HARTMANN
COMMERCIAL REAL ESTATE

For Sale: Singing Wind Ranch—500 Deeded Acres

This **500-acre farm and ranch property** was purchased by the current owner in the 1957's. At its peak it had cattle and approx. 200 acres of irrigated farm fields supplied by four large wells. It is conveniently located off a paved road approximately 2 miles north of I10 (exit 304) in **Benson, Arizona**.

The property hosts a **classic ranch home** (3477sq. ft.) with 2 bedrooms, 2 baths and large enclosed Arizona room. In addition, the bookshop occupies four more rooms that could be used for bedrooms or office/study. (Originally 6 bedrooms). A large **hay and tractor barn**, **stables** and a 40' x 40' **solid metal storage building** with a 12 foot and a 10 foot roll-up doors.

The **Cadillac Wash** runs through the middle of the property is a tributary to the **San Pedro River** and hosts an abundance of wildlife. There is approx. one mile of **San Pedro River** and river frontage with mature cottonwood and mesquite bosque.

The property has been the home of an iconic Southwestern literature bookstore, the **Singing Wind Bookshop** for the past 50 years. The property may be purchased with or without the approximately 30,000 book collection.

Also available is an adjoining farm and river property of 620 acres which would make this parcel the largest track of land available in Southern Arizona **(1120 acres)** along the San Pedro River, two miles away from the freeway, two miles of river frontage and seven large irrigation wells and five artesian wells offering and rare water rights. For Video: https://youtu.be/0_bLsAlsllQ

Parcels: 208-26-005 / 208-26-005A / 208-39-007 / 208-39-008 / 208-61-003A / 208-61-004

Zoning: RU-4 (Cochise County)

Price: $1,520,000

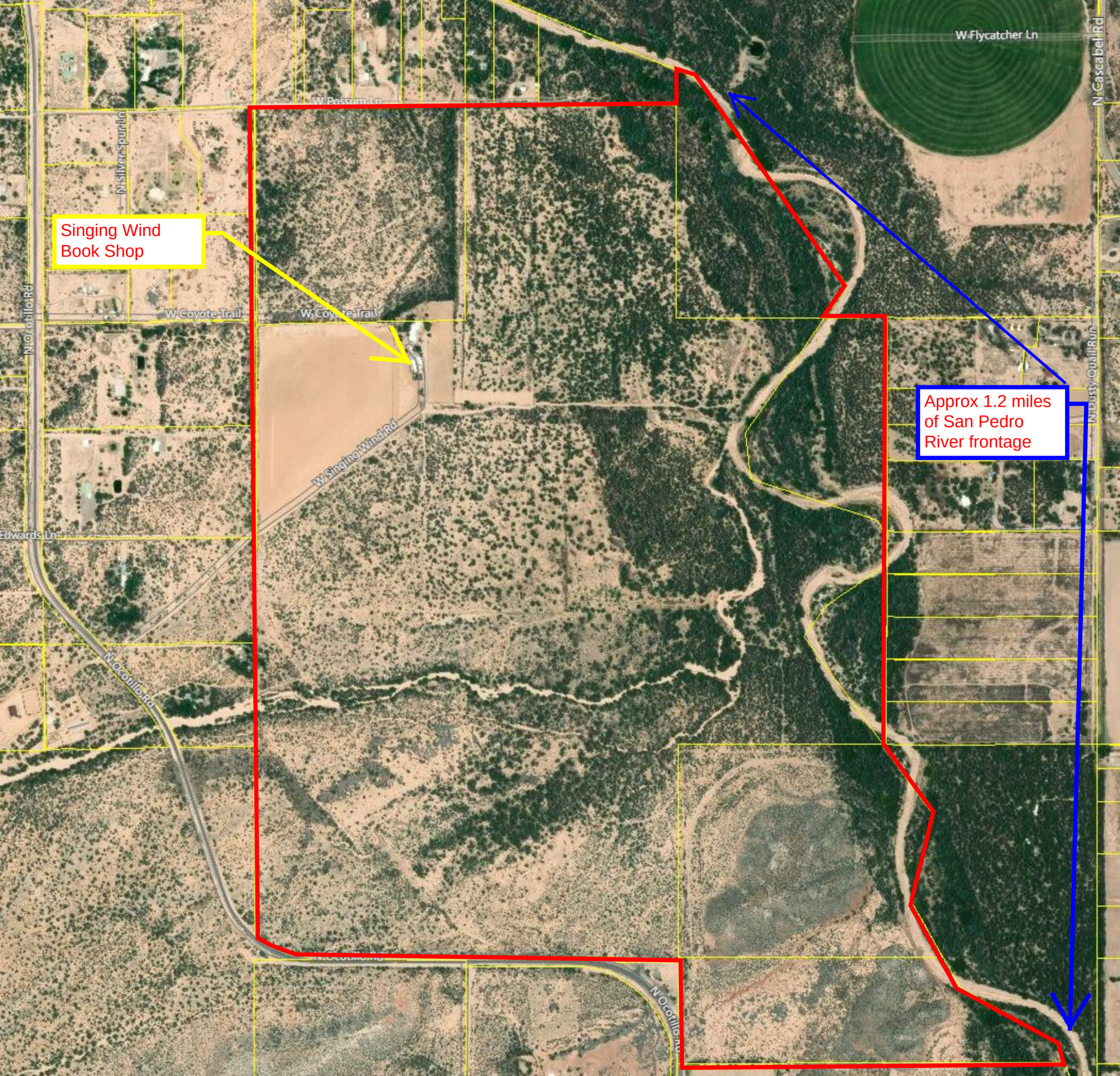
Utilities: SSVEC electric to lot line; 5 wells with piping network to serve the various pastures throughout the property; two installed septic systems:

Terms: Cash; Submit



FOR MORE INFORMATION PLEASE CONTACT:

Alain Hartmann
Designated Broker
520.870.1030
Alain@hcreinc.com


Singing Wind
Book Shop
Approx 1.2 miles
of San Pedro
River frontage
W Flycatcher Ln
N Cascabel Rd
W Possum Ln
N Silver Spur Ln
N Ocotillo Rd
W Coyote Trail
W Singing Wind Rd
Edwards Ln
N Dusty Quail Run

Main headquarters home and haybarn





Singing Wind Book Store













Abundant wildlife









Cadillac Wash and San Pedro River
with thick bosque






Well




Power

Historic Pictures of the active farm and ranch





Historic Pictures of the active farm and ranch







Casas Adobes
Flowing Wells
Catalina Foothills
Cascabel
Tanque Verde
Mica Mountain
Tucson
Tucson Mountain Park
210
10
19
Drexel Heights
Drexel-Alvernon
Littletown
Summit
Johnson
Dragoon
Singing Wind Bookshop
Pomerene
Vail
Mescal
Benson
Pimaco Two
Sahuarita
East Sahuarita
Corona De Tucson
Santa Rita Foothills
St David
Green Valley
Las Cienegas NCA
83
90
80
Madera Canyon
Amado
Whetstone
82
Tombstone
Sonoita
Elgin
Huachuca City
Tubac
Tumacacori-Carmen
Patagonia
Canelo
Sierra Vista