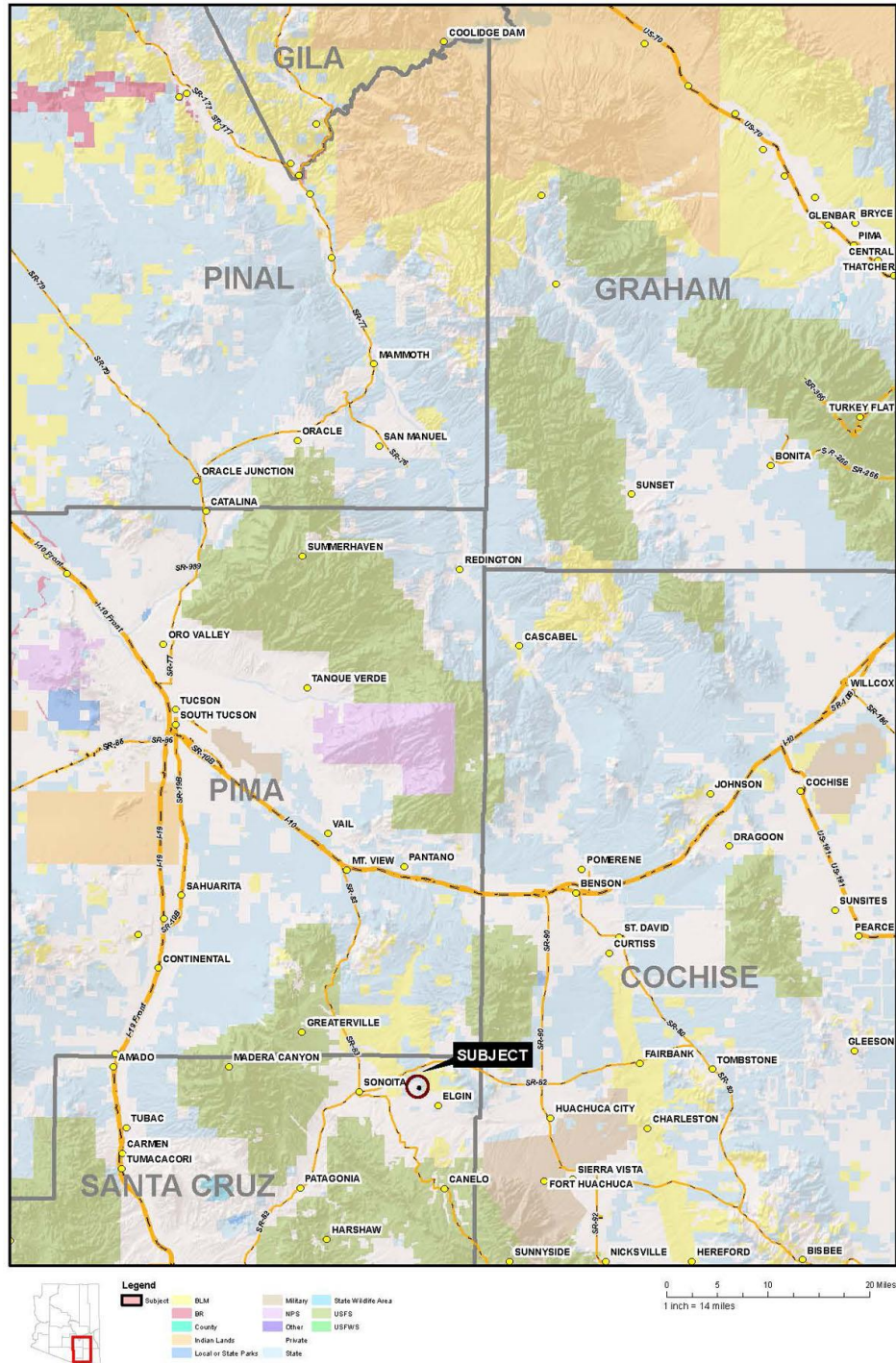
© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved





