

SECLUDED • PRISTINE • CONVENIENT AND HISTORIC CATTLE RANCH



OFFERED AT
7.8M

Open Cross Ranch

PRIVATE HEADQUARTERS & HISTORIC CATTLE RANCH

101 E. Papago Springs Rd. Elgin, AZ 85611

This unique property includes

825 AU's Year Round *
2,300 Yearlings/6mo

468^{+/-} Deeded Acres
Two Headquarters
Four Homes

26,478^{+/-} Total Acres

*The ranch is owner rated for 825 AU's year round or 2,300 yearlings for six months.



Burris, Hennessy & Co.

A Full Service Real Estate Company
1802 West Grant Road, Suite 110 • Tucson, Arizona 85745

Tim Burris, Broker (520) 730-1830
tim@burrishennessy.com

RANCH LIVING IN SOUTHERN ARIZONA

Originally homesteaded in 1918, Open Cross Ranch is an authentic cattle ranch currently operating on 23,170^{+/-} Acres. Specifically located in the Canelo Hills of Elgin, Arizona it is adjacent to Sonoita, a crossroads community south of Tucson, Arizona. Secluded but not remote, it is just minutes from the best steak house in Santa Cruz County and only 45 minutes from an international airport.

Three miles off paved AZ State Hwy-83 makes for easy access to the main headquarters. The complex has a beautifully updated main house and two charming guest homes, which are fully furnished, on 40^{+/-} private deeded acres making it an ideal location for ranch living. The tack room, barn, shop, corral, water-lot and horse trap all have personal private access on three sides to The Coronado National Forest.

The mild climate and topography are agreeable for a large range of outdoor activities. On average, there are 284 sunny days per year in Elgin with summer temperatures ranging from 70-90°F and winter temperatures from 30-60°F. The views at Open Cross Ranch are breathtaking in every season!





ONE OF THE BEST CATTLE RANCHES IN SOUTHERN ARIZONA

The Open Cross Ranch consists of two USFS Allotments; The Papago-O'Donnell and Post Canyon with adjacent deeded properties. The Open Cross Ranch Headquarters is on 40.92^{+/-} Acres and Post Canyon Headquarters sits on 157.10^{+/-} Acres which includes year round live water on the Cienega Creek. Plenty of pastures, corrals and infrastructure. Winter feed supplement is not required which makes the ranch a highly sought after and productive cattle operation.

Plentiful forage of native grasses and browse are in great condition throughout and as Arizona Game & Fish unit 35B there is excellent coues deer habitat as well as mule deer, javelina, coyote, fox, bear and mountain lion. The mearns quail are abundant in the oak woodland parts of the ranch and considered some of the best populations in the United States.

This turn-key ranch currently runs 675 mother cows, 100 replacements, 36 bulls and 14 horses. For a chance to see this historic ranch, schedule a tour with **Tim Burris at (520) 730-1830**. For more info visit opencrossranch.com.



Open Cross Ranch Features



CARRYING CAPACITY - *825 ANIMAL UNITS (AU's)

USFS GRAZING ALLOTMENTS - 23,170^{+/-} Acres

- Papago - O'Donnell Allotment (#334) - 19,925^{+/-} Acres, 520 Cow/Calf + Bulls
- Post Canyon Allotment (#336) - 3,245^{+/-} Acres, 150 Cow/Calf + Bulls (half year)

PRIVATE LEASES - 2,840^{+/-} Acres • CARRYING CAPACITY - 150 ANIMAL UNITS (AU's)

- Pastures - 3 • Traps - 2 • Wells - 3 • Storage tanks - 4 • Drinkers - 9
- Large set of pipe corrals with scales, tub, squeeze chute, and semi load out

WATER - COMBINED USFS LEASE & PRIVATE

- Wells USFS & Private - 17 total • Storage tanks - 26 total
- Cattle ponds - 38 total • Water troughs/drinkers - 49 total
- Springs - 5 totals • Cienega Creek - year round live water

RANCH HEADQUARTERS ON DEEDED LAND - 40^{+/-} Acres

- Main House (2,292^{+/-} sf) - 1 BD, 1.5 BA, office, den • The Canelo Casita (920^{+/-} sf) - 2 BD, 1 BA
- The Homestead (1,424^{+/-} sf) - 2 BD, 1 BA, office • The Tack Room (110^{+/-} sf) - Built in cabinets, saddle racks
- The Utility Shop (806^{+/-} sf) - Built in storage, work benches
- The Barn (1,935^{+/-} sf) - 1 storage room, 1 material shed, 4 covered sand horse runs
- Horse Property - 1 large water lot 60'x100', 1 pipe pen 60'x60' with 28'x12' shade, 30^{+/-} Acre trap & 4 covered horse runs with 1' of washed sand

POST HEADQUARTERS ON DEEDED LAND - 157^{+/-} Acres

- Main House (1,350^{+/-} sf) - 2 BD, 1 BA • The Barn (800^{+/-} sf) - Enclosed with tack room
- The Hay Barn (1,920^{+/-} sf) - Covered

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. The ranch is owner rated for 825 AU's year round or 2,300 yearlings for six months. The livestock does not convey with the property.

