

J2 RANCH ESTATES

**80% OF THE SAN RAFAEL VALLEY IS CURRENTLY UNDER CONSERVATION EASEMENT
MAKING THIS PROPERTY WITH BUILDING ENVELOPES VERY VALUABLE.**

These two parcels would be ideal as a Personal or Corporate Retreat – a Second Home or a Boutique Bed and Breakfast. There are tax incentives to maintaining an agricultural participation via a “lease back” of the land to San Rafael Valley Grass-Fed Beef should that be of interest. Conservation Easements are held by Arizona Land & Water Trust and protect the ongoing value.

You are cordially invited to come and visit the property with an appointment.

**J2 South - 432 ac with 17.8 building envelope – House – Corrals – 2 Wells
J2 North - 520 ac with 20 ac building envelope in Mature Oak Grove – 1 Well**

**All written offers will be entertained
Owner will finance with 30% Down
Interest Only at 8% for Five Years
Additional Terms to be Negotiated**

Lazy J2 South – 432 Ac \$3,240,000 [\$7500 per ac]

- 17.8 Ac Building Envelope
- Existing 1500 Sq. Ft. Home
- One Bedroom – Full Bath – Fireplace
- Wrap around screen porch & Shade Ramada
- All Electric Appliances - AC & Heat Pump
- Working Windmill & Solar Water Storage
- Tack Room with Full Bath – Hot Water – Flood Lights
- Timed Irrigation System for Lawn & Garden – Large Work Shop/Garage
 - Mature shade trees and small Orchard
- One Bedroom Park Model + Carport + Covered Patio
- Property is contiguous to Coronado Nat’l Forest

Lazy J2 North – 520 Ac \$3,640,000 [\$7000 per ac]

- Sweeping Panoramas
- 20 Ac Building Site in Mature Oak Grove
 - Gorgeous Valley Views
 - Working Windmill
- Dirt Tank - Ring Tank and Drinkers
- Contiguous to USFS Coronado Nat’l Forest
 - Airstrip – Seasonal use – Unpaved

Contact Owner: Sidney Spencer - 520 841-2420 – Sidney@Dakotacom.net