81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona

## Location Map



*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.*

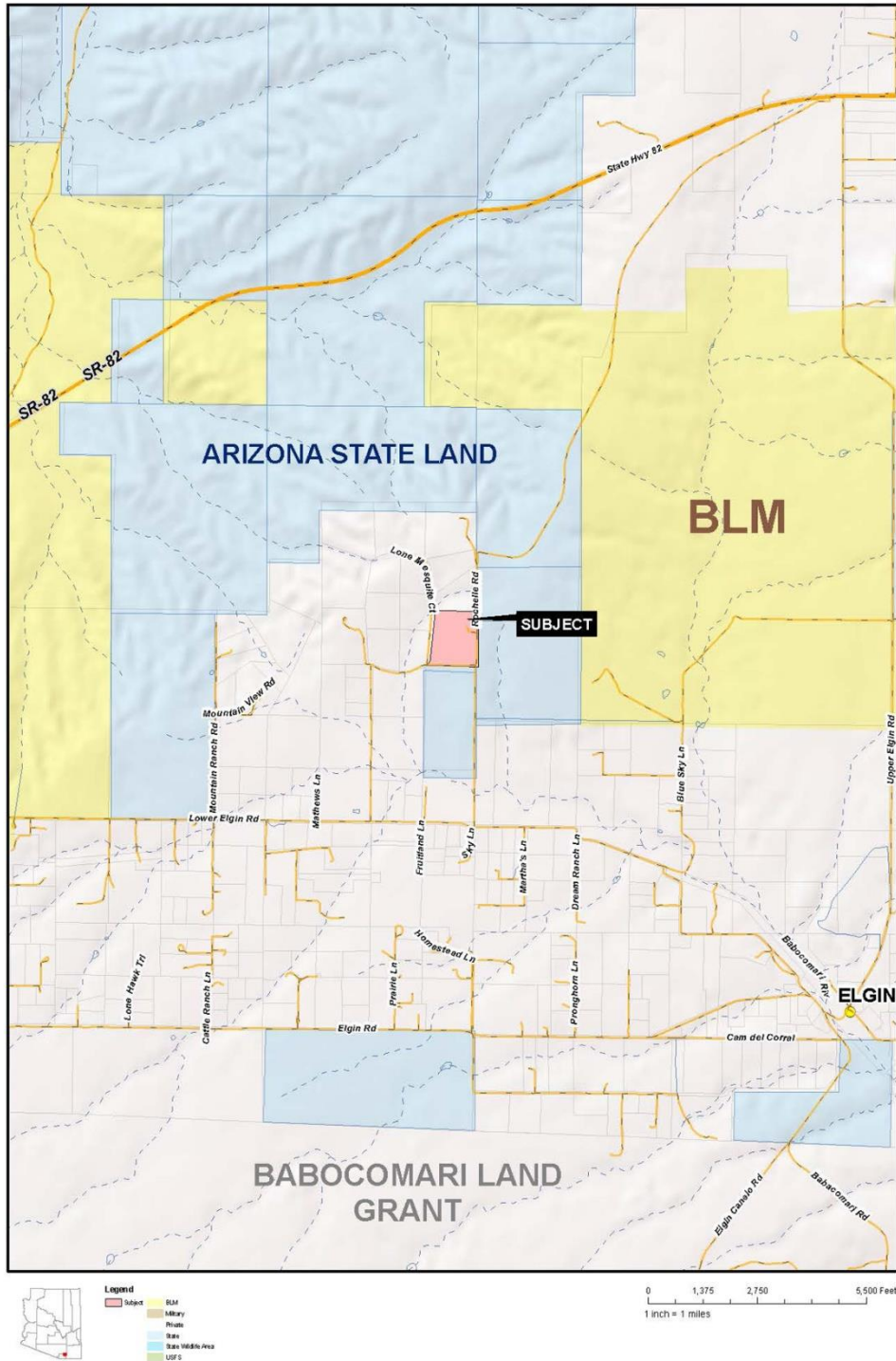


## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona

### Neighborhood/Tenure Map



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved



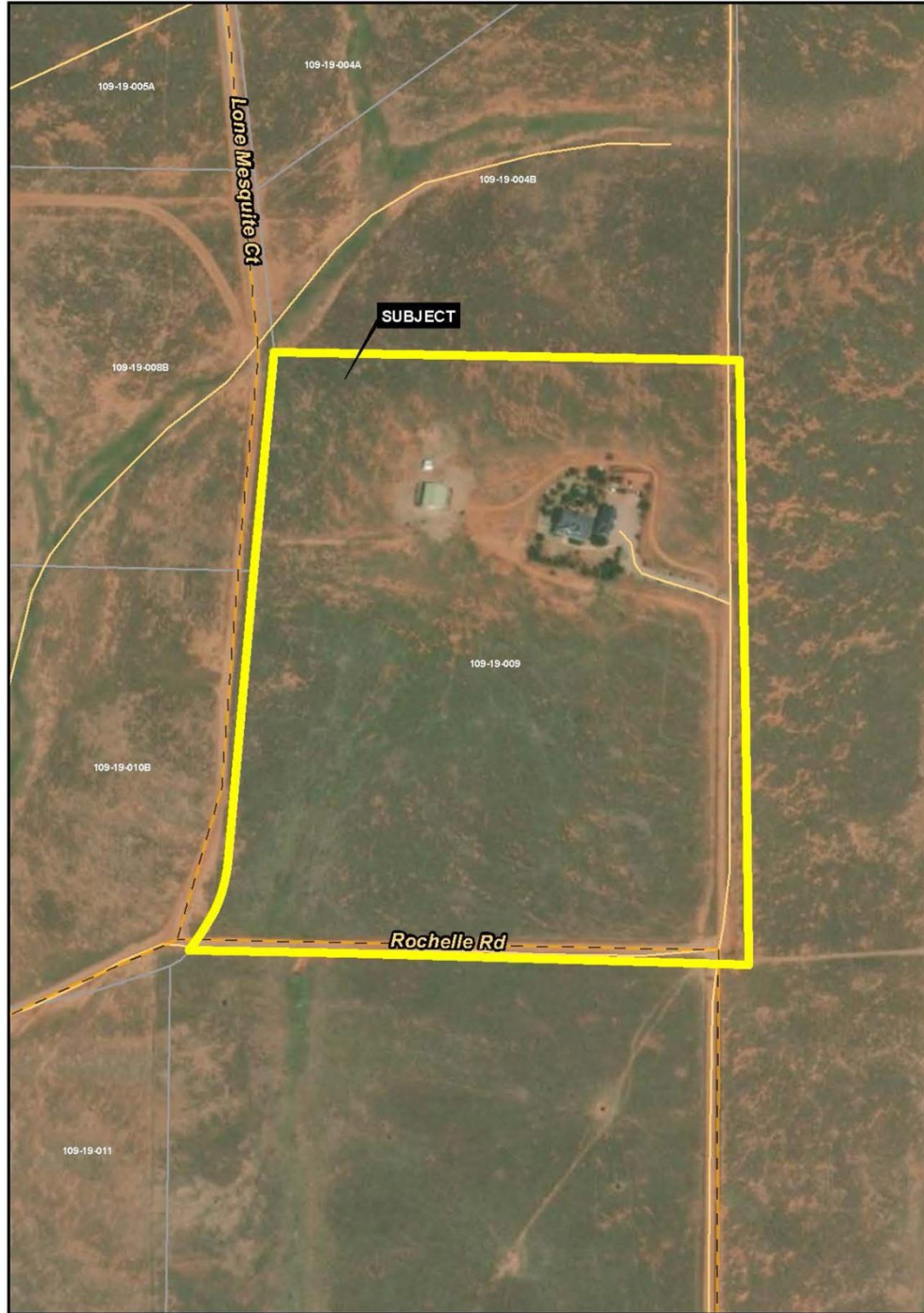


## HEADQUARTERS WEST LTD.

PHOENIX - TUCSON - SONOITA - COTTONWOOD - ST. JOHNS  
Serving Arizona rural real estate since 1983 | Designated Broker - Walter Lane

81 Rochell Road - 36 acre tract – Elgin area, Santa Cruz County, Arizona

### Aerial Map



**Legend**  
Subject  
ADNR Well

0 195 390 780 Feet  
1 inch = 333 feet



*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.*

© 1983 - 2021 : Headquarters West Ltd. - All rights Reserved